

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

Primary #
HRI #
Trinomial
NRHP Status Code NA

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 13 *Resource Name or #: (Assigned by recorder) 820 Civic Center Drive, Santa Clara

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 Location: Not for Publication Unrestricted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 San Jose West Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 820 Civic Center Drive City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 593424 mE/ 41 34904 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 224-29-022

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property is located at elevation 102, in the southern end of the "Old Quad", an area of very mixed uses where the single family house is unusual among light industrial and commercial development. The overall impression is of a mixed use area that has continued to grow and change while retaining some of the older buildings. Beyond the general description of the area is the block where 820 Civic Center Drive is located, the only residential building on the block facing the street. Here, the 1935 Spanish Colonial Revival house is isolated from other residential buildings and is surrounded by light industrial uses and a new hotel on El Camino Real at the rear of the property. The two-story house is designed in Spanish Colonial Revival style executed in a grand plan that is out of context with the surrounding light industrial setting. Set in the center of the parcel, the front façade is articulated with a front facing gable on one side and a sloped roof (side facing gable) on the other with the main entry is recessed behind sculpted walls and is slightly off-set to the center. (Continued on page 3)



*P3b. **Resource Attributes:** (List attributes and codes) HP 2 single family house

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

*P5b. **Description of Photo:** (view, date, accession #) Front Façade, 5/30/2014

*P6. **Date Constructed/Age and Source:**

Historic Prehistoric Both
Constructed: 1935 Assessor's records

*P7. **Owner and Address:**

Michael Fisher
820 Civic Center Drive
Santa Clara CA 95050

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

Bonnie Bamburg
Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

*P9. **Date Recorded:** 6/15/2014

*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 X

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

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B2. Common Name: Ivancovich House

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1935

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

*B8. Related Features:

Landscaping particularly the front setback lawn and mature trees

B9a. Architect: Unknown b. Builder: unknown

*B10. Significance: Theme Residential Architecture Area Santa Clara

Period of Significance 1935-1950 Property Type house Applicable Criteria NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical context, elements of the City's history and heritage is what is used to evaluate proposed resources. The context contains a time - 1930-1950, theme - architecture, and the category of residential architecture by which to consider potential historic resources. The evaluation concluded the property is eligible for listing in the California Register of Historic Resources and to be considered for Santa Clara City Landmark designation.

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

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP 2

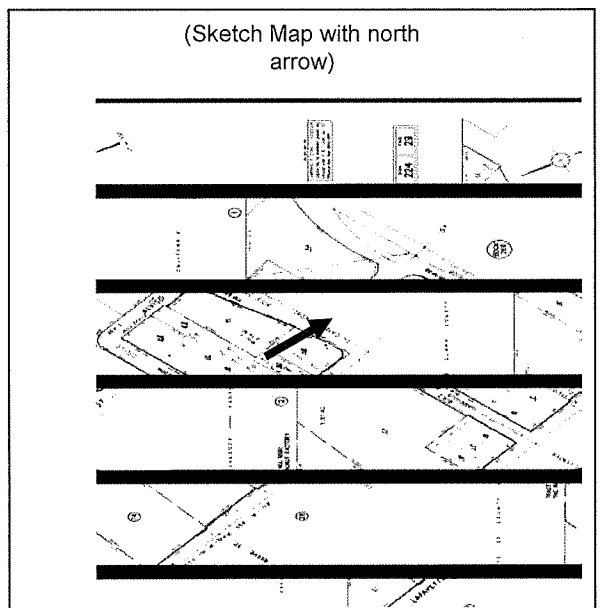
*B12. References: see following sources consulted

B13. Remarks:

*B14. Evaluator: Bonnie Bamburg

*Date of Evaluation: 6/15/2014

(This space reserved for official comments.)



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P3.Description cont

Fenestration is particularly elegant with tall arched windows that have small pain surrounding the lower portion and a "fan" of pains in the top.A large version is on each and on the north two narrow versions flank the center large window. Raising above the single-story front section is the two-story block with a reversal of the front-facing gable on the north and a side gable (pitched roof) on the south. The windows on the second floor are square with accent wood frames. All are set in a textured stucco walls under a well-designed red Spanish tile roof. The side facades exhibit the articulation of the sections and blocks with windows in random patterns that provide a decorative element to the plain stucco facades. Unique to each façade is a tile chrysanthemum open tile medallion inserted in the upper peak of the highest gable. The rear of the building follows the theme of the other facades with wood frame windows and a rear door set in a simple wood frame. There is also a double shed door covering the stairs to the basement.

The house has a concrete foundation and basement. Adjacent to the foundation is a band of sandstone blocks, the same that line the walkways.

The setting is an oversized lot that has mature, redwood, cedar, and palm trees. The site plan and landscaping have screened this very handsome house on the sides and rear. Set back from the street, the house presents a grand view with a center walk paved with a herringbone brick pattern and outlined in sandstone bricks. Low sandstone walls outlining the driveway and across the front and side property lines. The same type of sandstone blocks outlines the walkways on the east side of the building leading to a terrace and a pillar style gate of the same material. The gate has an incised diamond pattern on logs that form the top of the gate. Pillars mark the openings to the driveway and walkway on the west side where the property is overgrown and undeveloped. The primary landscaping is that in the front of the house where a deep lawn area and mature trees frame the front façade. The, house, an artistic version of Spanish Colonial Revival architecture, with the expanse of lawn in front it is one of the nicest in Santa Clara.

B10 Significance Continued:

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

The Spanish Colonial Revival house at 820 Civic Center Drive is isolated in the immediate area, and one of only a few that survive in Santa Clara.. The house was

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developed in an area of light industrial uses and stands alone on the block representing the mid-thirties development. The front façade with a front facing gable and round top windows are typical of the style that was promoted by the Southern Pacific Railroad and their Sunset Magazine as the typical California style. However due to national and international events, as well as development patterns in Santa Clara, not many two-story homes were constructed in this artistic style. In fact those constructed are not of the high stylistic version that was promoted at the San Diego Exhibition, but a moderate design incorporating the basic characteristics of the style, but in a restrained design without excessive ornamentation, balconies or arcade.

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

The property is shown in the late 1890s belonging to Luke Ivancovich and his wife Jennie (Genevive). The couple and brother John Ivancovich emigrated from Austria (Dalmatia) in 1880 arriving in Santa Clara the same year. In fact there were many of the extended Ivancovich family who immigrated to northern California beginning at the time of the Gold Rush and spreading out from San Francisco to Monterey with many families in the Santa Clara Valley. The Ivancovich family was well established in San Francisco in the import export business (fruit) when Luke and his brother John arrived in Santa Clara. Luke's brother John initially lived with the couple until 1890, when he constructed a house next door at 852 Scott Street in anticipation of his marriage to Katie Gordon from San Francisco.² John was killed by Frank Schaffer in 1908 during an altercation regarding schooling of John's son.³ Luke Ivancovich is listed in the 1900 U.S. census and the 1905 City Directory as a fruit grower, the owner of orchard land. However by 1913, the City Directory lists Luke as owning J. & L Ivancovich, Fruit Packers, and subsequently they are listed in 1915 as fruit dryers and packers The 1915 Sanborn Map shows the packing shed and dryer across Scott Street and orchards across Scott and Alviso Streets.

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

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

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

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

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

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

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

The significance of this property is found in the Spanish Colonial Revival architectural style of the house. The City of Santa Clara has few two-story versions of the Spanish Colonial Revival style that show the characteristics of the style as well as the Ivancovich house. Although isolated on Civic Center Drive, the house retains the integrity of the original design, materials, workmanship, and feeling, and is in a setting where the setback from the street provides an expanse of lawn and center walkway that frames the house. The Ivancovich family do not appear to have contributed in a significant way to the history of Santa Clara and no event of significance was identified so the aspect of a significant association is not met.

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

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

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

The Spanish Colonial Revival house on the subject property retains integrity and meets criterion 3 for the representation of Spanish Colonial Revival Architecture.

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

The Spanish Colonial Revival house retains a very high degree of integrity and is one of a few two-story homes that exhibit this style in Santa Clara. The construction of the Ivancovich House in 1935 is at the end of the popularity of this style and the house represents one of the last and restrained examples of the style. As such it retains the distinctive architectural characteristics of the type and period that make it eligible for listing in the California Register of Historic Resources.

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P 5 b. Photographs ; The photographs were taken on May 30, 2014 between 2:15 and 2:45 PM using digital format. The original images are archived with Urban Programmers.



Photograph 1 820 Civic Center Drive.

View: Front façade (north façade) note the set of three arched top windows on the right and the one on the left of the recessed entry. The window style, red tile roof and asymmetrical façade are design characteristics of the Spanish Colonial Revival Style.

Camera facing: south

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Photograph 2 820 Civic Center Drive

View: Front façade (north), showing the recessed porch with rounded top door and low pitched front. The small eave extensions with rafters showing under the tile is a design aspect that shows itself at the later time of the Spanish Colonial Revival style.

Camera Facing: south

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Photograph 3 820 Civic Center Drive

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

Camera Facing: west

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

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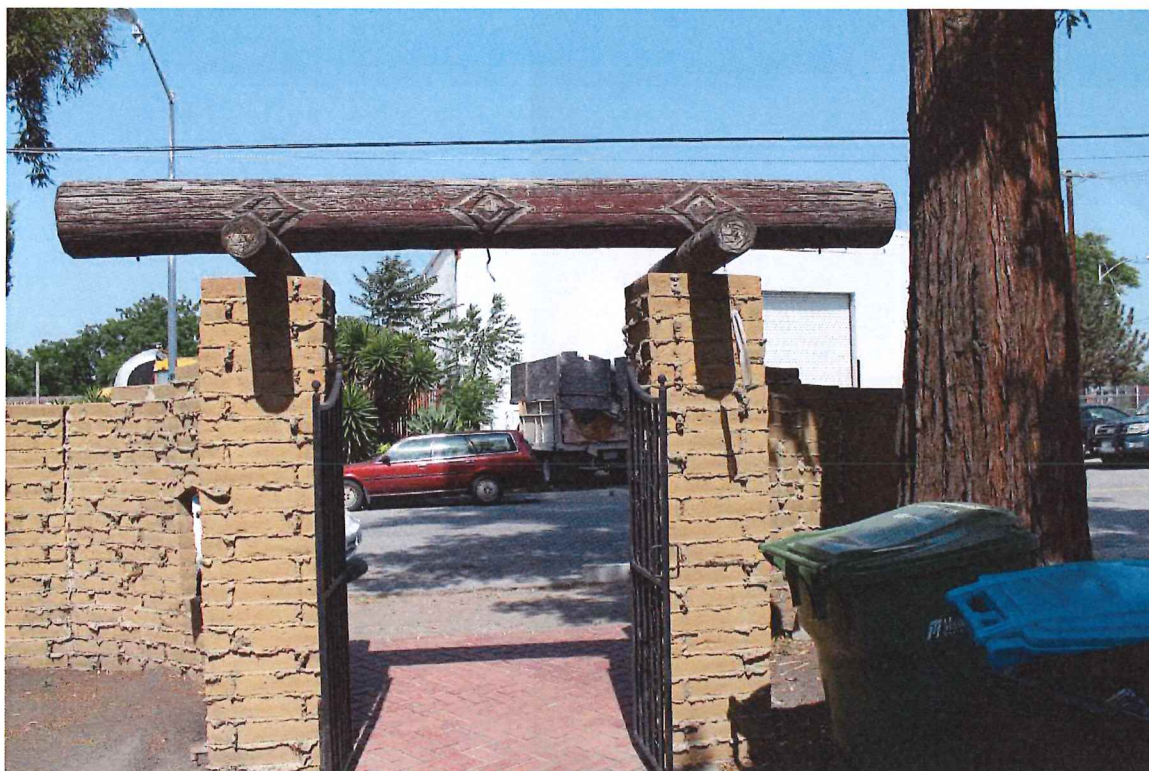
Photograph 5 820 Civic Center Drive
View: West side façade,
Camera Facing: NE

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

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

SOURCES CONSULTED:

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

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