



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
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@SantaClaraCity

Agenda Report

23-1252

Agenda Date: 12/7/2023

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Consideration of an Environmental Impact Report for the Demolition of a Potentially Significant Structure to Construct a Residential Development with 22 Detached Single-Family Dwellings at 1957 Pruneridge Avenue

BACKGROUND

On September 6, 2022, SCS Development Company filed an application for a Planned Development (PD) Rezoning to construct a single-family residential development consisting of 22 detached two-story homes, a private street, and associated on- and-off site improvements at 1957 Pruneridge Avenue. The proposal requires a rezone of the 2.47-acre property from Public, Quasi-Public, Public Park or Recreation (B) to PD Planned Development and a Vesting Tentative Tract Map to subdivide the property into individual for-sale lots and a common lot for use as a utility corridor and vehicle access. Redevelopment of the property as proposed includes the demolition of all existing structures and site improvements. The proposal is consistent with the Very Low Density Residential General Plan designation assigned to the property which allows residential development up to 10 dwelling units per acre (du/ac). The proposal provides nine du/ac.

The existing site was developed for assembly uses (religious worship and education) and is consistent with the current zoning of the property. The site contains the St. Mark's Episcopal Church complex, including a single-story parish hall and administration building connected to a two-story classroom building constructed between 1955-1958 and a church building constructed in 1964. The buildings are concentrated in the center of the site and are surrounded by a surface parking lot to the north, west, and east and a landscaped setback fronting Pruneridge Avenue to the south. The property borders commercial development to the east and west and single-family residential tracts to the north. Across Pruneridge Avenue to the south are a mix of commercial development and single-family residences.

The parish hall / administration / classroom building was constructed in phases and has undergone alterations over time. It is a wood framed U-shaped structure with stucco finish and mix of mid-century modern and Spanish colonial architectural styles. The parish hall has a pitched red tile roof with broad eaves and gable roof. Stacked glass panel windows are arranged in a vertical pattern on the south and east elevations. Varied window styles are located horizontally on the north elevation. The administration building links the parish hall and classroom. It has a shingled pitched roof with broad eaves and knee braces. The windows are arranged horizontally along the west and east elevation and includes a row of colored glass windows on the west elevation. The two-story classroom section has a flat roof and exterior staircase with metal railing that provides access to the second-floor balcony. Windows are symmetrically arranged along the first and second floor elevations.

The church building is rectangular and is considered unique for its structural system and architectural style. It consists of eight concrete arch frames with side wings that extend outside the building to support the roof eaves. Inside, the arches span across the interior of the building. Side walls between the concrete arches are designed with vertical panes of glass separated by wood mullions and glazed with rectangular pieces of colored glass in abstract patterns. A pictorial colored glass window is mounted above two wood-hinged doors on the west building elevation / front entrance to the church. Paired vertical panels of colored glass are present at the east end of the building on the north and south sides of the building and a small Blenko-style colored glass panel is present on the rear wall on the church facing east. The building architecture is a blending of mid-century modern, brutalist and Spanish colonial with a pitched red tile roof and stucco cladding on the exterior elevations.

In accordance with Section 18.106.060 of the Historic Preservation Ordinance, the proposed demolition permit application and EIR are being referred to the HLC for a recommendation on whether to grant, modify, or disapprove the demolition permit application. The HLC recommendation will be forwarded to the City Council.

DISCUSSION

The existing buildings are greater than 50 years in age and were evaluated for potential historical and architectural significance in accordance with the California Environmental Quality Act (CEQA). A Department of Recreation Form 523 ("DPR") was prepared by Bonnie and Marvin Bamberg of Urban Programmers to record and evaluate the building complex, landscape features, and historic context in March 2023. A peer review of the analysis was conducted by Patricia Kallan of Archeological/Historical Consultants in May 2023. These two documents are combined and provided as Attachment 2 and incorporated for analysis in the preparation and publication of the Draft Environmental Impact Report (DEIR) for the project.

The criteria for evaluation are those of the National Register of Historic Places, the California Register of Historical Resources (CRHR) and the City of Santa Clara's Historical Preservation Element for local significance. The analysis concluded that the buildings are not eligible for listing on the National Register of the Historic Places as they are not associated with an event or entity significant in the history of Santa Clara, the State, or the Nation; and that the National Register may not consider the history of religious facilities to avoid any appearance by government as to the validity of any religious belief, except in circumstances of very significant architecture. Applying the CRHR criteria, the analysis concluded that the buildings are not eligible for listing as a significant resource as they are not associated with people or events of significance in history; that the site has been disturbed/redeveloped such that it is not likely to yield information important to the prehistory or history of the local area, California or the Nation; and that the existing buildings are a mix of architectural styles that do not represent a specific architectural style or period of construction.

Based on the City's local criteria, Saint Mark's complex of religious buildings does not meet the criteria for significance under the Santa Clara Criteria. However, Saint Mark's Episcopal Church, as an individual building, is eligible for designation as a qualified historic resource due to its unique structural system and mix of materials in construction.

Based on the project's consistency with the General Plan and the development of needed for-sale housing units, staff recommends that the HLC recommend approval to the City Council to certify the EIR for the proposed demolition and development of the 22-unit residential project.

ENVIRONMENTAL REVIEW

An Environmental Impact Report was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The Draft Environmental Impact Report (DEIR) and Notice of Availability were posted on the City's website and circulated for a 45-day review on November 17, 2023 and ending on January 2, 2024, in accordance with CEQA requirements.

The DEIR examined potential environmental impacts associated with project development and identified significant impacts on biological, cultural resources, and geology and soils. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. Although mitigation measures will be implemented regarding the demolition of the eligible resource, the mitigation will not reduce the impact to less than significant. Therefore, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church building. All other resource areas would experience a less than significant impact with project development.

When considering a project, CEQA requires decision-makers to balance economic, legal, social, and technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. To approve a project that has a significant unavoidable environmental impact, decision-makers must make findings, supported by substantial evidence, that the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable environmental effects. In accordance with CEQA Guidelines 15124 (b), the applicant has identified project objectives for evaluation of the proposed project and the City has considered a range of alternatives in the DEIR for consideration in the findings or statement of overriding considerations. Statements of overriding considerations may include the need to develop additional housing at a time when housing is in great need.

PUBLIC CONTACT

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and mailed to property owners within 1,000 feet of the project site boundaries. Consistent with AB 52, formal notification of the proposed project and consultation request was provided to the Native American Tribes listed by the Native Heritage Commission with association to the area. The City did not receive a response from the Tribal representatives requesting consultation. At the time of preparation of this report, the Planning Division has not received any public or agency comments.

RECOMMENDATION

Staff recommends that the Historical and Landmarks Commission recommend that the City Council certify the Environmental Impact Report for the proposed demolition and new residential development with 22 detached single-family dwellings at 1957 Pruneridge Avenue.

Prepared by Debby Fernandez, Associate Planner
Reviewed by: Rebecca Bustos, Principal Planner
Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. [Link to Draft Environmental Impact Report](#)

2. DPR Evaluation
3. Development Plans

1975 Pruneridge Avenue Residential Project

Environmental Impact Report

[https://www.santaclaraca.gov/Home/Components/BusinessDirectory/
BusinessDirectory/483/3649](https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/483/3649)



ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

609 AILEEN STREET, OAKLAND, CA 94609 / 510.224.4076 / AHC-HERITAGE.COM

Patrick Kallas
David J Powers and Associates
1871 The Alameda, Suite 200
San José, CA 95126

May 30, 2023

Re: Peer Review of DPR 523 forms for 1957 Pruneridge Avenue, Santa Clara

Introduction

This memorandum presents a peer review of the DPR 523 form prepared by Bonnie Bamberg of Urban Programmers (UP) for the building complex and landscape features at St. Mark's Episcopal Church, 1957 Pruneridge Avenue, Santa Clara, California. The building complex consists of the church, classrooms, and parish hall buildings, all constructed between 1955 and 1964.

This peer review will address the following topics:

- organization, clarity, and formatting of the DPR 523 forms;
- adequacy of the building description;
- adequacy of the historic context research;
- adequacy and accuracy of the National Register of Historic Places, California Register of Historic Resources and Santa Clara Criteria for Local Significance evaluations for the property; and
- editorial suggestions.

Organization and Clarity

A historic resources evaluation (HRE) usually consists of a stand-alone report on the history of a property and its structures, with an evaluation of whether any historical resources are present on the property as defined in the CEQA Guidelines (at §15064.5). Historical resources may include archaeological sites, historic architecture, and historic landscapes that are eligible for the California Register of Historical Resources.

An HRE report is usually accompanied by California Department of Parks and Recreation (DPR) 523 forms, which are the standard format for recording historic resources in California. When prepared as an appendix to a longer HRE report, DPR 523 forms usually present a short form of the historic context, building description, and CRHR evaluation contained in the longer report. Sometimes, as in this project, DPR 523 forms are submitted to clients in lieu of a separate report, and in these cases they typically include a fuller historic context discussion and more detailed CRHR evaluation.

For this project, UP prepared DPR 523 forms and a cover letter, but not a separate HRE report. Generally, the prose is clear and readable, the forms are well-organized, and all of the necessary fields are filled out. We would suggest combining the historic context discussions into one section for clarity. There are also many errors in spelling and formatting that should be addressed in a revision. Please see "Editorial Suggestions" below for specific details.

Building Description

The Urban Programmers DPR 523 forms provide a good description of the building complex and landscape features at St. Mark's Episcopal Church. The character-defining features list is useful and seems appropriate.

However, the educational building's former use as a preschool is not mentioned and should be noted. It was operating as St. Mark's preschool from the mid 1990s to at least 2015.

If the authors want to add additional detail, the March 17, 2023 letter report by FIBA Structural Engineers also provides a more detailed description of the structural system of the church.

Historic Context Research

The historic context statement is used to establish the context in which the buildings should be evaluated. In this DPR 523 form, the context is split between page 25 ("Architectural Context") and page 29 ("Historical Context and Theme"). It would be more effective to have a single historic context statement.

The historic context provides detailed information on the history of the parish and a biography of William May, while providing an outline history of Santa Clara and of mid-century modern building techniques. Many of the details presented in the history section lack citations, making it impossible to verify the information presented. The authors should cite their sources when revising the DPR 523 forms.

With respect to the architectural context (p.25-26), it would be useful to discuss changes taking place in church architecture during this period. The 1950s and 1960s saw the uses of new material and mid-century idioms in many churches, and sometimes changes in layout (the "church in the round"), along with a shift in focus from exterior to interior space that tracked with trends in residential and commercial construction during this period. This was a period of significant theological change, with many denominations seeking to modernize worship and some becoming involved in progressive social reforms during this period (see comments below). The most relevant academic source on this appears to be Geva (2019), but popular articles by Florian (2022) and Henderson (2022) provide a good overview.

The history of St. Mark's Parish (p.26-27) provides a detailed overview of the construction history, but does not clearly cite the sources used by the authors. (The pamphlet and directory cited are not in the bibliography.) It should be noted that the 1988 St. Mark's History and Directory names John Galagan as the first Vicar, followed by John Haverland, with Ward McCabe arriving in 1959. McCabe himself is worthy of more discussion: he served as Rector from 1959-1984, throughout the period of potential significance. McCabe was known for social, political, and economic justice activism in the local community and had letters frequently published in local and national newspapers. He was among the first Episcopal priests to train women for the priesthood. His obituary and that of his wife, Evelyn, provide additional information (*Mercury News* 2004, 2011), and numerous articles in the *News* and *Mercury* covered his activities during his period of rectorship.

The biography of William May (p.27-28) provides many interesting details of his life, though again the source for some of this information is unclear and should be cited. The DPR 523 forms also indicate on page 28 that "although research was conducted in several repositories, there was no listing for any other building designed by Bill May." Later on page 28 the following statement also appears: "research did not uncover any other architectural project that was directly associated with William N. (Bill) May."

Although the Urban Programmers evaluators were unable to locate evidence of any other works of architect William May, Archaeological/Historical Consultants' preliminary research for this project found mention of many other works by May in local newspapers, along with coverage of awards that May had won, including the 1971 "Certificate of Merit" from the American Plywood Association and the 1965-66 Western Home Awards Program sponsored by Sunset Magazine and AIA. A list of 13 of May's works and citations are included as an

attachment to this memorandum; further research may identify more. He was an active local architect, and his works should be discussed to provide a basis for evaluating the significance of his work under Criterion 3.

The historical context provided for Santa Clara (p.29-30) also lacks any citations. It would be useful to discuss the dates and architectural character of nearby subdivisions and commercial districts, in order to determine whether St. Marks is part of any potential historic district in the area.

National Register Evaluation

The proposed project does not have a Federal nexus, and therefore criteria for identifying historic resources for compliance with the California Environmental Quality Act (CEQA) is the California Register of Historical Resources. An evaluation under National Register of Historic Places criteria is not required for this report and should be deleted.

California Register Evaluation

Criterion 1

While it does not appear that important events occurred at St. Mark's Episcopal Church, it is not clear to the reviewers that "suburbanization and retail growth" are the only patterns of history that apply to the property. Christian social movements of the mid-20th century might be another appropriate pattern to discuss.

Criterion 2

This section should discuss whether the building is significant for its associations with Ward McCabe and William May. McCabe appears to have had some local reputation for his social justice activism and to have been involved in national movements such as the ordination of women priests in the Episcopal Church. May was a locally active architect whose life was closely associated with the church, as evidenced by his role as an active member and his burial on-site. While we think it unlikely, the discussion should consider whether the careers of these individuals and their association to the property are significant enough for eligibility under this criterion.

Criterion 3

The DPR 523 forms indicate that none of the buildings at St. Mark's Episcopal Church are eligible under Criteria 3 because they do not "embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master or possess high artistic value" (page 33).

In the context of Archaeological/Historical Consultants' historical research about William May and his architecture outlined below, we recommend that the evaluator reconsider their conclusion that the church is not eligible for the California Register under Criterion 3. Apparently May had designed other buildings that, like St. Mark's Episcopal Church, exhibited innovative sculptural forms and engineering (referred to stylistically as Brutalism or Expressionism), such as the 1961 "Circle House" in Los Gatos which consists of three overlapping circles with a kitchen in the middle to take advantage of the views. The St. Mark's Episcopal Church building by itself may "embody the distinctive characteristics of a type, period, region, or method of construction."

Moreover, the Criterion 3 evaluation should consider the church building in the context of the development of religious architecture during the 1950s and 1960s, where major changes in spatial organization in many churches corresponded with the use of modernist materials and idioms. Is May's work typical of this period and type of architecture?

Criterion 4

Information potential in a historic resource can also include information about building materials and construction techniques. If a building itself contains information that is not otherwise accessible through documentary sources, it is possible that it may be eligible under this criterion. While this is unlikely to be the case for this project, we would recommend including a statement about the information potential of the building itself.

We would recommend removing the language about archaeological potential, since the authors do not appear to have prepared an archaeological study for this project.

Santa Clara Local Register

We agree with the authors' evaluation of the property under the Santa Clara Criteria for Local Significance.

Editorial Suggestions

General

The DPR 523 forms have many errors in spelling and punctuation that should be corrected. A few examples include "alter" for "altar", "NTHP" for "NRHP", "Dioses" for "Diocese", and the spacing between the comma and "Santa Clara" in the header on most pages. Double spaces, missing parentheses, inconsistent fonts, and orphan sentence fragments should also be corrected.

Page 1

- The NRHP status code should also be on the Primary Record.
- In *P3b: Resource Attributes*, HO2 is not a valid code for DPR523 forms. The appropriate code appears to be HP16 (Religious Building).
- The Primary Record states that Bonnie Bamberg prepared the forms, while the Building, Structure, and Object Record lists three authors. Please clarify.

Page 2

- For "alter" read "altar"
- The page starts with a sentence fragment; it looks like something is missing.

Page 4

- Photograph 1 should have each building labeled, and a north arrow would be helpful.

Page 5

- There is a sentence fragment at the bottom of the page.

Page 25

- For "NTHP" read "NRHP"
- The map on the Building, Structure, and Object record (page 25) is not a sketch map, but rather shows the vicinity of the building. The DPR 523 form should include at minimum a sketch map of the project area. Preferable would be a full-page site plan indicating the locations of each building with text labels, a north arrow, and a scale.

Page 27

- Mention that the memorial garden dates to the 1990s (church dedication plaque dates it to 1994).
- For "Dioses" read "Diocese"

Page 28

- The name of May's wife is spelled two different ways in this section. Her obituary suggests that it should be "Edmonds" rather than "Edmondson".
- An architectural draftsman is typically a full-time employee. It is a professional position, not held only by interns.

Page 39

- For "alter" read "altar" (several locations)

References Cited

Geva, Anat

2019 *Modernism and American mid-20th century sacred architecture*. London: Routledge.

Henderson

2022 "The Theological Angle of the Mid-Century Modern Craze." *Common Good Magazine*. Available at: <https://commongoodmag.com/the-theological-angle-of-the-mid-century-modern-craze/>; accessed May 30, 2023.

Florian, Maria-Cristina

2022 "Sacred Modernity: An Exploration of the Modernist Movement in Mid-Century Holy Architecture." *Architecture Daily*, 27 June 2022. Available at: <https://www.archdaily.com/984046/sacred-modernity-an-exploration-of-the-modernist-movement-in-mid-century-holy-architecture>, Accessed 30 May 2023.

Mercury News

2004 "William Ward McCabe, fought for social justice – South Bay minister helped get hospital for poor build in S.J." November 23, 2022. Available at: https://infoweb.newsbank.com/apps/news/openurl?ctx_ver=z39.88-2004&rft_id=info%3Asid/infoweb.newsbank.com&svc_dat=AMNEWS&req_dat=0ED7205AB93FC626&rft_val_format=info%3Aofi/fmt%3Akev%3Amtx%3Actx&rft_dat=document_id%3Anews%252F10082EEF8ACA56F7, accessed November 23, 2022.

2021 "Evelyn Dull McCabe." April 11, 2021. Available at: https://infoweb.newsbank.com/apps/news/openurl?ctx_ver=z39.88-2004&rft_id=info%3Asid/infoweb.newsbank.com&svc_dat=AMNEWS&req_dat=0ED7205AB93FC626&rft_val_format=info%3Aofi/fmt%3Akev%3Amtx%3Actx&rft_dat=document_id%3Anews%252F181CC0E4285F6360, accessed November 23, 2022.

Attachment: Works by William May

Works & Awards

- 1958 The Brookside Club, Saratoga. May was the architect of the first tennis and swim club in Saratoga, built on three acres with a pool, three courts, and play and leisure areas. May is photographed with the Saratoga mayor at the groundbreaking ceremony (Los Gatos Times 1958; San Jose Mercury News 1958a-b; San Jose Evening News 1958).
- 1958 Red Cottage Motel, El Camino Real, Menlo Park. This 26-unit “luxury garden-type motel” was designed by May while he was with the firm of Kurt Gross and built by John E. McCarthy and Sons (The Peninsula Times Tribune 1958; San Mateo Times 1958).
- c. 1961 The Circle House, 17681 Foster Rd, Los Gatos. May designed this house for the Rosen family. It consists of three overlapping circles with a kitchen in the middle to take advantage of the views and was built using reinforced concrete masonry with wood accents throughout the house. This house was featured in the San Francisco Examiner and San Jose Mercury News (Blum 1964; Befame 1965)
- 1964-5 San Jose State Kappa Gamma Sorority Chapter House, 360 S 11th Street, San Jose. May was the consulting architect on the three-story, Georgian colonial style house, designed by Francis Schmitz (San Jose Mercury News 1964; Marquardt 1965).
- c. 1965 Harveys Residence, Magdalena Ave, Los Altos. May designed this house for the Harveys family. It consists of three pagoda-style buildings linked by trellises set amongst oak trees. This house was featured in the San Jose Mercury News (Befame 1965a).
- 1965 William May of San Jose won a Special Award in the 1965-66 Western Home Awards Program sponsored by Sunset Magazine and AIA. Winners were to be featured in the Oct 1965 issue of Sunset (San Mateo Times 1965).
- c. 1967 Gray Vacation Home, Lake Berryessa. May designed this vacation retreat on the lake for the Gray family. It was a three-story building with a steeply pitched roof, glass walls, and three deck areas that were stepped down so as not to obstruct views. This house was featured in the San Jose Mercury News (Befame 1967).
- c. 1968 Johnston Residence, 13434 Old Oak Way, Saratoga. May designed this two-story house for the Johnston family on a steep site surrounded by oak trees. It had a chopped gable roof, L-shaped floor plan, and floor-to-ceiling windows, and the exterior was stained to match the surrounding oaks. This house was featured in the Los Gatos Times-Saratoga Observer and the Sunday Mercury-News (Befame 1973; Tennison 1973).
- 1968 The firm of William May & W.G. McElhinney of San Jose won runner up in a design contest for a new Palo Alto Airport. The firm won a prize of \$2,000 (Palo Alto Times 1968).
- c. 1973 Cypress Point Apartments and Villas, Mountain View. William May and William McElhinney designed this 300 plus-unit development for Thrust IV. Described as surrounded by lawns and man-made pools and lagoons, the apartments were clad in plywood with simple single-sloped roofs. May and McElhinney received from the American Plywood Association a Plywood Design Awards Citation of Merit, Residential/Multi-Family Category, for “outstanding structural and aesthetic uses of plywood.” This project also received an award from the City of Mountain View for its outstanding design (San Mateo Times 1973; Palo Alto Times 1973, 1975; San Jose Mercury News 1976b).

- c. 1975 Whalers Cove Development, Schwan Lake, Santa Cruz. May designed 28 split-level villas for this Thrust IV development. The villas had vaulted wood plank and beam ceilings with skylights (San Jose Mercury News 1975).
- c. 1976 Cypress Point Woods Townhouses, Mountain View. May designed two-bedroom and three-bedroom plans for this approximately 80-unit Thrust IV development (Palo Alto Times 1975; San Jose Mercury News 1976b).
- c. 1976 Sylvan Avenue Development, Mountain View. This Thrust IV development was announced in 1976 and planned 45 single family homes designed by William May (San Jose Mercury News 1976a).

References

Befame, Jeannette

- 1965a A Tree House In 3 Sections. *San Jose Mercury News* 10 January:6-7.
- 1965b Hilltop Home is Built In-The-Round. *San Jose Mercury News* 21 March:12-13.
- 1967 Vacation Retreat Or Second Home. *San Jose Mercury News* 31 December:6-7.
- 1973 Seeing The House For The Trees. *Sunday Mercury-News* [San Jose] 24 June:California Today 10-11.
- 1976a Thrust IV Planning Mountain View Homes. 4 January:100.
- 1976b Pre-Construction Sale Begins For Townhouses. *San Jose Mercury News* 10 July:91.

Blum, Walter

- 1964 Circles and Scenery. *San Francisco Examiner* 6 December: Pictorial Living 26-30.

Los Gatos Times

- 1958 Club has ground breaking. 14 October:7.

Marquardt, Reed

- 1965 There's No Place Like Home. *San Jose Mercury News* 17 October:99.

Palo Alto Times

- 1968 Palo Alto firm wins airport design prize. 24 January:2.
- 1973 Cypress Point wins design award. 24 April:8.
- 1975 Developer buys land in Mt. View. 9 September:26.

Peninsula Times Tribune [Palo Alto]

- 1958 \$250,000 motel started in MP. 10 March:6.

San José Mercury News

- 1958a Saratoga Club Plans Described. 1 May:3.
- 1958b Saratogans Cut Ground For New Brookside Club. 19 October:57.
- 1964 Sorority Starts Residence Hall. 23 April:50.
- 1975 Whalers Cove Down To 3. 21 September:131.

San Jose Evening News

- 1958 Private Saratoga Club Gets City Use Permit. 1 May:13.

San Mateo Times

- 1958 "Red Cottage Motel groundbreaking." 11 March: 21.
- 1965 Foster City Homes Capture Award; 443 Contest Entries. 25 September:21, 26.
- 1973 Architects, Designer Win Merit Citations. 12 May:13.

Tennison, Debbie

- 1973 Unique Saratoga home reflects family's lifestyle. *Los Gatos Times-Saratoga Observer* 11 September:2.

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 39 *Resource Name or #: (Assigned by recorder) 1957 Pruneridge Ave. Santa Clara
 P1. Other Identifier: Saint Mark's Episcopal Church

*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 1957 Pruneridge Ave. City Santa Clara Zip 95051

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 5392832.72 mE/ 4132031.11 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 303-03-025

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

The parcel contains a complex of buildings developed for St. Mark's Episcopal Congregation for religious worship and education. Buildings constructed prior to 1968 are modest, utilitarian designs, with red tile facing the courtyard and broad eaves, as a nod to the Spanish Colonial and California Mission style in one and two-story buildings. The sanctuary, constructed in 1968, is an unusual building set apart and distinct from the others, with landscaping to fit the religious values of the congregation.

Buildings c.1955-1958. The attached wood-framed buildings form a "U" in plan with a two-story building on one side, a single-story in the center and a slightly taller hall building at the other side. The parish hall faces the open end of the "U", with a courtyard side entrance.



*P3b. Resource Attributes: (List attributes and codes) HO 2

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

P5b. Description of Photo: (view, date, accession #) Front façade
December 21, 2022

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

*P7. Owner and Address:
SCS Development Company
404 Saratoga Ave. # 100
Santa Clara CA 95050

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg
Urban Programmers
10710 Ridgeview Ave.
San Jose CA
95127

*P9. Date Recorded: 3/15/2023

*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): _____

CONTINUATION SHEET

Page 2 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

with stucco siding. The two-story classroom building is a rectangular form with a flat roof and parapet facing into the courtyard. Below the parapet, a shed roof with red tile covers an exterior walkway on the second level. This stylistic detail supported by square posts give the building a minor nod to Spanish Colonial style. Windows and doors are standard sliding systems with intragratal frames.

The center administration building has similar windows. The pitched roof is covered with shingles and has a wide overhang eave on the east facing into the courtyard. The eaves cover the walkway in front of the building and are supported by square posts.

At the other end is the Parish hall that served as the sanctuary before the church was constructed. This building has a pitched roof with shingles and stucco siding. Glass panels are in the east end and on the rear (west) wood strips form a simple vertical pattern. A cross is on the ridge of the roof. It appears that Kriss, Goudt & Kriss provided the conceptual designs. Ruth and Going was the engineer for the project.

In 1964 a new sanctuary was permitted and completed in 1968.¹ The building was constructed to face toward the older buildings. The building sits on an exposed aggregate pad that extends to the front creating a patio or gathering space. The church building was designed with an unusual structural system consisting of eight concrete arch frames with side extensions (wings). The arches have their footings below the slab floor of the church. The wings on the arches extend outside to support the eaves of the roof acting like large rafters. The red tile roof dominates the building. Inside, the arches span across the interior of the rectangular building. A keystone element in the top of the arch suggests the two sides were cast separately and joined in the center.² The interior wood ceiling does not reveal how the arches are structurally connected. The front entrance wall exhibits a pictorial colored-glass window above sets of hinged wood doors with narrow insets of colored glass. The side walls between the arches have a long window opening that are divided with wood mullions and glazed with rectangular pieces of colored glass in abstract patterns. A raised alter area is at the east end of the space. A pipe organ was removed from this area leaving the wall unfinished. The rear of the building houses administrative and utilitarian functions and its exterior is sheathed in stucco. A utilitarian rear door and a small Blenko-style colored-glass panel exist in the otherwise blank wall.³

The building was designed at the end of the Mid-century Modern era and captures

¹ Santa Clara Building Permit 1964-27592

² Architectural plans were not available

³ Marc Haeger, Haeger Stained Glass Studio, was asked to visit the building and evaluate the glasswork. During an interview on March 14, 2023, he said the glass was not unusual and was currently available from glass supply companies. The wood mullions looked tight and of good craftsmanship. However, the structure to hold the glass pieces in place is deteriorating in several places. ³

CONTINUATION SHEET

Page 3 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

the melding of the Brutalist style with heavy concrete forms that were beginning to be seen in the late 1960s-70s in architectural design. At the same time there is a sense of Spanish Colonial of the early California missions in the arches and spaces. The church design blends the heavy concrete with the warmth and light quality provided by the colored glass walls. The overall design and mix of materials is unusual in the religious architecture of Santa Clara.

The landscaping was designed as part of the religious program. Although it is overgrown, and has lost some of the character, there are numerous small statues and markers along a winding path. The stand of mature trees create spaces for the winding path where small concrete benches and biblical sayings are etched or applied to several concrete boxes with religious art that appear to have been lighted. The design appears to have been created by a professional landscape architect.

Character-defining Features

Classroom Building and Parish Hall

The two-story Classroom

- Form and mass
- smooth stucco
- Exterior corridor on the second floor
- Square posts
- Red tile roof

Parish Hall

- Rectangular gable-end building
- Knee-braces under the eaves
- Vertical windows under the gable
- Smooth stucco

Church Building

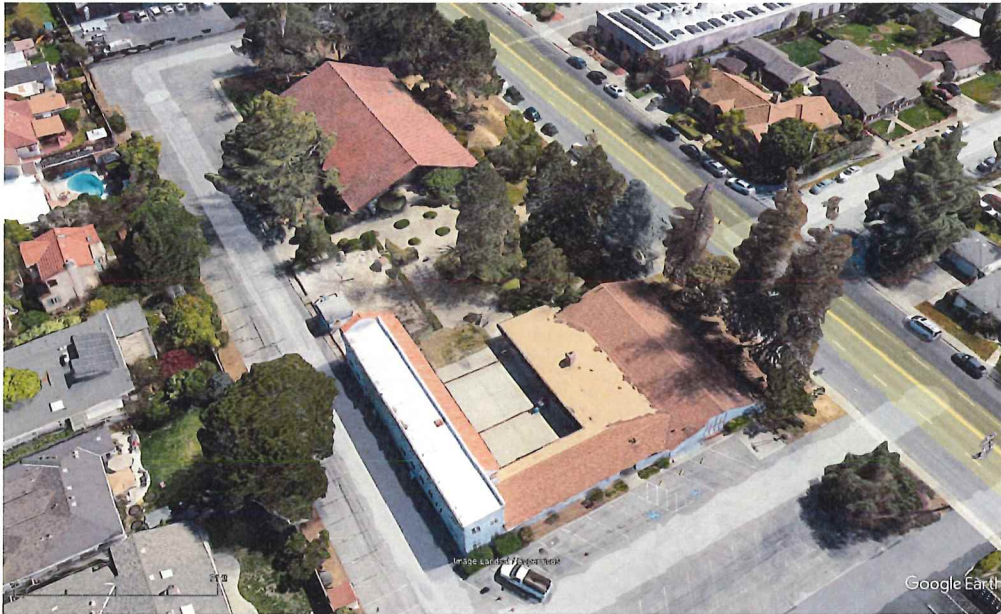
- Exposed aggregate base and patio space
- Rectangular form and scale
- Low sloping roof of red tile, curved ends
- 8 concrete formed arches extending beyond the eaves
- Front doors with colored glass insets
- Pictorial Window above entry doors
- Wood Mullions on side windows
- Colored glass windows on both sides of the building.

CONTINUATION SHEET

Page 4 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

P5b continued: Photographs.



Photograph 1 1957 Pruneridge Avenue, Santa Clara
View: aerial photograph of the Saint Mark's Episcopal Church complex.
Source: Google Earth Pro, 2022

CONTINUATION SHEET

Page 5 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



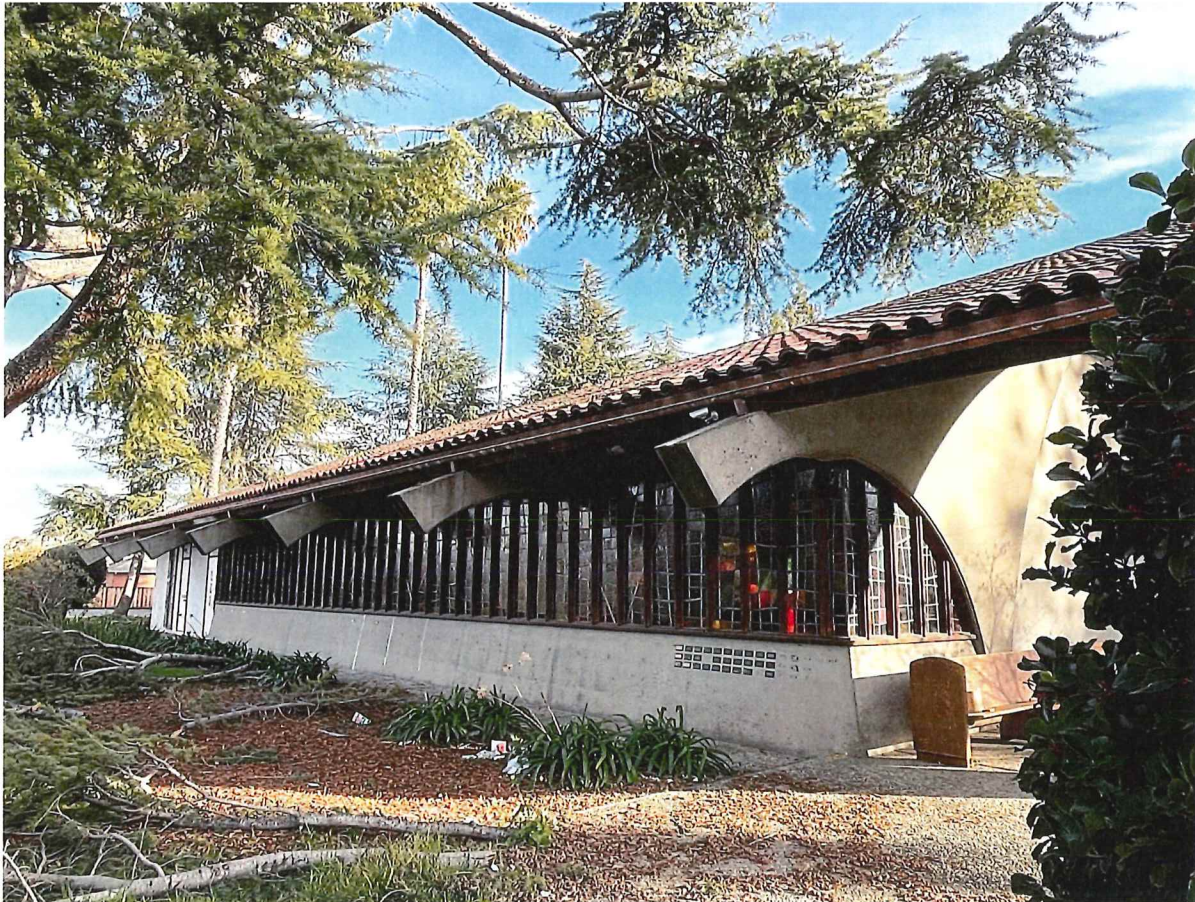
Photograph 2 1957 Pruneridge Avenue, Santa Clara
View: Front façade showing the aggregate front patio and pad with the Concrete arch forming the covered entrance. Red tile curves over the eaves along the gable.

lower wall.

CONTINUATION SHEET

Page 6 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 3 1957 Pruneridge Avenue, Santa Clara
View: North façade showing the heavy mullions in the windows and smooth stucco.

CONTINUATION SHEET

Page 7 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 4 1957 Pruneridge Avenue, Santa Clara
View: North façade showing rear portion of the building with smooth stucco and vertical windows.

CONTINUATION SHEET

Page 8 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 5 1957 Pruneridge Avenue, Santa Clara
View: Side (South) facade showing the ends of the arches and window pattern.

CONTINUATION SHEET

Page 9 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 6 1957 Pruneridge Avenue, Santa Clara
View: Rear (East) façade showing the stucco wall with the former landscaped area under the trees.

CONTINUATION SHEET

Page 10 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 7 1957 Pruneridge Avenue, Santa Clara
View: Front of the Church showing the artistic entry doors and pictorial window above.

CONTINUATION SHEET

Page 11 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

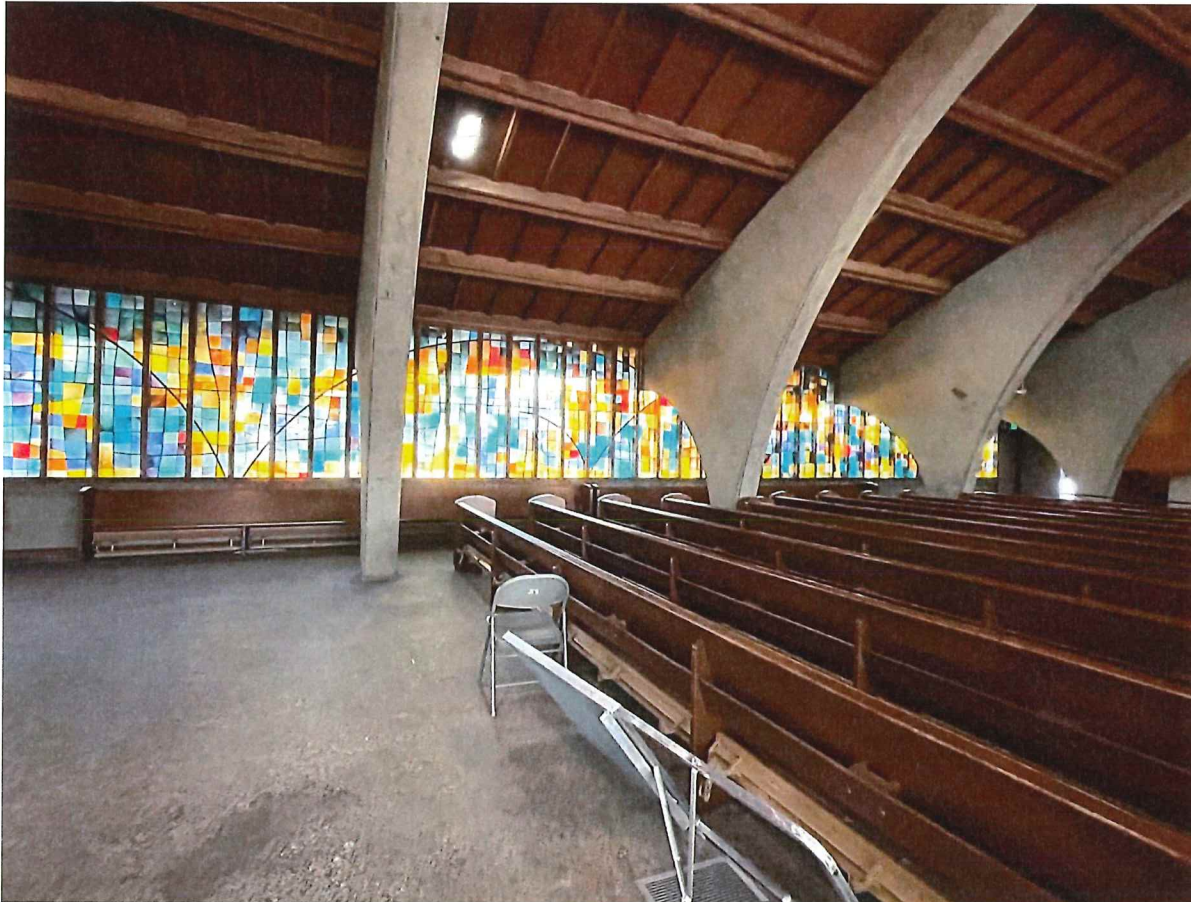


Photograph 8 1957 Pruneridge Avenue, Santa Clara
View: Interior (south wall) of the church showing the arches, ceiling
and window pattern.

CONTINUATION SHEET

Page 12 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 9
View: Interior (north wall.

1957 Pruneridge Avenue, Santa Clara

CONTINUATION SHEET

Page 13 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 10 1957 Pruneridge Avenue, Santa Clara
View: Windows of the rear portion of the building with grilles for security.

CONTINUATION SHEET

Page 14 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 10 1957 Pruneridge Avenue, Santa Clara
View: window detail. On the left is a Blenko-style vertical window in a concrete setting. On the right is a section of the side window with wood mullions and wood frames.

CONTINUATION SHEET

Page 15 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 11 1957 Pruneridge Avenue, Santa Clara
View: Looking east at the rear of the classroom and parish hall complex.

CONTINUATION SHEET

Page 16 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 12 1957 Pruneridge Avenue, Santa Clara
View: Interior of courtyard showing the administration wing and two-story classroom building.

CONTINUATION SHEET

Page 17 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 13 1957 Pruneridge Avenue, Santa Clara
View: Courtyard next to the Parish hall with a broad overhanging roof
covering the walkway.

CONTINUATION SHEET

Page 18 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 14 1957 Pruneridge Avenue, Santa Clara
View: The two-story classroom building that faces south in the courtyard.

CONTINUATION SHEET

Page 19 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 15 1957 Pruneridge Avenue, Santa Clara
View: Single-story admin building on the south side of the courtyard.

CONTINUATION SHEET

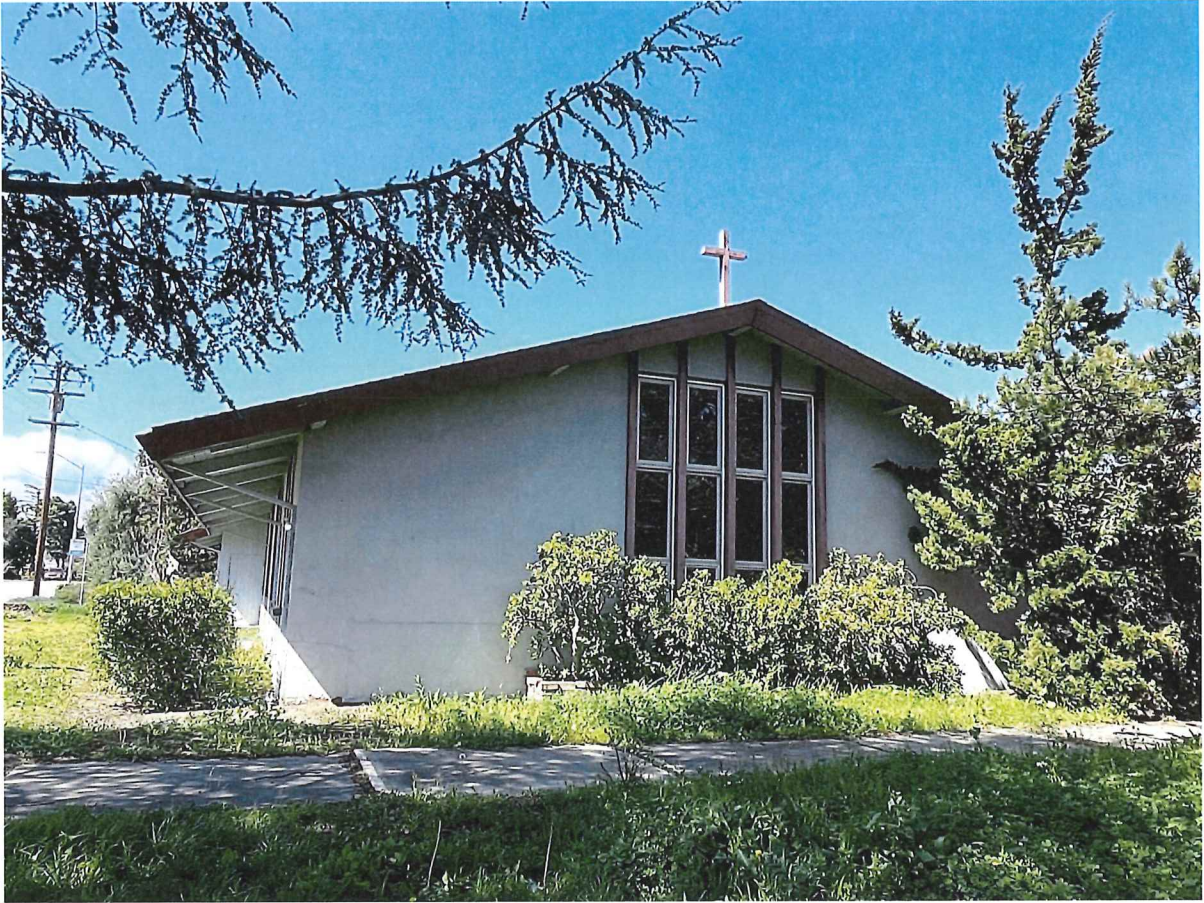
Page 20 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 16 1957 Pruneridge Avenue, Santa Clara
View: South side of the Parish hall.

CONTINUATION SHEET

Page 21 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 17 1957 Pruneridge Avenue, Santa Clara
View: East end of the Parish hall with broad overhanging eaves with angular downspouts on the south façade.

CONTINUATION SHEET

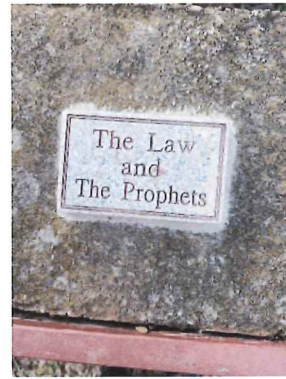
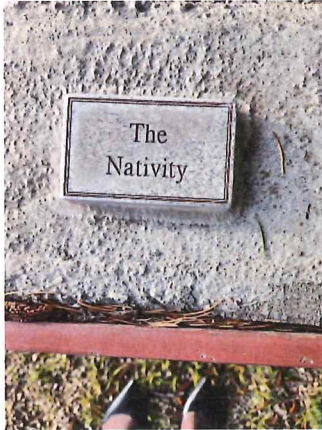
Page 22 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 18 1957 Pruneridge Avenue, Santa Clara
View: East of the Church landscaped area with mature trees religious
statuary and benches.

CONTINUATION SHEET

Page 23 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



Photograph 19 1957 Pruneridge Avenue, Santa Clara
View: Artifacts from the overgrown landscaping.



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. Santa Clara *NRHP Status Code 5B

Page 25 of 39

B1. Historic Name: Saint Mark's Episcopal Church

B2. Common Name: Saint Mark's Episcopal Church and School

B3. Original Use: Religious Education and Worship B4. Present Use: Vacant

*B5. Architectural Style: Modern Variation with Spanish Colonial and Brutalist elements

*B6. Construction History: (Construction date, alterations, and date of alterations)
School and Social Hall complex 1955-1958 Church Sanctuary 1968

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

*B8. Related Features:
Mature trees, landscaping, memorial Garden

B9a. Architect: School Unknown Church William N. May Builder: Don Gordon Construction Co.

*B10. Significance: Theme Architecture-Religious Area Santa Clara
Period of Significance 1968-2020 Property Type Church Applicable Criteria NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Saint Mark's Episcopal Church complex is not eligible for listing in the California Register of Historical Resources or NTHP. The complex is not eligible as a historic resource in Santa Clara, however Saint Mark's Church is eligible for designation as a separate building under the Santa Clara Historical Resource Criteria for architectural significance. The building meets the criteria for a qualified historic resource.

Saint Mark's Church (1968 sanctuary) is an unusual building due to the structural system of 8 concrete arch forms joined at the roof allowing the light frame walls of colored glass. The modern design, using concrete arches with footings set in a slab foundation, is in the Brutalist style, yet the sculptural design of the arches is graceful and overall the building has an element of historicism in the Colonial architecture of the California Missions. The system is not found in other religious buildings in Santa Clara. The architect, William May, was a member of the congregation and had a history of employment with structural engineering firms that may have influenced the design.

Architectural Context: Santa Clara was growing in population and with both commercial and industrial development. Many of the industrial buildings were constructed of

B11. Additional Resource Attributes: (List attributes and codes) HP16

*B12. References:
See attached

B13. Remarks:

*B14. Evaluator: Bonnie Bamberg, Marvin Bamberg
AIA, William Zavlaris MUP

*Date of Evaluation: 3/15/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 26 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

B 10 Significance continued:

concrete panels or structural systems that were fabricated before being installed. Concrete was an efficient material that allowed larger spaces to be free of columns and replaced the wood framing or poured-in-place concrete of the pre-WWII era. Architects were moving toward the Brutalist era that began in England in the 1950's and to California in the 1960's. Brutalism focused on exhibiting the structure, usually appearing heavy and long lasting. In this style, materials have little additional ornamentation and rely on the structure to provide light patterns.

History of Saint Mark's Episcopal Parish and Buildings.

The congregation was founded in 1955 as an outreach mission sponsored by Trinity Episcopal Church in San Jose. At that time, the City of Santa Clara had a population of 22,000 and was expected to grow significantly. The congregation from Trinity purchased 3 acres of an apricot orchard with a house for \$10,000 to develop the new facility. Initially the house was used for services, but it was inadequate and the group moved to the American Legion Hall for services. Within a year Saint Mark's congregation had acquired plans for a religious complex of three buildings - a two-story school, a single-story administration building and a meeting hall that would serve as the church sanctuary. Records from the congregation show the membership volunteered to do much of the construction. Over the decade 1955-1965, alterations and expansions were made to the original buildings.¹ The congregation continued growing. In 1959 Rev. Ward McCabe became the first Vicar, and a part-time secretary was hired. In 1962, St. Marks was established as a Parish, no longer a Mission of Trinity Church. The next year the congregation made plans to construct a church building. In 1964, building permit 1964-27592 was issued by the City to build a new church building (sanitary).

William May, a member of the congregation, was selected as the architect for the new building. May was a partner with William McElhinney. Ruth and Going were the civil engineers, and Don Gordon, General Contractor, was selected to build the church. Building permit 1964-27595 was issued in 1964. The building was completed and a formal consecration ceremony was held in 1968.²

The complex of buildings that was Saint Mark's Episcopal Church at 1957 Pruneridge were developed and used exclusively for religious purposes, including education, social welfare and programs that furthered the religious mission of the Episcopal Church. In addition to the church

¹ Santa Clara Building Permits are listed at the end of this section.

² St. Mark's History- a pamphlet of the Congregation .

CONTINUATION SHEET

Page 27 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

building, Saint Mark's created a Memorial Garden for the parish to inter the cremated remains of parishioners. The area to the north of the sanctuary building appears to have been the Memorial Garden, and to the east (rear of the building), the area was landscaped with a winding path and religious statuary and icons. The exterior wall held small plaques listing those who were interred in the Memorial Garden.

In 1980 there were approximately 96 members of the Parish, many were single women, and few were families with young children.³ By 2010 the congregation had declined, until it was no longer able to accept the financial burden of the clergy and property. In 1980, Saint Mark's became part of the El Camino Diocese that extends from Palo Alto south to San Louis Obispo. In meetings with the congregation and Diocese, the decision was made to close St. Mark's Parish. On February 20, 2022 a deconsecration ceremony was held; it was the last time the congregation would meet at Saint Mark's Church. The property reverted to the El Camino Diocese. In 2022 the property was placed for sale and was purchased by SCS Development company. Plans have been submitted to the City of Santa Clara for a residential subdivision on the property.

Architect William N. May. William Norman (Bill) May was born on January 17, 1923, in Queens Long Island, New York. From his early life he was surrounded by building construction; his father was an engineer, and by 1930, when the U.S. Census was enumerated, the family was living in Illinois and his older brother was a carpenter. While living in Illinois, William attended Southern Illinois University where he studied architecture and met Georgia Edmondson - his future wife. His education was disrupted by WWII, and he joined the U.S. Marine Corps. In 1944, while stationed in Fredrick, Oklahoma, he married Georgia Edmonds, who he met in Illinois. The next year he spent in Italy as a draftsman in the military. At the completion of his military service, he joined his wife in Berkeley California where she had worked in the nearby shipyard as a welder during the war.⁴ Bill May finished his architectural degree at the University of California Berkeley in 1948. During his student years, he belonged to Scabbard and Blade the Military Fraternity.⁵ While a student and after he graduated, May worked as a draftsman for a structural engineering firm.^{6,7} During the family's time in Berkeley, a son and daughter were born. The family moved to the lower peninsula in 1952, and purchased a house in Sunnyvale in 1954. After moving south, Bill May worked for the firm of

³ 1980 St Mark's Directory.

⁴ Obituary Georgia Edmondson May, San Jose Mercury News, May 4, 2006

⁵ Blue & Gold, University of California Berkeley Yearbook, 1948

⁶ Berkeley City Directory, 1945-1948, U.S. Census 1950

⁷ U.S. Census 1950 Berkeley California

CONTINUATION SHEET

Page 28 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

Kriss, Gooudt & Kriss with offices in San Jose.⁸ In 1957 he was working as a draftsman (architectural intern) for Kurt Gross Architect, 363 Park Avenue, San Jose. Bill May opened his architectural office at 1565 The Alameda and moved to 919 The Alameda in 1963 only to return to 1565 The Alameda the following year. From 1967 to 1974 he was in a partnership, May & McElhinney, with offices at 914 Hedding Street, San Jose. Prior to the partnership, William Glen McElhinney had worked for Bender and Curtis, Architects in San Jose. The partnership dissolved and McElhinney opened his own office in Palo Alto. Subsequently Bill May had a partnership with Leonard Winston.⁹ Bill May retired before 1980; afflicted with Alzheimer's disease, he passed away at his home in Sunnyvale on October 27, 2001.¹⁰ His ashes were interred at Saint Mark's Church Memorial Garden. His name plaque has been removed from the building.

Although research was conducted in several repositories, there was no listing for any other building designed by Bill May.

Research methodology:

Standard research methods were used in compiling the history of Saint Mark's Episcopal Church, 1957 Pruneridge Avenue, Santa Clara, and information about the architect William Norman (Bill) May and the architecture of the building.

Repositories included, Santa Clara Library, California Room of the Dr. Martin Luther King Main Library, San Jose, San Jose building permits. San Jose Mercury News collection, and Santa Clara Valley Chapter of the American Institute of Architects scrapbooks that are archived at History San Jose. The internet was used in accessing Ancestry.com and the California Newspaper collection maintained by U.C. Riverside. Contributing to this Architectural assessment and description were Marvin Bamberg AIA Historic Architect, and William Zavlaris MUP and Architectural Historian for several surveys in Santa Clara. Additional research was attempted by interviewing architects who worked in the Winston & May office. Pam Yoshida was interviewed by phone and follow up email. We also sent letters to the children and granddaughter of Bill and Georgia May requesting information about buildings he had designed (January 2023). No response to the letters has yet been received. Research did not uncover any other architectural project that was directly associated with William N. (Bill) May.

⁸ San Jose City Directory

⁹ Email, Pam Yoshida who worked with Bill May during the partnership Winston -May..

¹⁰ Obituary, Georgia Edmonson May, San Jose Mercury News, May 4, 2006

CONTINUATION SHEET

Page 29 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

EVALUATION OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

For the purposes of this report, the criteria used to evaluate the property are those of the National Register of Historic Places, the California Register of Historical Resources, and the City of Santa Clara's Historic Preservation Element in the General Plan and the Zoning Ordinance.

HISTORICAL CONTEXT AND THEME

The historical context (an element of the City's history and heritage) with the theme of architecture during the period of 1960-2000 was used to evaluate the subject property, buildings, and site. The context contains a time, theme, and categories by which to consider potential historic resources.

In the decades following WWII, the population of the City grew as new residents were attracted to the emerging high-tech companies in and around Santa Clara. It was also a time when veterans started or returned to college using the G.I. Bill and often settled in the area. People who had been sent to internment camps returned to claim property or start new lives. Families needed housing and the agricultural lands offered flat terrain that easily accepted subdivisions for homes, commercial and industrial development. By the mid-1950s, the population of Santa Clara, like the rest of what became Silicon Valley, was growing. The City was developing to meet the needs and desires of the population for goods and services, schools, parks and religious facilities. Along major transit corridors, El Camino Real, Stevens Creek Blvd, and lesser throughfares like Pruneridge Avenue and Homestead Road, orchards were replaced with development, housing tracts, strip centers, schools and churches. Larger centers included department stores such as The Emporium and mid-sized anchors like Mervyns.

What came to be known as the "strip center" was often only small businesses grouped in a line facing the street with several diverse businesses that served the local community. They occasionally contained a grocery market, "destination" retail, or single-purpose retail such as furniture sales that drew customers from a much larger area. Churches and schools were thought of as augmenting residential neighborhoods and were stand-alone developments that were sprinkled throughout the City.

The study area. Pruneridge Avenue between N. Winchester and Crestview

CONTINUATION SHEET

Page 30 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

is typical of the mix of uses on an important corridor, retail, religious and residential.

EVALUATION OF HISTORICAL SIGNIFICANCE

The evaluation considers, Saint Mark's Episcopal Church facilities as a group, but divides the development with the 1955-1958 buildings in one group and the 1968 church considered as a separate building due to the difference in age and architectural design. The architecture and existing conditions were evaluated during a field survey conducted in December 2022 and again in March 2023.

EVALUATION USING THE NATIONAL REGISTER CRITERIA

National Register of Historic Places - Standards (Criteria)

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

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

Criterion of age: The buildings were constructed in 1955-1968 and are over fifty years old.

Evaluation of Integrity: The subject property retains the original aspects of location, materials, workmanship, design, setting, and the sense of feeling of a Mid-century religious complex. Some alterations have

CONTINUATION SHEET

Page 31 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

occurred, however these have not been significant. The aspect of association is not met because the property is not associated with an event or entity significant in the history of Santa Clara, the State, or the Nation.

The category is Religion - a religious facility.

The National Register may not consider the history of religious facilities to avoid any appearance of judgement by government as to the validity of any religious belief. Religious facilities may only be considered for listing if they exhibit very significant architecture or high artistic quality.¹¹

Criterion a: The era of suburbanization and population growth that occurred from the mid-1950s and into the 1980s is represented in the development of this property. However, the National Register further clarifies the broad events with the word significant "*with events that have made a significant contribution to the broad patterns of our history.*" The subdivision and subsequent development of this individual property, without other events associated with the property, is not considered to have exceptional individual significance at the level required by the National Register of Historic Places. Further, the National Register may not consider the religious history of a property

Criterion b: Research did not uncover any sectarian event associated with a person of importance.

Criterion c: The complex of buildings is designed in an efficient layout and style for religious services and education. The classroom and parish hall group is of minor architectural design with a small influence of Spanish Colonial. The church building is a mix of late Mid-century Modern and Brutalist influences, however, this is not sufficient for the National Register. The Register requires "*buildings embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.*" The religious complex is not eligible for the National Register of Historic Places under Criterion C. or Criteria Consideration C Religious Property.

Criterion d: The property has been extensively redeveloped, which disturbed the shallow soil cover. It is, therefore, unlikely that the property will yield additional information about history or prehistory. However, an archeological survey was not part of this evaluation.

¹¹ Categories for significant secular associations also may apply

CONTINUATION SHEET

Page 32 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

Conclusion: The buildings are not eligible for individual listing in the National Register of Historic Places because they do not meet any of the four criteria.

EVALUATION USING THE CRITERIA OF THE CALIFORNIA REGISTER

The criteria for listing in the California Register of Historical Resources are consistent with those for listing resources in the National Register of Historic Places but have been modified for state use in order to include a range of historical resources which better reflect the history of California. A historical resource must be 50 years old and significant at the local, state, or national level. The State criteria follows the National Register of Historic Places in not considering the history of a religious property unless it had association with significant secular vents or persons. The following are the four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the Nation.

In addition, the resource must retain enough of its historic character or appearance to be recognizable as a historic property and to convey the reason for its significance. The building constructed in the decades 1950-1970 are evaluated because there are some instances where a building that is close to 50 years old may be found to be significant when it reaches the 50-year mark.

Criterion of age: The structures on site were constructed from 1955-1968 and are over fifty years old.

Evaluation of Integrity: The subject property retains the original aspects of location, materials, workmanship, design, setting, and the sense of feeling of a Mid-century religious facility. The aspect of association is not met because the property is not associated with a secular event or person significant in the history of Santa Clara, the State, or the Nation.

Criterion 1 *It is associated with events that have made a significant*

CONTINUATION SHEET

Page 33 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

The era of suburbanization and commercial growth that occurred in the mid-1950s is represented in the development of this property. However, the subdivision and subsequent development of a religious facility without a significant secular association is not considered individually significant within the broad pattern of suburbanization and retail growth at the level required by the California Register of Historical Resources.

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

Research did not uncover a significant secular person associated with the religious property in a manner that was completely different from the religious purpose of the property. The property is not associated with people whose influence was significant, and that is required under criterion 2.

Criterion 3. *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.*

The complex of buildings is designed in an efficient layout and style for religious services and education. The classroom and parish hall group is of minor architectural design with a minor influence of Spanish Colonial. The church building is a mix of late Mid-century Modern and Brutalist influences with an unusual structural system. The California Register of Historical Resources requires "It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values" The buildings in the Saint Mark's religious facility do not meet criterion 3.

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

The property has been extensively redeveloped, and therefore, the shallow soil cover has been disturbed. Therefore, it is unlikely that the property will yield additional information about history or prehistory. This study did not include an archaeological records search.

CONTINUATION SHEET

Page 34 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

Conclusion. The religious facility or any building does not appear eligible for individual listing in the California Register of Historical Resources under any of the four criteria.

INTEGRITY OF THE BUILDINGS AND SITE

When a property is determined eligible for listing in the California Register or the National Register it is necessary to evaluate the integrity based upon 7 aspects, location, design, craftsmanship, materials, setting, feeling and association. The buildings on the subject property were not determined eligible for either register. They were not evaluated further for individual integrity.

CITY OF SANTA CLARA GENERAL PLAN regarding Historic Properties:

The Santa Clara General Plan provides that *Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them.*

The Municipal Code Section 18.58.030 - Designation

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

The Santa Clara Municipal Code does not exclude religious property from being designated a historic landmark if it meets the criteria adopted by the City Council.

Criteria for Local Significance (Adopted by the City Council on April 8, 2004):

Qualified Historic Resource

Any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical, or archeological significance is potentially eligible.

Criteria for Historical or Cultural Significance

To be historically or culturally significant, a property must meet at

CONTINUATION SHEET

Page 35 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

least one of the following criteria:

1. The site, building, or property has character, interest, integrity, and reflects the heritage and cultural development of the City, region, State, or Nation.
2. The property is associated with an historical event.
3. The property is associated with an important individual or group who contributed in a significant way to the political, social, and/or cultural life of the community.
4. The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
5. A building is directly associated with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.
6. A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings, or agricultural setting.

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.
2. The property is identified with a particular architect, master builder, or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. The property has a visual symbolic meaning or appeal for the community.
6. A building has unique or uncommon building materials or a historically early or innovative method of construction or assembly.
7. A building has notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork, or functional layout.

Criteria for Geographic Significance

CONTINUATION SHEET

Page 36 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

To be geographically significant, a property must have at least one of the following features:

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

Evaluation considering the criteria for local significance.

Criteria for historical or cultural significance: The buildings do not meet the criteria for significance under Historical or cultural significance.

Criteria for architectural significance: 2,3,6.

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

St. Mark's Church was designed by and is identified with William n. (Bill) May AIA- Architect. Bill May practiced architecture in the local area and was a member of St. Mark's Episcopal Church

3. *The property is architecturally unique or innovative.*

St. Mark's Church is unique and innovative in the use of cast concrete arches for a religious building.

6. *A building has unique or uncommon building materials or a historically early or innovative method of construction or assembly.*

St. Mark's has an uncommon use of formed concrete arches in the structural system of the building.

7. *The property is architecturally unique or innovative. A building has notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork, or functional layout.*

CONTINUATION SHEET

Page 37 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

St. Mark's Church has a notable aesthetic in the fenestration inset with rectangles of colored glass in an abstract pattern.

Criteria for Geographic Significance:

The religious complex does not appear to have any geographic significance.

Conclusion of the evaluation for Local significance. Saint Mark's complex of religious buildings does not meet the criteria for significance under the Santa Clara Criteria. However, Saint Mark's Episcopal Church, as an individual building, meets 4 criteria elements under Architectural Significance and is eligible for designation as a qualified historic resource.

SOURCES CONSULTED:

In addition to the R.L. Polk Publishing Company City Directories, official records of the Santa Clara County Recorder, and those of the Santa Clara County Assessor, the following resources were consulted. Publications are listed in the footnotes.

Records of St, Marks.

Pamphlets and notes from the administration of St. Mark's were used during the research.

PUBLISHED WORKS

City of Santa Clara - General Plan

Caughey, John W., CALIFORNIA, Prentice Hall Inc., Englewood, NY, 1953.

Lichenstein, Bea, Images of America Santa Clara, Arcadia Publishing Co., San Francisco, 2004.

Polk, R. L. Publishing company, City Directories for Santa Clara & San Jose, Oakland and Berkeley; 1870-1984

Rifkind, C. A Field Guide to American Architecture, Times Mirror, New York, 1980.

CONTINUATION SHEET

Page 38 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

Sanborn Insurance Publishing Company - Maps 1887, 1891, 1915-1966

Santa Clara Historical and Landmarks Commission, Tour of Historical Santa Clara, undated

Santa Clara Chamber of Commerce, website for economic data business categories

State of California, Office of Historic Preservation, Instructions for Nominating Historical Resources to the California Register of Historical Resources, 1997.

State of California, California Register of Historical Resources (data listing)

Sheuh, Sam Images of America Silicon Valley, Arcadia Publishing Co., San Francisco, 2009.

Thomson & West, 1876 Historical Atlas of Santa Clara County. California.

United States Department of the Interior, National Register Bulletin - How to Apply the National Register Criteria for Evaluation, 1997.

Official Records-

Notice of Completion: November 10, 1955

Notice of occupancy June 1968

05/04/2018

BLD1989-077960

Building Permit

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Received

BLD1988-077598

Building Permit

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Received

11/17/2011

BLD2011-27210

Building Permit

Remove existing roof. Add IB roof system PVC 60 mil. Add two roof membrane vents.

Install new gutters - 108 ft. (C of O is B-2 as of 1964)

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled

11/15/2000

CONTINUATION SHEET

Page 39 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update

BLD2000-14438

Building Permit

RENEWED*****REPLACING EXISTING SIGN / NEW FOOTING

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Expired



07/07/1998

BLD1998-118576

Building Permit

2 POLE LIGHTS, 4 FLOOD LIGHTS; ADD ELEC

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled



07/16/1997

BLD1997-114303

Building Permit

ADD 6 CEIL. LIGHT/FANS; ALTER INTERIOR

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled



06/24/1992

BLD1992-093178

Building Permit

ALTER A 2 STORY 480 SF (EXIST) INTERIOR TYPE VN GROUP E3 MF = 2

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled



06/29/1988

BLD1988-077960

Building Permit

ALTER BUILDING FOR ORGAN TYPE VN GROUP A2 ADD LIGHTS

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled



11/12/1986

BLD1986-72740

Building Permit

ADD A 144 SF STORAGE SHED TYPE VN GROUP M2

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled



02/13/1964

BLD1964-27592

Building Permit

ERECT A 1 STORY CHURCH BUILDING TYPE V IHR GROUP B-2 CO = #1661

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled

CONTINUATION SHEET

Page 40 of 39 *Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave., Santa Clara
*Recorded by: Urban Programmers *Date 3/15/2023 Continuation Update



09/24/1958
BLD1958-17035
Building Permit
ERECT A 2 STORY SUNDAY SCHOOL BUILDING TYPE V-B3
1957 PRUNERIDGE AV, SANTA CLARA CA 95050
Finalled



12/28/1955
BLD1955-11424
Building Permit
ERECT PARISH HALL AND CLASSROOMS, TYPE 5
1957 PRUNERIDGE AV, SANTA CLARA CA 95050
Finalled

