

Archaeological Resource Management

*Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net*

Mr. Les Workman
473 Lafayette Way
Santa Clara, CA 95050
C/O: Sal Caruso Design

September 20, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 473 LAFAYETTE WAY IN
THE CITY OF SANTA CLARA

Dear Mr. Workman,

As per your request our firm is submitting the enclosed historical evaluation of the structure at 473 Lafayette Way in Santa Clara. Based upon the requirements of the City of Santa Clara, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Clara Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 473 Lafayette Way is not currently listed on the City of Santa Clara Historic Resource Inventory, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 473 Lafayette Way does not appear to be historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.
Principal Investigator

RC/dj

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 17

Resource Name or # 473 Lafayette Way

P1. Other Identifier: _____

P2. Location: _____ Not for Publication ☒ Unrestricted *a. County Santa Clara
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Jose West Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 473 Lafayette Way

City: Santa Clara

Zip: 95050

d. UTM: 10S 5 93 856mE/41 33 699mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN: 269-44-034

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The residence at 473 Lafayette Way is a single story Craftsman residence in fair condition, somewhat altered from its original form. The front gabled roof is of shallow pitch and surfaced with composition shingles. The eaves are somewhat broad and boxed, with enclosed rafters. Exterior walls are surfaced with broad shingles. The front façade features an offset porch covered by an extending front gabled roof. The porch is supported by narrow square wooden columns. Fenestration consists of wooden framed windows, primarily in a double-hung sash configuration.

See Continuation Sheet, Page 4

*P3b. Resource Attributes: HP02 SFR

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ District ☐ Element of District ☐ Site ☐ Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



P5b. Description of Photo: (View, date, accession #)
View of the front façade of 473 Lafayette Way

*P6. Date Constructed/Age and Sources

Historic ☒ Prehistoric ☐ Both ☐

Constructed 1915 based upon County of Santa Clara Appraiser's documentation.

*P7. Owner and Address:

Colmack LLC
2010 El Camino Real, Unit 704
Santa Clara, CA 95050

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: 9/20/2019

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")
None

* Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact
Record ☐ Photographic Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 17

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 473 Lafayette Way

B1. Historic Name: Vierra Residence

B2. Common Name: 473 Lafayette Way

B3. Original Use: Residential

B4. Present Use: Residential (vacant)

*B5. Architectural Style: Craftsman

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

Based upon visual evaluation and County Appraiser's records, the residence at 473 Lafayette Way was originally constructed in 1915. Some alterations have been made to the structure since its original construction. Modifications have been made to the rear of the residence, and the structure has been reroofed and resurfaced with broad shingles. It appears that the porch has been reconstructed or somewhat modified.

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

*B8. Related Features:

Also present on the property is a small detached garage. This simple structure features a front gabled roof and vertical wooden siding. The garage is not contemporaneous to the residence and appears to be of late 20th Century construction.

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme architecture and shelter Area San Jose

Period of Significance Horiculture Property Type Private residential Applicable Criteria N/A
The subject property is located within Block 6S, Range 2 East, in the City of Santa Clara. Based upon visual evaluation and County of Santa Clara Appraiser's documentation, the residence was constructed in 1915. The earliest known occupant of the home was a Mrs. M. E. Arbuckle, who is listed at this address in the Polk Directory for Santa Clara in 1931. By 1933 the home is occupied by Lena Gordon. The following year, in 1934 the home is listed under the name A. R. Souza. Souza would remain in the home until 1945. By that year the property had been deeded to the Santa Clara Union High School District. On May 8, 1945 the district granted the property to W. H. Young (Book 1242 OR, Page 570). A few days later the property was transferred to Thomas and Edith Gion on May 15, 1945 (Book 1242 OR, Page 572). The Gions granted the property on June 5, 1945 to Frank and Mary Vierra (Book 1276 OR, Page 73). Frank is listed as the resident of this address in 1947. On June 10, 1948 the property was granted to Alfred Francis Vierra and his wife Delphine Bernice Vierra (Book 1630 OR, Page 519). The Vierras would retain ownership of the property until May 4, 1954, when it was granted to Bruce and Dorla Deen (or Dean) Lindberg (Book 2866 OR, Page 174).

See Continuation Sheet, Page 4

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

*B12. References:

See Continuation Sheet, Page 7

B13. Remarks:

*B14. Evaluator: Robert R. Cartier

*Date of Evaluation: 9/20/2019

(This space reserved for official comments.)

LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

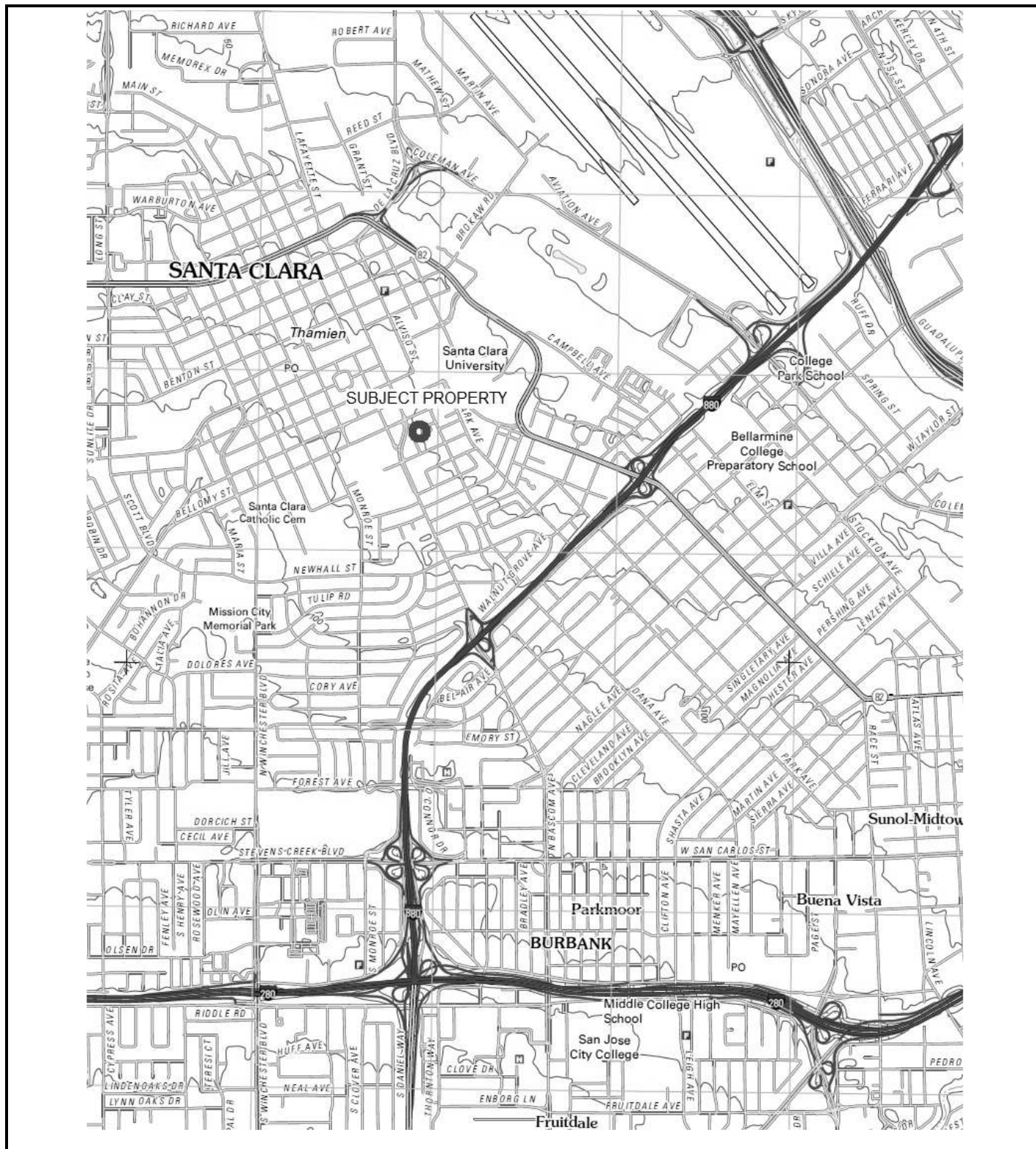
Page 3 of 17

Resource Name or # (Assigned by recorder) 473 Lafayette Way

*Map Name: San Jose West, CA

***Scale:** 7.5 Minute

***Date of Map:** 2012



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 17

*Resource Name or # (Assigned by recorder)

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update

Continued from P3a:

The interior of the residence is in fair condition, although somewhat modified from its original form. All interior fixtures including the counters, appliances, and plumbing have been modernized and are non-original. The structure is located in a neighborhood of mixed chronology and architectural styles, ranging from the late 19th Century to the Mid 20th Century.

Continued from B10:

However, based upon City Directory information, the Vierras would remain as residents of the home until Bruce's death in the 1960's, after which Delphine Vierra is listed as the occupant until the early 1980s. The home appears to have remained vacant for several years after this period, after which it was occupied by a number of short term tenants. Bruce Lindberg was employed by the City of Santa Clara Police Department, and retired after 31 years of service, having attained the rank of Captain. After Bruce's death in 2018, the Lindberg family retained ownership of the property until July 18, 2019, when it was granted to Colmack LLC, who are the current owners (Assessor's Doc# 24228465).

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings). The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The structure at 473 Lafayette Way is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The home is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under criterion 2. The structure is not a significant example of Craftsman architecture. Thus it does not appear to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 17

*Resource Name or # (Assigned by recorder)

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update

National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- | | |
|--------------|----------------|
| 1. location | 5. workmanship |
| 2. design | 6. feeling |
| 3. setting | 7. association |
| 4. materials | |

The structure at 473 Lafayette Way is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The home is not associated with significant historic events or persons, thus it does not appear to be potentially eligible for listing under criteria A or B. The home is not a significant example of Craftsman architecture, thus the structure does not appear to qualify as eligible for the NRHP under criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 17

*Resource Name or # (Assigned by recorder)

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update

City of Santa Clara Historic Preservation and Resource Inventory Criteria

Criterion for Historical or Cultural Significance

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

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

Criterion for Architectural Significance

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

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

Criterion for Geographic Significance

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

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

The property at 473 Lafayette Way is not currently listed on the City of Santa Clara Historic Preservation and Resource Inventory. In addition, the structure does not appear to meet any of the criteria listed above. The structure is not associated with significant historical events or persons, and does not significantly reflect the historical development of the area. Thus it does not appear to qualify under the Criteria of Historically or Culturally Significant. Although a very basic example of Craftsman architecture, the structure does not appear to meet the Criteria for Architectural Significance as listed above. The structure is located in a neighborhood of mixed chronology and architectural styles, and does not appear to meet the Criteria for Geographic Significance.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 7 of 17

*Resource Name or # (Assigned by recorder)

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update

Continued from B12:

Assessor's Office, County of Santa Clara

2019 Record search of assessed value and associated taxes for the property at
473 Lafayette Way.

Calloway, S. and E. Cromley

1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural
Details from 1485 to the Present, Revised Edition.* New York: Simon
& Schuster.

City Directories

1881- Record search of City Directories on file at the California Room, Dr. Martin
1979 Luther King, Jr. Main Library, San Jose Public Library, San Jose,
California.

Douglas, J.

1993 *Historical Footnotes of Santa Clara Valley.* San Jose: San Jose Historical Museum Association.

McAlester, Virginia and Lee McAlester

1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York

Payne, S.

1987 *Santa Clara County: Harvest of Change.* Northridge, California: Windsor Publications.

Recorder's Office, County of Santa Clara

2019 Record search of recorded information for the property at 473 Lafayette Way.

San Jose Mercury News

2018 Obituary for Bruce L. Lindberg, published October 14, 2018.

Thompson & West

1876 *Historical Atlas of Santa-Clara County, California.* San Francisco: Thompson & West.

US Department of the Interior

1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic
Buildings

US Department of the Interior

1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation."

Whiffen, Marcus

1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge Mass.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 8 of 17

*Resource Name or # (Assigned by recorder)

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update



Photo 1: View of the front façade of the residence.



Photo 2: View of the extending front porch and entry.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 9 of 17

*Resource Name or # (Assigned by recorder)

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update



Photo 3: Detail of small vent at the top of the porch gable.



Photo 4: Oblique view of the front façade.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 10 of 17

*Resource Name or # (Assigned by recorder)

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update



Photo 5: View along the northern façade.



Photo 6: View of the rear portion of the northern façade.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 11 of 17

*Resource Name or # (Assigned by recorder) _____

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update



Photo 7: View of the rear façade.



Photo 8: View along the southern façade from the east.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 12 of 17

*Resource Name or # (Assigned by recorder) _____

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update



Photo 9: View along the southern façade from the west.



Photo 10: View of the crawl space and support beams.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 13 of 17

*Resource Name or # (Assigned by recorder) _____

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update



Photo 11: Interior view of the front room showing columns.



Photo 12: View of the bathroom showing non-original shower.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 14 of 17

*Resource Name or # (Assigned by recorder) _____

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update



Photo 13: View of the modernized kitchen.



Photo 14: View of the laundry area, likely an enclosed porch.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 15 of 17

*Resource Name or # (Assigned by recorder) _____

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update



Photo 15: View of the front of the detached garage.



Photo 16: Side view of the detached garage.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 16 of 17

*Resource Name or # (Assigned by recorder) _____

473 Lafayette Way

*Recorded by Archaeological Resource Management

Date 9/20/2019

Continuation ☒ Update

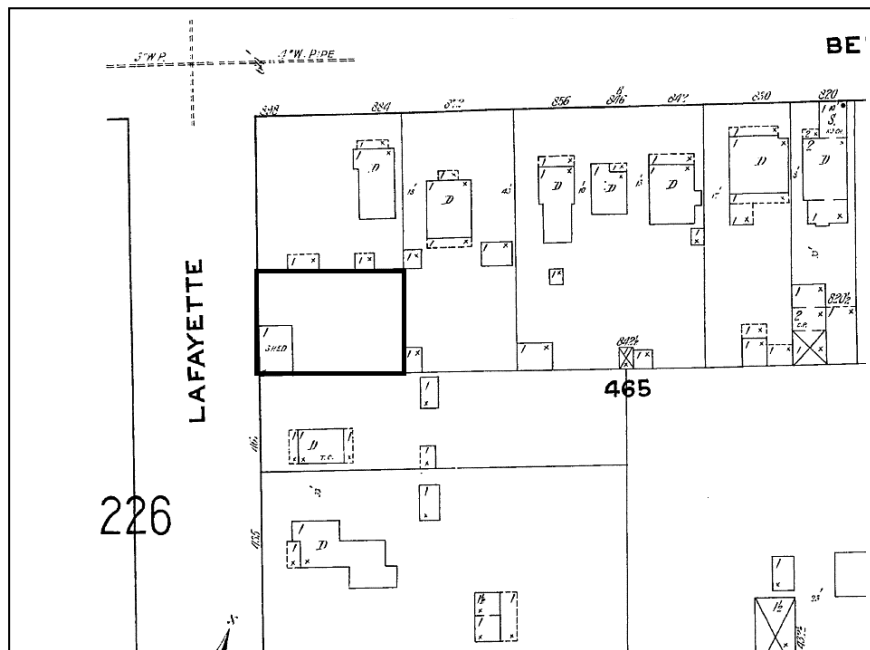


Photo 17: 1915 Sanborn Map of the subject property, showing no residence.

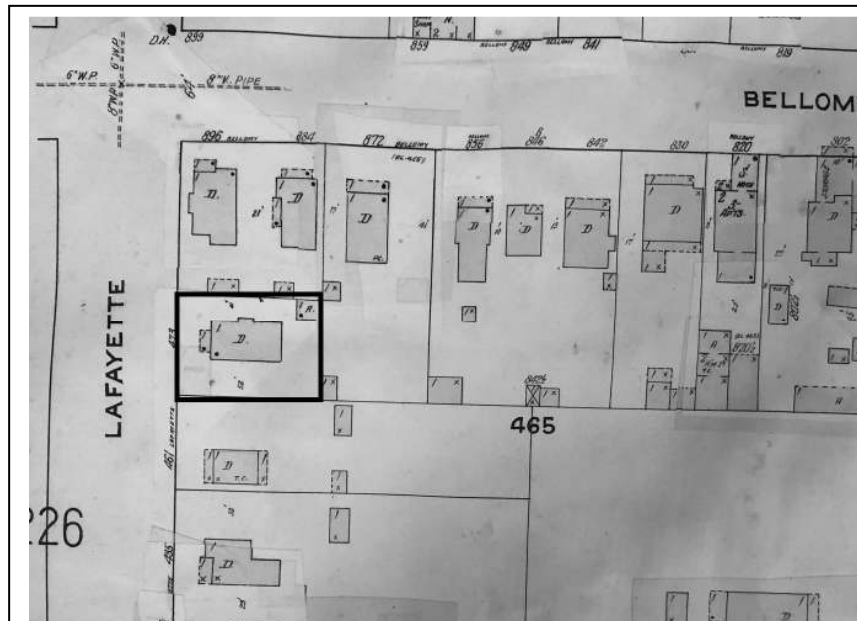


Photo 18: 1932 Sanborn Map of the subject property, showing current residence on the property.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 17 of 17 *Resource Name or # (Assigned by recorder) 473 Lafayette Way
*Recorded by Archaeological Resource Management Date 9/20/2019 Continuation ☒ Update

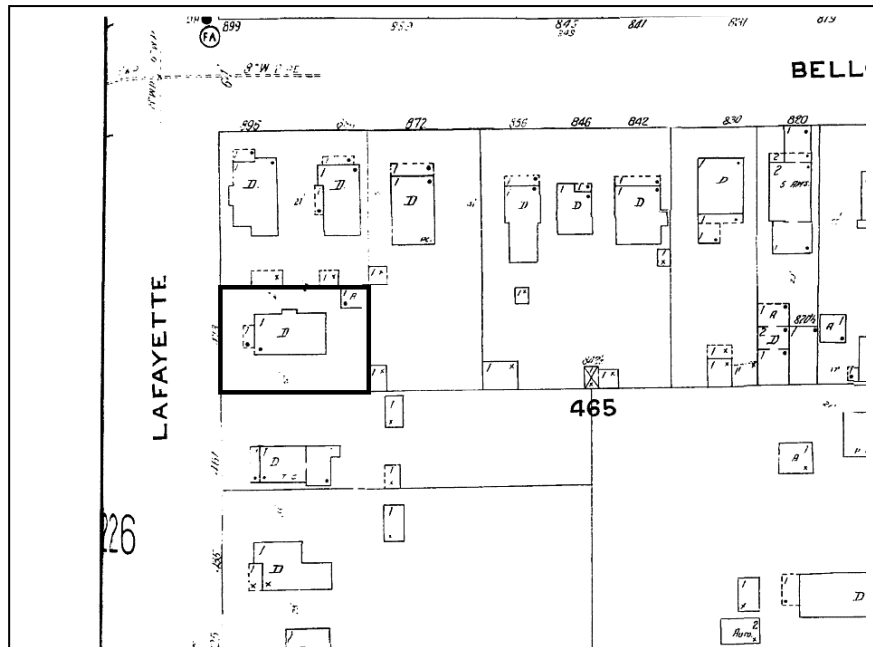


Photo 19: 1950 Sanborn Map of the subject property, showing the current residence.

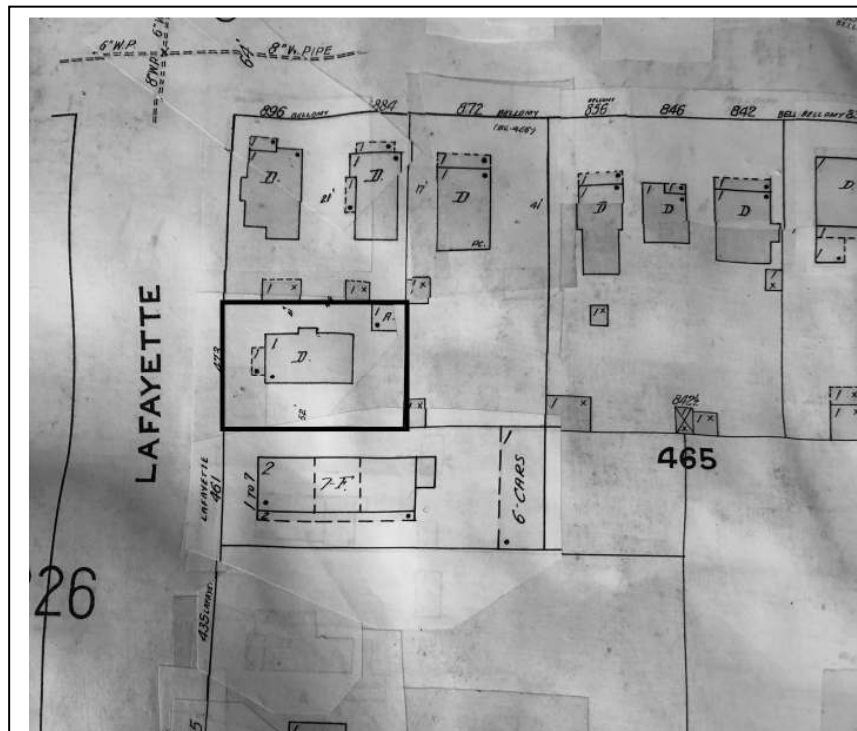


Photo 20: 1962 Sanborn Map of the subject property, showing the current residence on the property.