

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

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

Other Listings
Review Code _____

Reviewer _____

Date _____

Page 1 of 11

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

P1. Other Identifier: *None*

*P2. Location: ☐ Not for Publication ☐ Unrestricted *a. County Santa Clara

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T 7S; R 1W; unsectioned; Mt. Diablo B.M.

c. Address 710 Madison Street City Santa Clara Zip 95050

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

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

Assessor's Parcel Number: 269-26-052

West side of Madison Street between Lexington and Santa Clara Streets

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

710 Madison Street is located in the urban setting of a block of houses with tree lined streets that was primarily developed in the first quarter of the twentieth century. The homes have similar setbacks from the street with urban sized front yards. The lots have varying widths, ranging from 69' to 45' with most being 50.' Like the surrounding blocks, the streetscape is a pleasant one which evokes the sense of an early twentieth century neighborhood. The primary building on the site is a 1409 sq. ft., one-story house, constructed circa 1911 and designed in a mix of the Colonial Revival and Craftsman architectural styles.

The house is situated on a lot at the corner of Madison and Santa Clara Streets and fronts roughly east onto Madison Street. It is set

(Continued on page 2, form 523L)

*P3b. Resource Attributes: (List attributes and codes) *HP2 Single – Family Property*

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P5b. Description of Photo: (view, date, accession #)

Front façade (view toward southwest) Photo No: 100_0422, 01/2012

*P6. Date Constructed/Age and Source: ☒

Historic ☐ Prehistoric ☐ Both

Ca. 1911

Sanborn maps; Polk City & County Directories, Assessor's Records, Census Records

*P7. Owner and Address:

*Timothy J. Konkol
710 Madison Street
Santa Clara, CA 95050*

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

*Lorie Garcia
Beyond Buildings
P.O. Box 121
Santa Clara, California 95052*

*P9. Date Recorded: *February 2, 2012*

*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):

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

Primary #
HRI #
Trinomial

Page 2 of 11

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

*Recorded by: Lorie Garcia

*Date 02/02/2012

☒ Continuation

☐ Update

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

back from the street, allowing for a modest cultivated lawn and narrow planting beds with ornamental shrubbery. It is set towards the front of its a 50.44' x 150.50', 7,600 sq. ft., lot. A driveway, which opens onto Santa Clara Street, is located to the rear of the house and leads to a garage.

The plan of this wooden single family residence is rectangular with a combination low-pitched, hipped and gabled roof. The roof is sheathed with composition shingles. The wide, unenclosed, overhanging eaves have exposed rafter tails. The house is set over a partial basement, which elevates the living area approximately 2 feet above the ground. Narrow horizontal wood siding sheathes the house.

The main entrance is on the east façade. It is accessed by 5 steps. The steps have supplemental railings with square newel posts, which were not part of the original building. (Originally a terraced stoop flanked the front steps.) A small porch is absorbed within the rectangular perimeter of the house. The front door (original) is set to one side of the porch. At the open edge of the porch, the roof rests on one classical square column. A low wooden railing that was added later connects the column to the house. A large, offset, low-pitched front gable projects from the body of the house. A similar gable projects in the rear. The gable ends are trimmed with wide verge boards. The front facing gable face is ornamented with plain boards that are applied vertically across the stucco-covered face. These decorative boards align with the exposed square rafters that support the gable's overhanging eaves and extend through the verge board. A large wood attic vent is centered on the front gable face; a similar small vent is centered on the rear gable face. The front facing gable end rests upon square wood beams with a single knee-brace located at the outermost corner. A brick fireplace with a brick chimney that extends through the eaves, projects from the south side elevation.

On the front (east) facade, a slanted bay projects with a broad angle minimizing the distance of the projection. The front wall of the bay contains a large, fixed, window. The fenestration of the slanted sides consists of narrow one-over-one double-hung windows. With the exception of the bay's front-facing window, all the windows are rectangular, wood framed, one-over-one, double-hung. On the south side elevation all the windows are set in pairs. On the north side elevation, fenestration consists of a mix of small and medium sized windows. A ribbon of three one-over-one, narrow, rectangular windows is set into the rear facade. All windows have a projecting sill with an apron and are edged by medium width frames and capped by a wider one. Circa 1995, the existing wood-framed windows replaced aluminum ones that earlier, had replaced the original wood-framed ones.

Supplemental Photograph or Drawing



A gable-roofed, enclosed porch projects from the rear (west) façade of the house. The rear entry, opening onto the back porch, is a new large wood-framed, glass, double sliding door. The basement entry is located to the south of the porch at the base of the rear facing gable. Three wood steps with simple wood railings that lead to a wood landing, provide access to the rear door.

Reached by the straight driveway from Santa Clara Street, a rectangular, detached wood-framed garage is set at the southwest corner of the lot. The street-facing gabled roof is covered in composition shingles. The garage appears to have been constructed at the same time as the house.

The property is in very good condition and with the exception of the altered windows and porch railings, appears to have had very little external change since its construction.

Description of Photo: (view, date, accession #)

Front façade and north side elevation. (view toward south) showing front facing gable end of house & front porch, Photo No: 100_0425, 01/2012.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code *N/A*

Page 3 of 11

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

B1. Historic Name: *None*

B2. Common Name: *Avina House*

B3. Original Use: *Single family residential*

B4. Present Use: *Single family residential*

*B5. Architectural Style: *Craftsman with Colonial Revival details*

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

The residence was constructed circa 1911. "Sun-porch" enclosed with new window openings, alterations to porch and wood-framed windows replaced with metal-framed ones between 1950 and 1979. Windows replaced with wood-framed ones to match original windows circa 1995.

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

*B8. Related Features:

Detached garage constructed ca. 1911-1915 located to rear of the house, facing Santa Clara Street.

B9a. Architect: *not known*

b. Builder: *not known*

*B10. Significance: Theme *Architecture and Shelter* Area *Santa Clara Old Quad*

Period of Significance *early 20th Century* Property Type *Residential* Applicable Criteria *none*

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

The parcel located at 710 Madison Street is a portion of a larger tract of land that had been identified as Block 3 South, Range 5 West, of the original survey of the City of Santa Clara. This survey, done July 1866 by J. J. Bowen and recorded on August 22 of that same year, forms the basis for the part of Santa Clara known as the "Old Quad."

Framed by Lexington, Madison, Santa Clara and Jefferson Streets, Block 3S, R5W had been subdivided into two Town Lots by 1866. According to the list of property owners and their improvements, which accompanied the 1866 survey, Lot 1 was a 42826 sq. ft. tract, owned by Silas Belknap, a 46 year-old farmer from Kentucky. He had a frame house, a barn and an orchard on his property. The owner of Lot 2, also a 42826 sq. ft. tract, was 57 year-old William Morrow, a minister and physician, originally from New Jersey, who resided here with his wife, Harriet. The improvements on his lot were a frame house, a orchard and vineyard and, according to the 1868 Poll List, his residence was located on Madison near Santa Clara Street. The subject property, at the northwest corner of Madison and Santa Clara Streets, is located on a portion of Lot 2.

(Continued on page 4, Form 523L)

B11. Additional Resource Attributes: (List attributes and codes) *HP2 – Single Family Property*

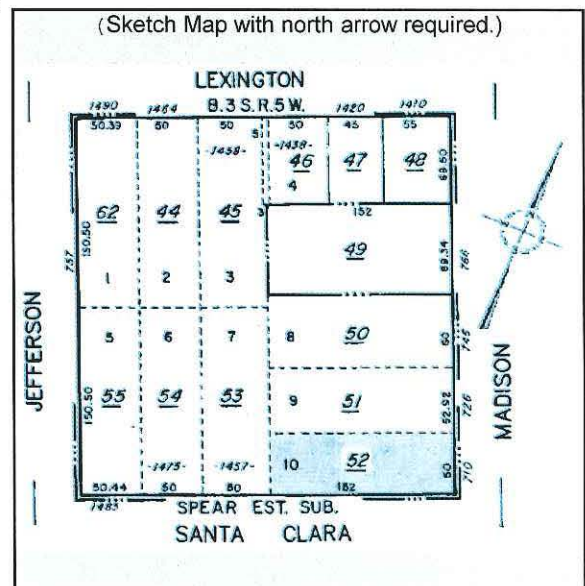
*B12. References: *Garcia, Lorie, "Santa Clara: From Mission to Municipality," 1997; Garcia Lorie, Geoff Goodfellow and George Giacomini, "A Place of Promise: The City of Santa Clara 1852-2002", 2002; Map of the Town of Santa Clara, drawn by C. E. Moore, 1893; Polk and Husted City Directories, 1912-1971; The Evening News, San Jose, California, 11/9/1884, 9/22/1888, 1/11/1890, 7/21/1891, 2/27/1892, 5/22/1896, 8/14/1898, 9/20/1898, 4/21/1901, 12/15/1914, 7/5/19015; San Jose Mercury Herald 6/10/1915; Sanborn Fire Insurance Maps 1891, 1901, 1915, 1930, 1950; Poll List – Santa Clara Election District, 1868; United States Federal Census, 1860, 1870, 1880, 1900, 1910, 1920, 1930.*

B13. Remarks:

*B14. Evaluator: *Lorie Garcia*

*Date of Evaluation: *February 2, 2012*

(This space reserved for official comments.)



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

Primary #
HRI #
Trinomial

Page 4 of 11

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

*Recorded by: Lorie Garcia

*Date 02/02/2012

☒ Continuation

☐ Update

(Continued from page 3, Form 523B, B10. Significance)

As shown on the Plat map of Santa Clara, drawn between 1873 and 1875, the configuration of Block 3S, R5W was the same as shown nine years earlier on the 1866 survey. Although the previous owner of Lot 1 had moved to Tulare County, Lot 2 was still owned and occupied by William Morrow and his wife, Harriet.

By 1880, both Lots 1 and 2 were owned by the 69 year-old farmer, Louis Spear. Originally from New York, he and his wife, Eliza had moved to Santa Clara from Napa. Although he owned extensive property in the Town of Santa Clara and both Santa Clara and Mendocino Counties, according to the 1880 Census, Louis and his 66 year-old wife were residing on this property. (Their home was located at 746 Madison Street, later Lot 8 of the Spear estate Subdivision).

Louis Spear had passed away by late 1887, as evidenced by a petition filed on November 9th of that year by his surviving wife, Eliza testifying as to the value of his estate and who were his heirs. Controversy over these items continued until January, 1890, when G. C. Jenkins, administrator of Louis Spear's estate, filed a petition with the court "asking that the administration be closed and the entire estate set apart for the widow, Eliza Spear." This petition was granted. Eighteen months later, on July 20, 1891, Eliza Spear "an old and respected resident of Santa Clara," passed away and on November 6th her will was admitted to probate. On May, 6, 1893, the first of the 10 lots of the Spear Estate Subdivision, Lot 9, was sold to M. J. and Fannie Gleason.

The December 1893 Map of the Town of Santa Clara drawn by C. E. Moore, the official Santa Clara Surveyor, illustrates the 10 lots into which the B3s R5W Spear property had been subdivided. Not included in this subdivision was the 68' 11" by 152' parcel which was already owned by Mrs., A. Brooks. However, while this block was officially subdivided, and by now one lot had been sold, several factors would result in numerous delays in settling her estate. In April 1896, Edwin A. Wilcox, administrator of Eliza Spear's petitioned "for leave to sell the real estate of the estate," and the following month the order of sale was granted. Two years later, in August 1898, E. A. Wilcox filed his report with the court that eight lots had been sold. Lot 10, located at the northwest corner of Madison and Santa Clara Streets, the lot upon which the home at 710 Madison Street would be constructed, was one of these lots. On September 20, 1898, notice of the sale of Lot 10, Spear estate subdivision of B3S, R5W, Santa Clara, by the Estate of Eliza Spear, deceased, to Mrs. Alice A. Miller for \$275.00 appeared in the paper. By the end of the year all ten lots had been sold.

Due to the work of entities like the Santa Clara Commercial League, which promoted the area's beautiful climate and the opportunities to be found, at the turn of the 20th century more and more people were attracted to the region. In the Town of Santa Clara, agricultural production expanded and manufacturing enterprises began to grow. The township's 3,650 residents in 1900 were estimated at 4,000 by 1902 and, had increased to around 5,000 by the end of the first decade. This rise in the population of Santa Clara resulted in a concurrent demand for additional housing. As a result, at the time the Spear estate subdivision lots were marketed, many of the larger lots within the township were being divided into smaller parcels.

Five of the Spear estate subdivision's ten lots appeared to be purchased as investment properties and would change hands within the following two years. By the time the 1901 Sanborn Fire Insurance map was drawn, six of the 10 lots had had new houses constructed on them. While Lot 10 remained owned by Mrs. Miller, development of this parcel did not occur until after its sale to John M. Taylor. Prior to building a house on his new property, as shown on the 1910 Census, he had been renting a house around the block at 1435 Lexington Street. Originally from West Virginia, 50 year-old John Taylor was employed at the Pacific Manufacturing Company as a stickerman. By now, he had been married for over 21 years to 45 year-old Ella and they had 2 daughter, Grace, age 21 and 16 year-old Ruby. His wife and daughters had all been born in California. After the construction of their new home the family moved into 710 Madison Street. The 1912 City Directory lists him and his family now owning and living at 710 Madison Street. (This is the first time this address appears in the directory. The outline of the house, in its current configuration, is first shown on the 1915 Sanborn Fire Insurance Map.) Mrs. Taylor was a member of the Chautauqua circle in Santa Clara and hosted many meetings at their home.

John M. Taylor and his family continued residing at 710 Madison Street until 1915, when according to a June 10th article in the San Jose Mercury Herald he had, "traded his property at the corner of Madison and Santa Clara Streets for a ranch on Saratoga Avenue." By July 5, 1915, the Taylors had moved to their recently purchased ranch. On September 1, 1915, notice of the sale of the property to Mary E. Scully appeared in The Evening News. Mary Scully was a 48 year-old widow, and she did not reside in the home at this time. Instead a series of renters occupied the house. In 1916, John Borah, a cooper, and in 1917, Robert J. Roll, a clerk at M. Mello's shoe store, lived here. They were followed by Joseph O'Farrell. A clerk at Oberdeemer's Pharmacy, he and his wife, Mary dwelt here from

(Continued on Page 5, Form 523L)

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

Primary #
HRI #
Trinomial

Page 5 of 11

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

*Recorded by: Lorie Garcia

*Date 02/02/2012

☒ Continuation

☐ Update

(Continued from page 4, Form 523L)

1918-1920. When the 1920 census was taken, it showed that now the home was occupied by Maria Sanders. Maria Sanders was a 54 year-old widow who resided here with her 27 year-old single daughter, Shirley, her 24 year-old married son, Edgar and his wife, 21 year-old Lois. Maria was not employed. However, Shirley was a public school teacher, Edgar, a clerk in the Recorder's Office and Lois worked as a stenographer in an office.

By 1923, Mary Scully had moved into the home she had purchased in 1915. At this time she was renting a room to Antone Peterson. Antone was a 40 year-old immigrant from Sweden who had arrived in the United States in 1900. He was employed as a mill foreman at the Pacific Manufacturing Company. By 1930 Mary had two roomers. Fred Peterson, Antone's younger brother who had immigrated from Sweden in 1920, was now also living at 710 Madison Street. At this time, both men were working at the P.M. Co. mill as cabinet makers. According to the 1930 census, the home was now worth \$6,000. Over the ensuing years, Mary continued renting out rooms in her home. By 1938, Mary's roomers were Edwin A. Beilharz, a history professor at Santa Clara College (today's Santa Clara University) and his wife Francis. Mary Scully passed away in 1944.

In 1945, Albert Avina purchased 710 Madison Street, becoming the property's 4th owner. At the time that he and his family - his wife, Ann, their daughters Elaine and Etta and their 7 year-old son, Robert - moved into the home, Albert was a machinist at Barron & Gray. In 1955, he went to work as a machinist at Dole Pineapple Company, a position he held until he passed away in 1970. His widow, Ann and son, Robert, then occupied the residence. After finishing school, Robert Avina went to work for the Santa Clara Police Department as a motorcycle officer. Unfortunately in 1963, he was involved in a tragic accident. Following this accident, which left him a quadriplegic, Robert went on to become an inspirational speaker on traffic safety and promoted the hiring of handicapped people.

In the early 1990s, Janet Mangan and her husband purchased the property and spent many hours restoring their home. Following Mr. Mangan's death, Janet continued living at 710 Madison Street until May 2011, when Timothy J. Konkol purchased it.

The building and site at 710 Madison Street have been occupied by a number of residents over the 100 years of its existence, but none of these families appear to be significant to the history of the region, Nation or State. Neither are there events associated with the building which have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building would not be eligible for the National Register based on criteria A or B, or the California Register based on 1, 2, or 3. While it would not appear to be eligible individually for the National Register under Criterion C, the building does contribute to a potentially eligible district.

In 2004, The City of Santa Clara adopted Criteria for Local Significance. Under these criteria, "any building, site, or property in the city that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archaeological significance is potentially eligible," to be a "Qualified Historic Resource."

Criterion A: Historical or Cultural Significance

No.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.

As new settlers arrived in Santa Clara in the early twentieth century, these working class families settled in newly subdivided areas such as the block where the subject property is located. This small home was constructed for one such family and over the ensuing years, provided shelter for other people of similar economic status. By their employment in the burgeoning businesses of the township, the members of these families contributed to the economic growth of Santa Clara.

(Continued on page 6, Form 523L)

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

Primary #
HRI #
Trinomial

Page 6 of 11

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

*Recorded by: Lorie Garcia

*Date 02/02/2012

☒ Continuation

☐ Update

(Continued from page 5, Form 523L)

Criterion B: Architectural significance

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

As the 19th century drew to a close, working class immigrants and Americans turned away from the previous Victorian excesses. Not every family needed a ten-room home, and, which had evolved with the new century, provided a convenient reality for the average working class family. The several simplified versions of the Colonial Revival and Craftsman architectural styles provided the ideal architectural response to the subdivision of residential land from the previous large lots into ones that while deep, had a narrow street frontage. The subject property is a simple rectangular Craftsman cottage with Colonial Revival details, built to accommodate a working class family of early 20th century Santa Clara.

Criterion C: Geographic significance

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

The subject property is located in the area of the Old Quad where the larger lots underwent subdivision to accommodate the extensive development that Santa Clara experienced in the first decades of the twentieth century, due to the growth and expansion of manufacturing and agricultural industries.

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

The house, constructed circa 1911, remains as an example of the small workingman's cottages built in Santa Clara to accommodate the influx of new settlers to the township in the early twentieth century. It is representative of the development of this area of the Old Quad during the early 20th century and is important to the integrity of the historic area in which it is located. Within a 15 year period, most of the homes in this block were constructed. This accounts for the continuity of the building styles in the neighborhood.

Evaluation of Integrity

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The modern test of integrity according to the Office of Historic Preservation is to stand on the sidewalk and ask yourself the following question: "Does the resource display enough of what made it significant for its historical period that it can be easily grasped by the average passerby?"

The architectural integrity of the structure has been somewhat diminished by the replacement of the original windows and new porch railings. However, no additions have been made to the home and it retains its original configuration. Sufficient character defining features of the historic building have been preserved and retained, which convey its historical significance or origin. The historical use of the building has not changed and it remains a single family home. The subject property retains enough of its historic character and appearance to be recognizable as a historic property and to convey the reason for its significance. The evaluator finds 710 Madison Street to retain sufficient integrity to qualify as a historic property and appears to be, based on compliance with the Local Significance Criteria, eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

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

Primary #
HRI #
Trinomial

Page 7 of 11

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

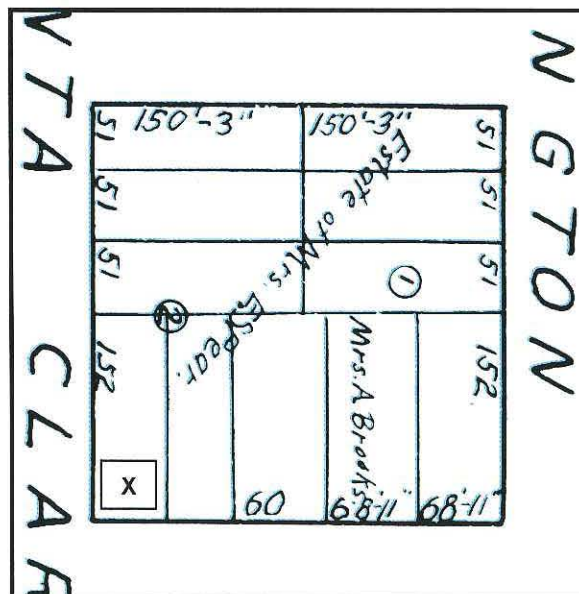
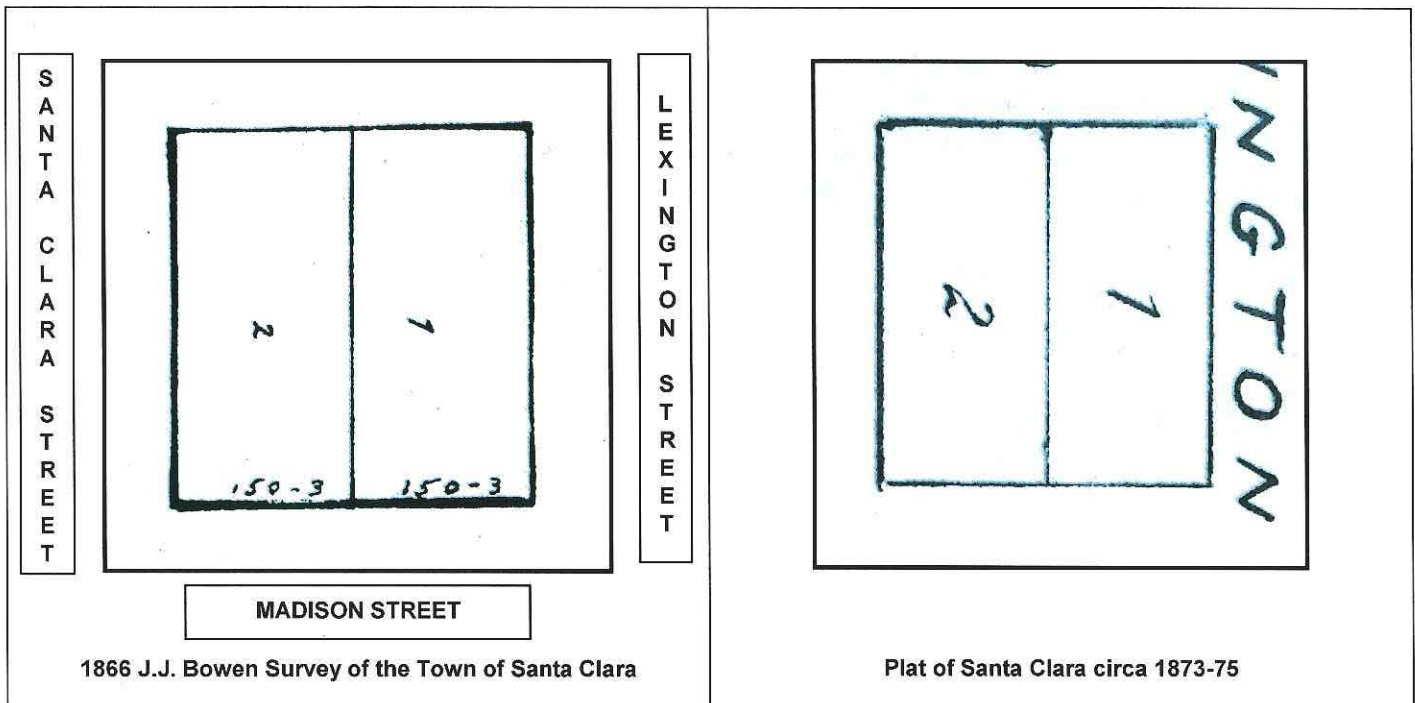
*Recorded by: Lorie Garcia

*Date 02/02/2012

☒ Continuation

☐ Update

HISTORIC MAPS



1893 C.E. Moore Map of the Town of Santa Clara
(X indicates location of Lot 10 - 710 Madison St.)

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

Primary #
HRI #
Trinomial

Page 8 of 11

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

*Recorded by: Lorie Garcia

*Date 02/02/2012

☒ Continuation

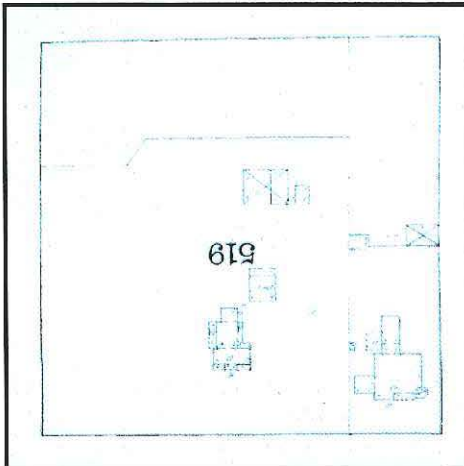
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SANBORN FIRE INSURANCE MAPS

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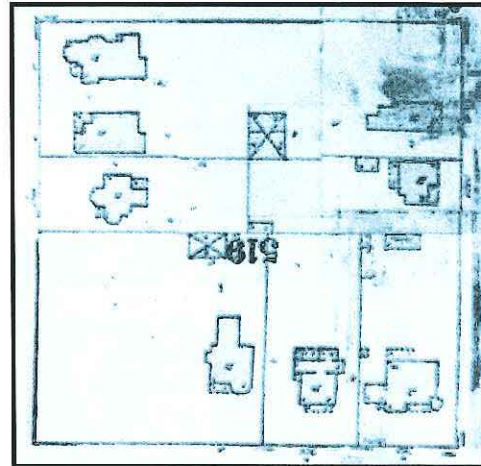
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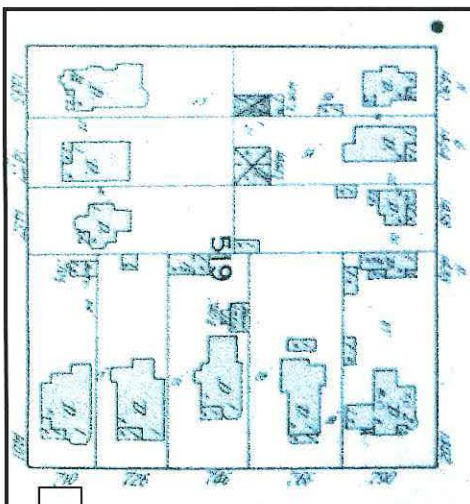
MADISON STREET

1891 Sanborn Fire insurance Map



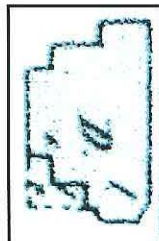
MADISON STREET

1901 Sanborn Fire insurance Map

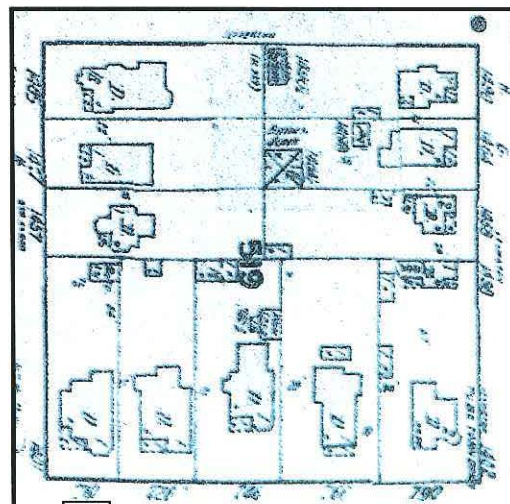


X

X marks 710 Madison Street



1915 Sanborn Fire insurance Map



X

X marks 710 Madison Street



1930 Sanborn Fire Insurance Map

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

Primary #
HRI #
Trinomial

Page 9 of 11

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

*Recorded by: Lorie Garcia

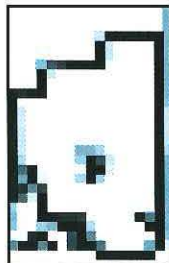
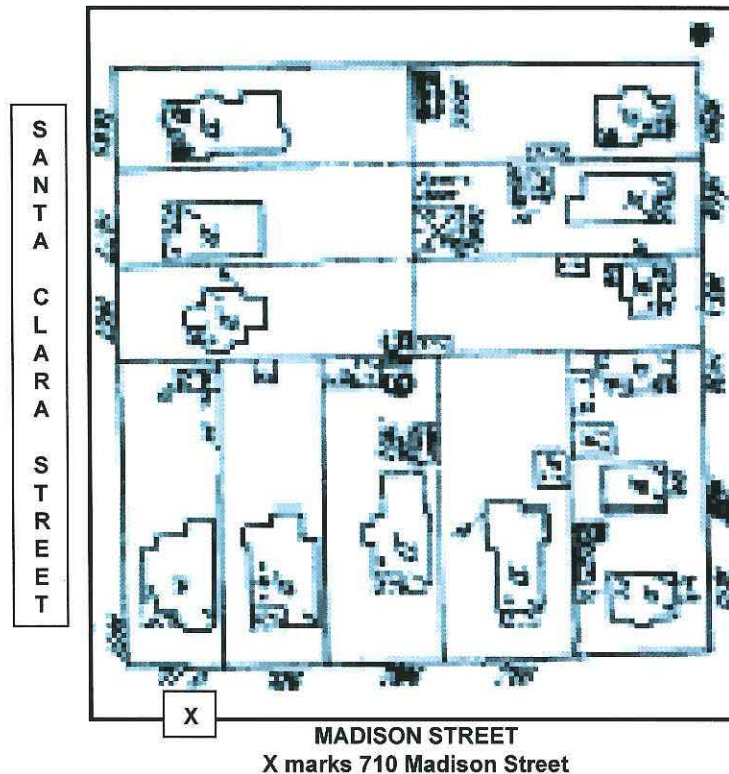
*Date 02/02/2012

☒ Continuation

☐ Update

SANBORN FIRE INSURANCE MAPS continued

1950 Sanborn Fire Insurance Map



1950



1930

NOTE: The outline of the house and porch (dotted line) on the 1950 Sanborn Map remains unchanged from that appearing on the 1930 Sanborn Map, indicating that the alterations made to the "sun-porch" had not occurred as of 1950.

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

Primary #
HRI #
Trinomial

Page 10 of 11

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

*Recorded by: Lorie Garcia

*Date 02/02/2012

☒ Continuation

☐ Update

HISTORIC PHOTOS



Above, Mrs. Carmelita Emig is photographed in front of her home at 1460 Santa Clara Street. Mrs. Emig's clothing indicates that this photo was taken circa 1910-1911. 710 Madison Street appears behind her, center left on the photo. The house appears to be newly constructed and as yet unpainted.



Circa 1945



April 4, 1979

710 Madison appears as originally constructed in the 1945 photo shown above. Note: the ribbon of windows on the side and 2 large windows inset in the front "sun-room." By 1979, alterations to the house had resulted in the enclosure of this room and new window openings; the front porch and the terraced stoop, which flanked the front steps, had been modified with wrought iron railing replacing the original wood siding; the columns and knee-brace supporting the front-facing gable at the open corner of the porch had been removed.

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

Primary #
HRI #
Trinomial

Page 11 of 11

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

*Recorded by: Lorie Garcia

*Date 02/02/2012

☒ Continuation ☐ Update

Additional Photos



Photo No: 100_0428,
View: S side elevation & partial front facade
Photo Date: January, 2012
Camera Facing: West



Photo No: 100_0434
View: S side elevation (rear)
Photo Date: January, 2012
Camera Facing: North



Photo No: 100_0446
View: S side elevation rear gable & porch &
partial side of hip roofed house section
Photo Date: January, 2012
Camera facing: North

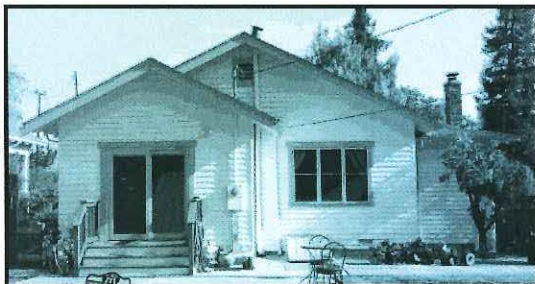


Photo No: 100_0441
View: Rear Facade
Photo Date: January, 2012
Camera Facing: NE



Photo No: 100_0440
View: Basement entry
Photo Date: January, 2012
Camera Facing: NE



Photo No: 100_0443
View: Partial rear Facade & N side elevation
Photo Date: January, 2012
Camera Facing: East



Photo No: 100_0431
View: Front gable end detail
Photo Date: January, 2012
Camera Facing: West



Photo No: 100_0448
View: Front (main) entry
Photo Date: January, 2012
Camera Facing: SW



Photo No: L eft, 100_0436; R ight, 100_0439
View: Left, Garage; Right, Garage east side
elevation
Photo Date: January, 2012
Camera Facing: Left, NW; Right, SE