

APPENDIX D2

Cambrian Park Plaza Historic Resource Evaluation

May 20, 2016

CAMBRIAN PARK PLAZA
Historic Resource Evaluation

This correspondence provides an historical evaluation of the subject property and buildings, known as the Cambrian Park Plaza (CPP), for the purpose of determining if the CPP does or does not qualify as a historic resource per applicable criteria.

This evaluation effort is based on site visits to survey and record the property and buildings and setting, visits to Santa Clara County to review available permit records and for deed research, a visit to local archives (the California Room at the Dr. Martin Luther King Jr. Library in the city of San José, and San José State University's Sourisseau Academy, also housed at the King Library) to research the subject property related records, and additional on-line searches and research.

Evaluation Summary

As detailed herein, the subject property, its buildings and structures do not meet any criteria for listing on the California Register of Historical Resources (CR) or for designation as a City of San Jose Landmark and are, therefore, not a potential historic resource:

1. The pattern of suburban commercial development associated with the CPP and the related Cambrian Park suburb is not an identifiable event or pattern of historic importance.
2. The general importance of the CPP's originator, Paul Schaeffer, is recognized yet limited to the CPP itself. He has no other identity of historical importance. Lacking significance on any other basis, the CPP is not potentially significant as a result of its association to its founder, Paul Schaeffer.
3. Based on the evidence, including the lack of information about the original designs of the CPP, there does not appear to be any architect, etc. of potential importance associated with the creation of the CPP, nor does the type, period and/or methods of construction of the CPP have identifiable distinction relative to its historic contexts and period.

Setting

The subject property houses the CPP shopping center located at the intersection of Union and Camden Avenues due west of San Jose in Santa Clara County. The property addresses span from 14,800-14,950 Camden Avenue and 14,200-14,458 Union Avenue. The property is situated in the unincorporated Santa Clara County community of Cambrian Park. [fig.1]

The CPP consists of a cluster of low, rambling commercial buildings on a 17.48 acre lot. The lot (Santa Clara County assessor's block 419, lot 13) is trapezoidal in plan, orthogonal at its street-corner, with long street frontages (to the north and west), a short southern lot line, again orthogonal to the street, and an angled and curvilinear rear border (figs.2-3). The existing buildings, covering approximately 40% of the site, include an elongated building set back in the center of the site in a roughly dog-legged plan, its western leg facing and aligned with Union Ave., its northern leg obliquely facing Camden Ave.; and four smaller free-standing buildings aligned directly along the Camden Ave. frontage. Another small freestanding building is located in the open space at the link of the central building's western and northern legs.

Other structures on the site include a roadside pylon sign announcing the CPP near the corner of Union and Camden avenues, an pylon sign at the southern end of the Union Ave. frontage, which announces one of the larger businesses, another along Camden Ave., and several other smaller

monument signs for other individual businesses. While the CPP is located at the busy intersection of Camden and Union avenues, that corner of the site is open, with a small planting area and a split rail fence at the back of the sidewalks. Even the CPP pylon sign is placed somewhat at a distance from that corner of the site.

There are various points of vehicular ingress and egress to the site. The original and early vehicular entries were at mid-block on each frontage, the Union Ave. entry evidently primary, and both of which remain. Two other vehicular entry points are located towards the end of each frontage. A curvilinear and partly internal street bounds the rear of the site, which a residential street (Wyrick Ave.) intersects at its mid-point.

Summary Development History

Original permits, dated March and April of 1953, permitted the property owner to “build” the “foundation only” for a “shopping center,” then to “build” a “shopping center” to be occupied by “retail stores” (figs.4-5). Subsequent permits for additions were submitted in May and June of 1953 (figs.6-7) and in May and June of 1954. In each application, the property owner was identified as Schaeffer Lands Inc. and the contractor as The Wilder Co. The only other specific information included in those original and early permits was in the May 1954 application, which identified the addition of “retail sales” and a “p.o. [post office] & bank.” The early permits were issued and completed, as each included a record of inspections made. However, no original or early plans have been located.

The original building, constructed from 1953-1954, was set within the site, aligned with and fronted on Union Avenue (to the west), its frontage reserved for open parking and with additional parking to the east, behind the building, where the rear of the shopping center abuts the adjoining residential neighborhood (which was subdivided and developed contemporaneously as part of the Cambrian Park subdivision).

A c1956 aerial view of the property clearly shows the extent of the original 1953-54 building (fig.8). And a 1956 newspaper section advertising the Cambrian Park neighborhood also included an aerial view of the vicinity and the extent of its development (fig.9). That c1956 image also shows the completed western leg of the CPP fronting on Union, but as yet without any construction of the northern leg, with that portion of the site remaining open and segregated by a roadway.

Additional images of and advertisements for the CPP were included in that newspaper section. One view was an undated architectural rendering of the CPP and which greatly differs from the realized project, especially the placement of its northern leg, which was envisioned to be aligned with Camden and to extend into an eastern leg (fig.9). As built, the northern leg was rotated to the southwest and the planned eastern leg was deleted from the project. Prominent stores were also shown at the several outside corners of the CPP, yet these did not come to fruition. A roadside pylon sign was indicated at the main entrance in the middle of the Union Ave. front, and an elevational sketch of the CPP also illustrated the Union Ave. frontage with a roadside pylon sign of modern design at its entry (fig.10). That second sketch more accurately illustrated the CPP as it stands today, its modest and rambling architecture lying under low sloping roofs in the middle distance. And the pylon sign depicted therein may have been representative of the original roadside sign which, in the early aerial views, is otherwise barely visible at the south entry to the CPP. Overall, the undated architectural rendering appears to present the CPP with a more modern character than the realized work.

One of the photographic images in the 1956 article is of a low, freestanding Cambrian Park Plaza monument sign (fig.11). As is evident in the c1956 aerial, that sign stood not at the roadside or

entrance to the CPP but in the middle of the central entry drive off Union Ave. It was a low sign in character with the ranch-like architecture of the CPP. How long it lasted is not known, but that sign is again depicted in a 1963 advertisement, so probably stood at least until then (fig.12).

Another historic aerial view, c1960, documented the central CPP building consisting of both its western and northern legs, largely as it exists today yet without any freestanding buildings along Camden (fig.13). That aerial also shows that an addition was made to the rear of the original building, which was an extension to the supermarket housed in the space at the center of the western leg.

A 1961 USGS topographic map again depicted the completed overall building, clearly showing it as two buildings joined together (fig.14). That map appears to show the northeastern corner of the site as a separate parcel segregated from the northern leg of the CPP by a street or drive, the geometry of which appears to explain the curiously angled plan of the CPP's northern leg.

Permit records from the late-1950s are all for signage rather than for building construction. The first sign permits for Camden Avenue addresses were dated early 1959 and suggest that construction of the north wing began to be completed then. None of those early permits appear to have been for CPP pylon or monument signs but were instead for individual shops.

The northern building leg includes a handful of stores along with a bowling alley, Cambrian Lanes. Further confirming the c1958-c1960 construction period of the northern wing, Cambrian Lanes was first listed in the Santa Clara County telephone directory in 1961, but may have been opened by 1960, as it is recorded in a 1960 photograph.

Based on a 1968 USGS map, three of the existing freestanding buildings were added along the Camden Ave. frontage during the latter 1960s (fig.15). The 1973 USGS map is the same (fig.16). In the 1980 USGS map (fig.17), it appears that the fourth freestanding building was added between 1973 and 1980.

Other than basic permit applications, no original or early construction drawings or records have been located. Based on the available photos, permits, etc., the original building was the western leg, which dates to 1953-54. The turned knuckle at the northwest corner of the central building followed, dating to the c1955-56 period, along with the rear addition to the original, western leg. The rotated northern leg was added c1959-60, completing the core building of the CPP. At that same time, the original version of the CPP pylon sign with a carousel was added to the site. This finding is based on historic photos, including one of the sign dated 1959, along with evidence of earlier pylon and monument signage associated with the original construction. Based on the historic photos, the existing CPP pylon sign is not the same as the 1959 sign, nor does it include neon, and the diversified carousel figures are clearly of a later generation. At this juncture, based on a review of numerous sign permits for the property owner, Schaeffer, the existing sign may date to 1994, as there's a sign replacement permit dated June of 1994 that is not assignable to any specific store.

Illustrative of its sequenced completion, the 1956 news section cited above listed 20 shops at the CPP, whereas a follow-up section in 1962 identified 31 businesses. And three of the freestanding buildings along the Camden Ave. frontage were added in late 1960s, followed by the final one in the 1970s.

Summary Description

In a development pattern typical of its mid-century period, the original CPP buildings are set back on their lot behind auto circulation and parking areas (figs.18-23). The conjoined buildings are long, in a rambling rather than linear form, and tucked under continuously sloped roofs of varying heights.

From the avenues, the overall visual character is of a low set of sloped, overhanging roofs in the distance, with a number of low gabled faces extending above and accenting the roof lines, and with numbers of individual signs standing along the low roof edges. The low roof overhangs are supported by timber posts that are part of the wood and timber framed walkways that trace the rambling perimeter all along the building fronts. From the exterior, the covered walkways create a continuous shadow around the base of the building fronts, inside which are the storefronts. As such, the face of the covered walkways are essentially the building facades.

In two locations, the continuous roof lines are interrupted: by a low-gabled form along the Union Ave. front (fig.24); and by a projecting box-like form near the east end of the north leg (fig.25). Both are entry porticoes, the former to the original supermarket and the latter to the bowling alley.

Principal exterior building elements are few: sloped, flat clay-tile roofs supported by a mix of timber and brick posts and timber beams at the perimeter; wood framed and trimmed gables projecting above the roofs, several with sets of large fixed windows; and individual signs standing at the roof edges (figs.26-30). Other building elements and materials include:

- Concrete-paved walkways
- Wood and timber framed walkway roofs
- Wood wall cladding, board-and-batten pattern
- Brick wall cladding, aprons/planter boxes
- Wood entry doors
- Display windows, wood trimmed
- Bay windows with various styles of canopies/hoods
- Plastic gutters and downspouts
- Aluminum windows and entry doors (at bowling alley)
- Wall mounted lights (at central portico)
- Fluorescent strip light fixtures (at walkway ceilings)
- Pendant light fixture (at bowling alley portico)
- Metal picket fencing (at Camden Ave. buildings)

Site features and materials include:

- Asphalt paving with asphalt curbing
- Brick paved patios
- Low brick planters with planting beds
- Split rail fencing (at street corner)
- Wood picket fencing and rail fencing
- Ornamental light standards (lanterns)
- Roadside pylon signs
- Trees

Architecture

The buildings of the original and early CPP, completed in stages from 1953 to 1960, and with subsequent individual building additions dating c1966-c1980, are modern yet traditional, in that the design is of the Modernist architectural period (broadly, c1930-c1970) yet carries forward a ranch-like aesthetic. In short, the architecture of the CPP may best be labeled Ranch-style Modern, the primary characteristics of which blend Modern architectural uses and forms – the modern shopping center set amidst parking lots, and the long and low building massing – with rustic and semi-traditional architectural elements, in this case timber and wood elements that evoke a California ranch.

Architect

No architect, engineer or designer has been identified as responsible for the design of the CPP. One architect, Richard “Dick” Finnegan, whose signature appears on the rendering included in the 1956 newspaper article, was somehow associated. However, there is no evidence that Finnegan was the architect of the CPP.

Existing Conditions Summary

The buildings of the CPP stand much as they did when originally completed. In general, the sequence of construction corresponds with a range of general architectural interest, with the original building having the higher relative quality and the buildings along the Camden Ave. frontage of lesser quality, as their design features are poorly associated with the earlier, central buildings (figs.31-34). The service oriented building rears are of tertiary interest, regardless of their construction sequence.

As summarized above, the principal design features of the CPP have a very simplified and even narrow range. Moreover, though the original and early buildings feel and appear to be intact, historic photos provide information to the contrary. Many of the elements and materials listed in the above descriptive summary are in fact not original.

Again, the form of this 1950s-era shopping center is largely intact, including its layout and, most importantly, its rooflines. Identifiable changes are focused on its exterior and site materials and treatments. To begin with, the bracketed timber posts with brick bases and the several full brick posts that together essentially comprise the building facades are not original. Originally and significantly, the building’s external posts were rounded peeled logs. For example, the brick posts that now support the central and gabled portico at the western leg were originally logs. The dates of these alterations are not known. Yet, presuming that they were made as a result of material deterioration, that replacement work can be estimated to no earlier than the 1970s. Further, the existing conditions of the supporting frames at the walkway roofs are highly deteriorated, with numerous structural repairs in evidence.

Other identifiable exterior changes include:

- Sitework – paving, planting and fencing;
- Selected areas of roofing (replaced with composition shingles and sheets), and all roof drainage assemblies;
- Signage, to the extent that no original site or building signs remain, including at Cambrian Bowl;
- Site and building lighting and systems.

While the site at the building perimeter retains a semi-bucolic feeling, the original site had several generous yards as well as a large extent of split rail fencing (fig.35). The historic images therefore depict a far more bucolic and ranch-like setting at the building fronts. Signs for individual shops were also largely hung from the roof edge, rather than standing above the roof edge as they largely do today.

Together, these alterations have changed the exterior of the original and early CPP.

Historic Context

The historic context of the CPP is post-World War II suburban commercial development and architecture. This context is documented in historic context statements prepared for the City of San Jose, and which are directly applicable to the greater Santa Clara Valley.¹

¹ See Laffey, *Historical Overview and Context for the City of San José, 1992*; Past Consultants, *San José Modernism Context Statement, 2009*.

Evaluation

The subject property has not previously been evaluated for historic resource eligibility. In order to address the requirements of the California Environmental Quality Act (CEQA) specific to historic resources, the current effort has been requested and is intended to provide requisite historic resource evaluation is per the California Register of Historical Resources (CR) evaluation criteria. Thereafter, relative to any future development context, the CPP is additionally evaluated for its eligibility as a City of San Jose Landmark.

California Register

To be eligible for listing on the CR, a resource must be historically significant at the local, state, or national level, under one or more of the following four criteria:²

- CR-1. *[That are] 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;*
- CR-2. *[That are] associated with the lives of persons important to local, California, or national history;*
- CR-3. *[That] 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;*
- CR-4. *[That have] has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation;*

1. *Associated Events*

In its historic context, the CPP is associated with the development of the Cambrian Park suburb.

As outlined in historic context statements for the City of San Jose, and which are directly applicable to the greater Santa Clara Valley, the pattern of suburban development associated with the CPP and the related Cambrian Park suburb is not an identifiable event or pattern of historic importance. The post-WWII pattern of suburban development was not particular or unique to a given place. Rather, post-war suburban development, with its explosion of residential and commercial growth, affected not only the Santa Clara Valley but the region, state and nation, where post-war demographic and economic expansion resulted in the settlement and development of lands outside the city limits.³

As the CPP is not associated with any historically important events, the property does not meet CR criterion 1.

2. *Associated Persons*

One individual directly associated with the CPP is Mr. Paul Schaeffer (1900-1982). In the early 1950s, Schaeffer developed his former agricultural property into this commercial center, which he subsequently managed. He is commemorated by a plaque on the property that recognizes his stewardship (fig.36). Otherwise, limited information is available about Schaeffer. His brief obituary simply states "Paul, 81, of San Jose, construction."⁴

Schaeffer's importance is limited to the CPP itself. He has no other identity of historical importance. Itself lacking significance on any other basis, the CPP does not lend Schaeffer historic importance and is therefore not potentially significant as a result of its association to Paul

² California Office of Historic Preservation. *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources*. Sacramento: California Office of State Publishing, 2001.

³ Richard Longstreth, *City Center to Regional Mall*; Chap.IX, Markets in the Meadows.

⁴ "Santa Clara County Deaths," *San Jose Mercury News*; May 30, 1982; p78.

Schaeffer, so the CPP does not meet CR criterion 2.

3. *Embodies Distinctive Characteristics, Is a Work of a Master, or Possesses High Artistic Values*

Again referencing *San Jose Modernism*, the applicable period is Modernism, the historic theme is Retail Development, and the property type is the Retail Strip. In this context, the identified distinctive style is Commercial Modern, the character-defining features of which are:

- Horizontal, angular massing
- Flat or low-pitched roofs
- Extensive use of glass, commonly set within flush-mounted steel or aluminum frames
- Expressed structural system
- Large commercial advertising mounted directly to building
- Large, free-standing advertising signs located prominently along the road
- Use of modern cladding materials, such as Roman brick, porcelain enamel, ceramic tile, prismatic glass, and glass block.⁵

The majority of identified Commercial Modern architectural characteristics are not in evidence at the CPP.

As summarized, the CPP embodies characteristics of a suburban modern-ranch style. Its forms may be modern – the freestanding shopping center is after all an invention of the Modernist period – but its design characteristics are derivative of an earlier period, quasi-evocative of a California ranch. Therefore, its commercial architecture is eclectic and without the identified distinctive characteristics of its actual design period.

Additionally, in *San Jose Modernism*, the ranch styles identified as distinctive to the period – specifically, Tract Ranch and Custom Ranch – are exclusive to residential development. The application of a ranch style to this commercial development is therefore without distinction in its post-war commercial context.

A direct example of a Santa Clara County shopping center that embodied the distinction of its Modernist architectural period was the Valley Fair Center (Gruen Associates, 1956), some five miles directly north of the CPP, which has since evolved from its Modernist origins into a large, contemporary shopping mall. At the time of its construction, Valley Fair was widely published as an example of the state of the art of shopping center planning and design.

While the building type – the suburban commercial shopping center – is unique to the Modern period and especially to the post-war era, this building type was and is ubiquitous rather than distinctive. Numerous other shopping centers were constructed in the vicinity and region in the immediate post-war period, including another, the Cambrian Park Shopping Center, within the Cambrian Park development.

In addition to its architecture, the CPP has a number of roadside signs that are independent features of the property with direct relationships to the surroundings. Several of these signs (Custom Casuals and BofA) are of unknown origin but appear to be relatively recent additions. The CPP roadside pylon sign, located adjacent to the intersection of Union and Cambrian avenues, is also undated. It is not original to the site but, based on photographic evidence, was first added to the property c1959. There are no definitive attributions for the sign. Though a current website states that the carousel feature was created by a local baker, the webpage provides no citation or attribution for this statement, and no such attribution has been found.⁶

As noted, there were two original CPP signs, the earliest from the first phase of construction and

⁵ *San Jose Modernism Historic Context Statement*, p77

⁶ Cambrian Community Council, "History of the Cambrian Area" @ <http://cambriancommunitycouncil.com/10212.html>

located at the south entry to the site, and a c1956 sign added at the center of the property. Subsequently, another CPP pylon sign with a carousel feature was added to the site c1959. While the feeling of the 1959 CPP pylon sign partly remains, and while its carousel component may have some remaining original elements, the pylon sign has been substantially altered both in terms of its materials and its design elements. Consequently, given the extent to which the original materials and design have been altered, and though it is likely a popular roadside feature in its vicinity, the pylon sign does not appear to have historic importance.

Additionally, no professional has been specifically identified as the creator of this shopping center. As noted, Richard “Dick” Finnegan was partially involved, as his signature appears on the rendering included in the 1956 newspaper article. However, there is no evidence confirming that Finnegan was an architect of the CPP. Further, information about Finnegan’s career is lean, as is evidence of any projects associated with him. While full research has not been undertaken into his career, the limited information available appears to illustrate a lack of potential historic importance of his work.

The Wilder Co. is identified on permit records as the original contractor. No information has been located about that contractor.

Based on this limited evidence, including the lack of information about the original designs of the CPP, there does not appear to be any architect, etc. of potential importance associated with the creation of the CPP.

The type, period and methods of construction of the CPP are also without identifiable distinction, and the CPP does not possess artistic values, so the CPP does not meet CR criterion 3.

4. *Historical Information Potential*

The CPP property has not to date yielded any important prehistoric or historic information. Relative to the subject of this evaluation, potential historic resources, the property has not yielded and, as it is a contemporary commercial resource with a brief and narrow history, does not appear to have the potential to yield information important to history, so does not meet CR criterion 4.

County of Santa Clara Criteria

The County of Santa Clara uses the same criteria as the California Register. Because the CPP does not meet the criteria to be eligible for listing on the California Register, it also does not meet the criteria to be a Santa Clara County landmark.

City of San Jose Criteria

To be found eligible for landmark designation, one or more of the following criteria must be met.⁷ The following analysis addresses each criterion, again based on the above information:

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture;*

The CPP is a common and suburban commercial shopping center and property built in the post World War II era. The pattern of suburban development associated with the CPP and the related Cambrian Park suburb is not an identifiable event or pattern of historic importance. The post-WWII pattern of suburban development was not particular or unique to a given place. Rather, post-war suburban development, with its explosion of residential and commercial growth, affected not only the Santa Clara Valley but the region, state and nation as a whole. The CPP’s does not

⁷ “Qualitative Criteria of the City of San Jose.” City of San Jose, *REVISED GUIDELINES FOR HISTORIC REPORTS*, 2/26/2010.

embody any character, interest and value as part of any pattern or history, heritage or culture.

2. *Its location as a site of a significant historic event;*

The CPP property is not the site of any historic event.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;*

One individual directly associated with the CPP is Mr. Paul Schaeffer (1900-1982). As analyzed above, Schaeffer's importance is limited to the CPP itself. He has no other identity of historical importance, so the CPP is not identified with a person with any significant contributions to history.

4. *Its exemplification of the cultural, economic, social or historic heritage of the city of San José;*

The pattern of suburban commercial development associated with the CPP and the related Cambrian Park suburb is not an identifiable event or pattern of historic importance.

The CPP does not exemplify cultural, economic, social or historic heritage.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;*

As summarized, the CPP embodies characteristics of a suburban modern-ranch style. The CPP's commercial architecture is eclectic and without the identified distinctive characteristics of its actual design period.

Consequently, the CPP does not portray the environment of a people or era of history characterized by any distinctive architectural style.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen;*

As summarized, the CPP embodies characteristics of a suburban modern-ranch style. Its forms may be modern, but its design characteristics are derivative of an earlier period, quasi-evocative of a California ranch. While the building type – the suburban commercial shopping center – is unique to the Modern period and especially to the post-war era, this building type was and is ubiquitous rather than distinctive.

The CPP therefore lacks the embodiment of distinguishing characteristics of an architectural type or specimen.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José;*

No professional or individual has been specifically identified as the creator of the CPP.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The CPP is a common mid-20th century suburban shopping center of rudimentary design and which is not unique and does not represent a significant architectural innovation.

Conclusion

As detailed above, the existing commercial property and buildings identified as the Cambrian Park Plaza in Santa Clara County do not meet any criteria for listing on the CR or for designation as a County of Santa Clara or City of San Jose Landmark. In addition, the existing property and its buildings are not listed on any local historic register or survey. Consequently, the subject property and buildings are, therefore, not a potential historic resource.

Signed:



Mark Hulbert
Preservation Architect

attached: Professional Qualifications (p10); figs.1-36 (pp.11-27).

Professional Qualifications

With more than thirty years as a professional historical consultant, preservation planner, historical architect and architect, the author's experience includes numerous historic architectural, historic resource and project evaluations, along with extensive preservation and rehabilitation consultation work throughout the San Francisco Bay Area.

Historic resource evaluation experience on Modern and Mid-20th century commercial and institutional properties includes:

Memorial Civic Center, Richmond
Saint Mary's College, Moraga
Clark Kerr Campus, U.C. Berkeley
The Pelican Building, UC Berkeley
Camp Wilmot Sweeney, Alameda County
Fire Station 2, San Mateo Fire District
Wheeler Plaza, San Carlos
Saratoga Bowl, Saratoga
Fire Station 6, Richmond
706-716 Santa Cruz Ave., Menlo Park
2600 El Camino Real, Palo Alto

The author exceeds the Secretary of the Interior's *Standards for Professional Qualifications* for historical architecture and architecture; is listed by the State of California Historical Resources Information System (CHRIS) as a qualified historical architect and historic preservation consultant; holds a Certificate in Architectural Conservation from UNESCO's *International Centre for the Preservation and Restoration of Cultural Property (ICCROM)* in Rome, Italy; and has held a license to practice architecture in California since 1989.



Fig.1 – Cambrian Park Plaza – Aerial view, 2015 (north is up)

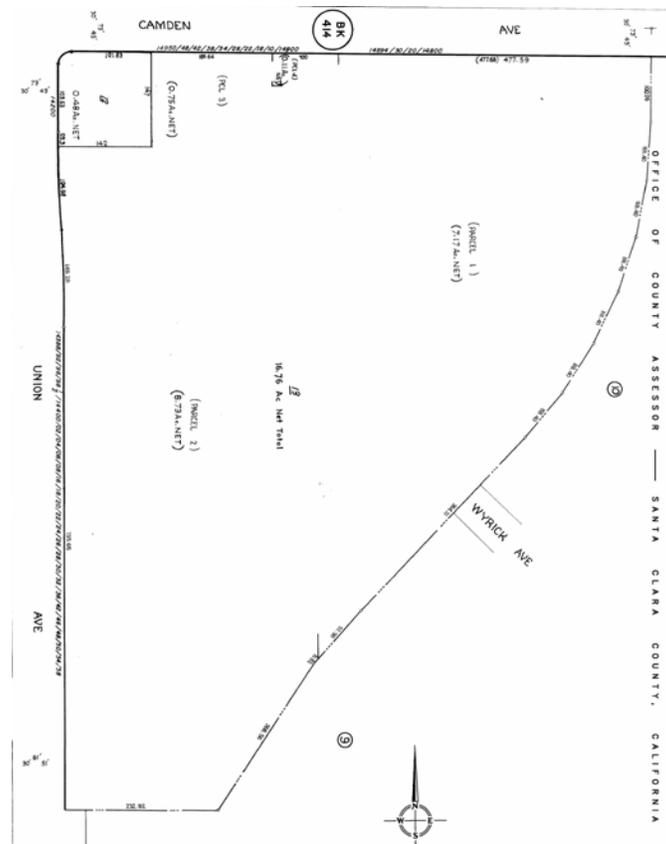


Fig.2 – Cambrian Park Plaza – Assessor's Parcel Map

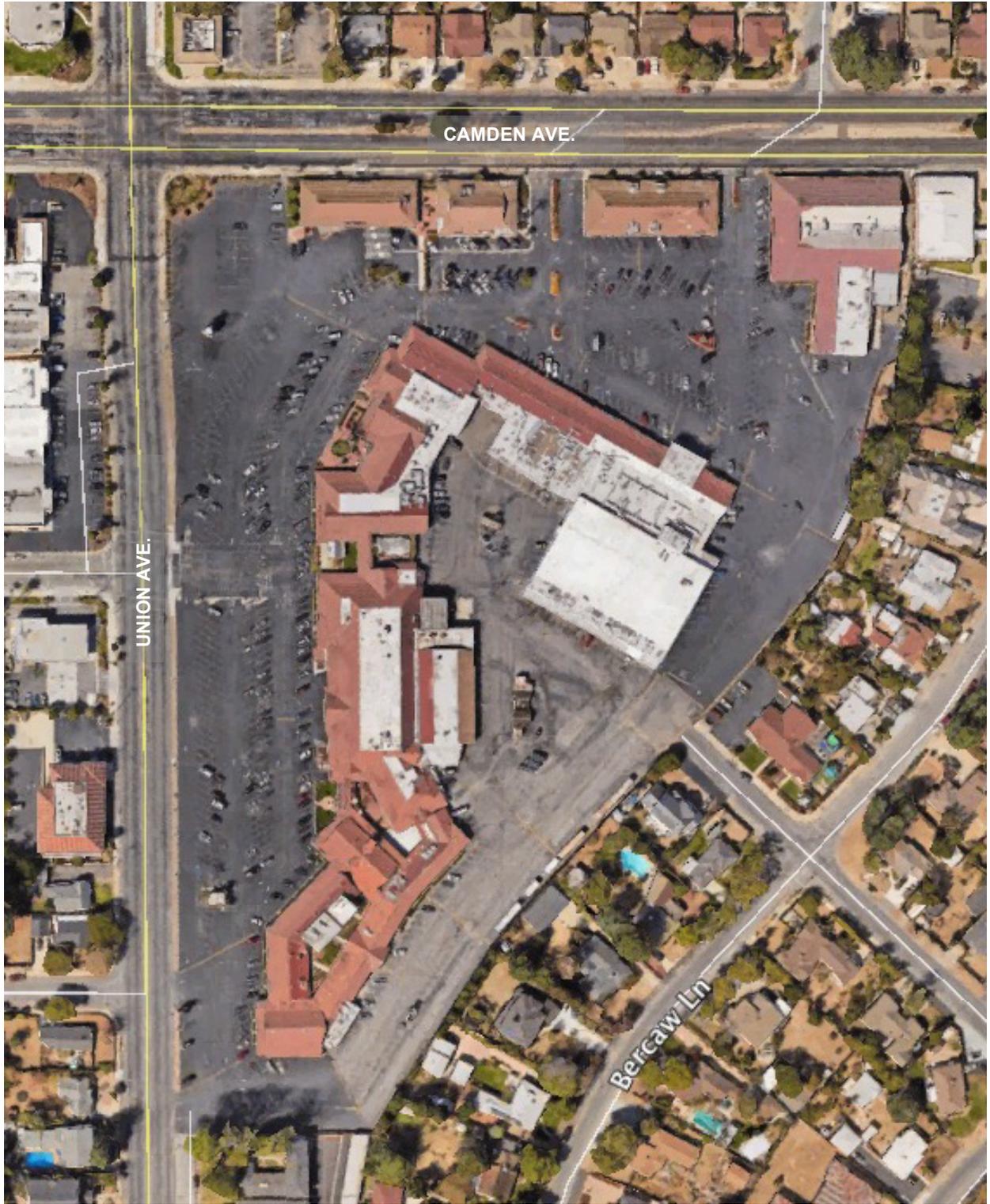


Fig.3 – Cambrian Park Plaza – Aerial, 2015 (north is up)

SANTA CLARA COUNTY
Building Inspection Department
CYpress 4-2277 — CYpress 5-1050
BUILDING PERMIT

No B 32198 Lot Ave Block Tract
Location Union + Camden Ave
Street Unit #1
Campbell **INSPECTION RECORD**

Setbacks ft.
Front 150'±
Zone C2H Side 200' (124)
Rear 200'±
Date 3-5 1953

Is hereby granted in accordance with application to
Build Remodel Add to Move
No. 1 Story 1 Family Residence and Foundation only
Occupancy SHOPPING CENTER
Owner SCHAEFFER LANDS INC.
Contractor WILDER CO.
Valuation 5000 = \$ 14 fee
RECEIPT for fourteen Dollars as inspection fee is hereby acknowledged.

Santa Clara County Building Inspection Department
By [Signature]

ELECTRICAL, PLUMBING AND GAS PERMITS
ARE REQUIRED IN ADDITION TO THIS PERMIT

No B 32198

	DATE	INSPECTOR
TEMPORARY POLE		
FOUNDATION FORMS	<u>3-25-53</u>	<u>100</u>
Pour No Concrete Until Above Has Been Signed		
BOND BEAM (CONC. BLK.)		
ROUGH PLBG. <input type="checkbox"/> PARTIAL <input type="checkbox"/> COMPLETE		
GAS PRESSURE		
ROUGH FRAME (INCLUDES FLUES, ROOF & SIDING)		
Do Not Wire Until Above Has Been Signed		
ROUGH WIRING <u>INC - UNIT A</u>	<u>5-27-53</u>	<u>SEC REPORT</u>
Cover No Walls Until Above Has Been Signed		
STUCCO WIRE & LATH		
BUILDING COMPLETE		
PLUMBING FIXTURES		
GAS APPLIANCES		
ELECTRICAL FIXTURES		

No Utilities Will Be Cleared Until
(Building Complete) Has Been Approved

SANTA CLARA COUNTY
Building Inspection Department
CYpress 4-2277 — CYpress 5-1050
BUILDING PERMIT

No B 33208 Lot Block Tract
Location Union Ave near Winkler
Street Los Antos **INSPECTION RECORD**

Setbacks ft.
Front 50'
Zone C2H Side (50') (existing)
Rear 50'
Date 5-13 1953

Is hereby granted in accordance with application to
Build Remodel Add to Move
No. 1 Story 1 Family Residence and Shopping Center
Occupancy "Foundation Only"
Owner Schaeffer Lands Inc.
Contractor The Winkler Co.
Valuation 5000 = \$ 14 fee
RECEIPT for Fourteen Dollars as inspection fee is hereby acknowledged.

Santa Clara County Building Inspection Department
By [Signature]

ELECTRICAL, PLUMBING AND GAS PERMITS
ARE REQUIRED IN ADDITION TO THIS PERMIT

No B 33208

	DATE	INSPECTOR
TEMPORARY POLE	<u>6-11-53</u>	<u>SEC REPORT</u>
FOUNDATION FORMS	<u>INC 5-25-53</u>	<u>100</u>
Pour No Concrete Until Above Has Been Signed		
BOND BEAM (CONC. BLK.)		
ROUGH PLBG. <input type="checkbox"/> PARTIAL <input type="checkbox"/> COMPLETE		
GAS PRESSURE		
ROUGH FRAME (INCLUDES FLUES, ROOF & SIDING)		
Do Not Wire Until Above Has Been Signed		
ROUGH WIRING		
Cover No Walls Until Above Has Been Signed		
STUCCO WIRE & LATH		
BUILDING COMPLETE		
PLUMBING FIXTURES		
GAS APPLIANCES		
ELECTRICAL FIXTURES		

No Utilities Will Be Cleared Until
(Building Complete) Has Been Approved

Figs.4-5 — Cambrian Park Plaza — Building permits, 1953 (from Santa Clara County)

SANTA CLARA COUNTY
Building Inspection Department
CYpress 4-2277 — CYpress 5-1050

BUILDING PERMIT

No B 32785 Lot

Block Tract

Location _____
Street Union Ave & Camden Ave
Campbell Camp.

Setbacks ft.
Front 100+
Side (100+) (100+)
Rear 100+
Date 4-21 1953

Is hereby granted in accordance with application to
Build 1 Story Family Residence and
Remodel No. _____
Add to } or Shopping Center
Move } Other Type Structure
Occupancy Retail Stores
Owner Schaeffer Lands Inc.
Contractor The Wilder Co.
Valuation 55,000 = \$ 86.50 fee

RECEIPT for Eighty-Six Dollars
as inspection fee is hereby acknowledged.

Santa Clara County Building Inspection Department
By R.C. Beck

ELECTRICAL, PLUMBING AND GAS PERMITS
ARE REQUIRED IN ADDITION TO THIS PERMIT
531 6-32 53437

No B 32785

INSPECTION RECORD

	DATE	INSPECTOR
TEMPORARY POLE		
FOUNDATION FORMS	<u>6-11-53</u>	<u>DC</u>
Pour No Concrete Until Above Has Been Signed		
BOND BEAM (CONC. BLK.)		
ROUGH PLBG. } PARTIAL	<u>6-16-53</u>	<u>DK</u>
} COMPLETE	<u>6-16-53</u>	<u>DK</u>
GAS PRESSURE	<u>6-11-53</u>	<u>DK</u>
ROUGH FRAME (INCLUDES FLUES, ROOF & SIDING)	<u>5-18-53</u>	<u>DK/5-23-53 E.A.</u>
Do Not Wire Until Above Has Been Signed		
ROUGH WIRING	<u>5-27-53</u>	<u>E.A.</u>
Cover No Walls Until Above Has Been Signed		
STUCCO WIRE & LATH		
BUILDING COMPLETE		
PLUMBING FIXTURES		
GAS APPLIANCES		
ELECTRICAL FIXTURES		

No Utilities Will Be Cleared Until
(Building Complete) Has Been Approved

SANTA CLARA COUNTY
Building Inspection Department
CYpress 4-2277 — CYpress 5-1050

BUILDING PERMIT

No B 33728 Lot

Block Tract

Location Union Ave opp
Street Woodard Los Gatos
UNIT "B"

Setbacks ft.
Front 75+
Side 40' (20)'
Rear 50+
Date 6-15 1953

Is hereby granted in accordance with application to
Build 1 Story Family Residence and
Remodel No. _____
Add to } or SHOPPING CENTER
Move } Other Type Structure
Occupancy _____
Owner Schaeffer Lands Co.
Contractor Wilder Co.
Valuation 50,000 = \$ 69 fee

RECEIPT for Sixty-nine Dollars
as inspection fee is hereby acknowledged.

Santa Clara County Building Inspection Department
By R. Hulsebaer

ELECTRICAL, PLUMBING AND GAS PERMITS
ARE REQUIRED IN ADDITION TO THIS PERMIT
531 6-32 53437

No B 33728

INSPECTION RECORD

	DATE	INSPECTOR
TEMPORARY POLE		
FOUNDATION FORMS	<u>6-28-53</u>	<u>E.A.</u>
Pour No Concrete Until Above Has Been Signed		
BOND BEAM (CONC. BLK.)		
ROUGH PLBG. } PARTIAL	<u>6-26-53</u>	<u>E.A./7-3-53 E.J.</u>
} COMPLETE		
GAS PRESSURE	<u>Unit C 7-24-53</u>	<u>DK</u>
ROUGH FRAME (INCLUDES FLUES, ROOF & SIDING)	<u>Unit B 7-22-53</u>	<u>E.A.</u>
Do Not Wire Until Above Has Been Signed		
ROUGH WIRING	<u>Unit B 8-20-53</u>	<u>E.A. SEE REPORT</u>
Cover No Walls Until Above Has Been Signed		
STUCCO WIRE & LATH		
BUILDING COMPLETE		
PLUMBING FIXTURES		
GAS APPLIANCES		
ELECTRICAL FIXTURES		

No Utilities Will Be Cleared Until
(Building Complete) Has Been Approved

Figs.6-7 — Cambrian Park Plaza — Building permits, 1953 (from Santa Clara County)



Fig.8 – Cambrian Park Plaza – Aerial, c1956 (courtesy Sourisseau Academy for State and Local History, Arnold Del Carlo Collection)



Fig.9 – Cambrian Park Plaza – Rendering, c1956 (from Cambrian Weekly News, June 14, 1956)



Fig.10 – Cambrian Park Plaza – Elevational sketch from Union Ave., c1956 (from Cambrian Weekly News, June 14, 1956)



Fig.11 – Cambrian Park Plaza – Monument sign, c1956 (from Cambrian Weekly News, June 14, 1956)

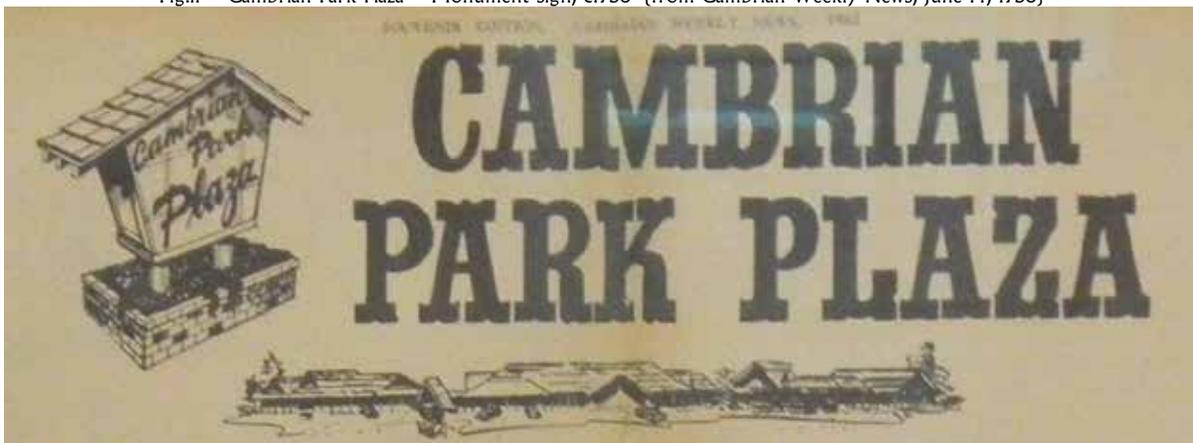


Fig.12 – Cambrian Park Plaza – Advertisement, 1963 (from Cambrian Weekly News)



Fig.13 – Cambrian Park Plaza – Aerial, c1960 [courtesy Sourisseau Academy for State and Local History, Arnold Del Carlo Collection]

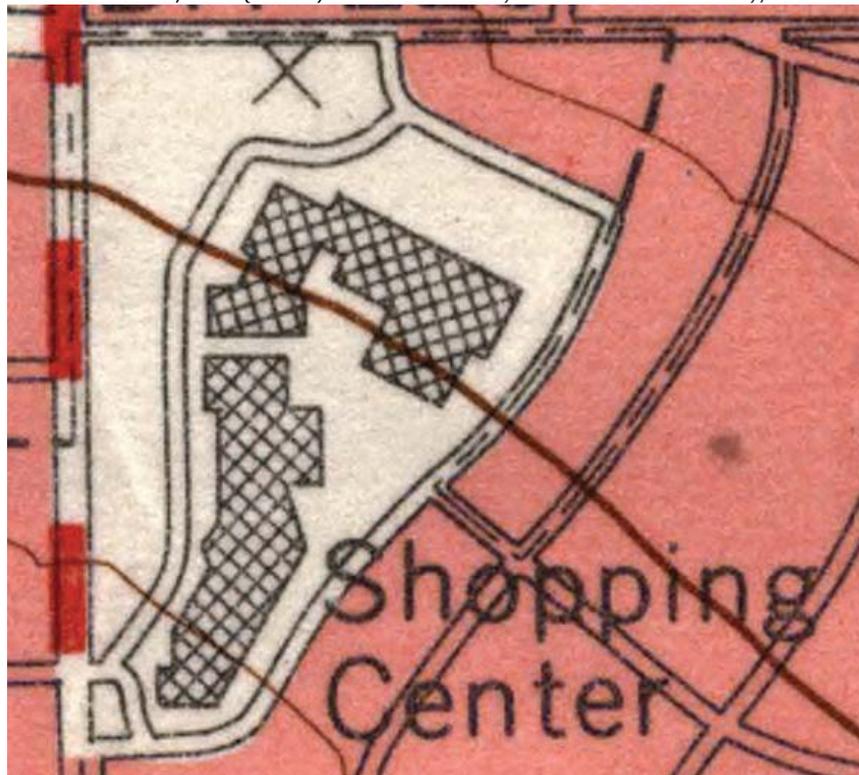


Fig.14 – Cambrian Park Plaza – USGS Map, 1961 (north is up)



Fig.15 – Cambrian Park Plaza – USGS Map, 1968 (north is up)



Fig.16 – Cambrian Park Plaza – USGS Map, 1973 (north is up)



Fig.17 – Cambrian Park Plaza – USGS Map, 1980 (north is up)



Fig.18 – Cambrian Park Plaza – View from corner of Camden (at left) and Union (at right) avenues, 2016 (looking southwest)



Fig.19 – Cambrian Park Plaza – View from Union Ave. entry drive (at right), 2016 (looking northeast)



Fig.20 – Cambrian Park Plaza – View from Union Ave. entry drive, 2016 (looking southeast)



Fig.21 – Cambrian Park Plaza – View from southwest corner of property, 2016 (looking northeast)



Fig.22 – Cambrian Park Plaza – View from central Camden entry drive, 2016 (looking south)



Fig.23 – Cambrian Park Plaza – View from eastern Camden entry drive, 2016 (looking south)



Fig.24 – Cambrian Park Plaza – View of supermarket portal, 1960
(courtesy Sourisseau Academy for State and Local History, Arnold Del Carlo Collection)



Fig.25 – Cambrian Park Plaza – View of bowling alley portal, 1960
(courtesy Sourisseau Academy for State and Local History, Arnold Del Carlo Collection)



Fig.26 – Cambrian Park Plaza – View of bowling alley (northern) portal, 2015



Fig.27 – Cambrian Park Plaza – View of portion of grocery store (western) portal, walkway and site, 2015



Fig.28 – Cambrian Park Plaza – View of portion of walkway and site at western leg, 2015



Fig.29 – Cambrian Park Plaza – View of portion of walkway and site at western leg, 2015



Fig.30 – Cambrian Park Plaza – View of portion of walkway and site at western leg, 2015



Fig.31 – Cambrian Park Plaza – Eastern freestanding building along Camden Ave., 2015



Fig.32 – Cambrian Park Plaza – East-central freestanding building along Camden Ave., 2015



Fig.33 – Cambrian Park Plaza – West-central freestanding building along Camden Ave., 2015



Fig.34 – Cambrian Park Plaza – Western freestanding building along Camden Ave., 2015



Fig.35 – Cambrian Park Plaza – View of south end, 1960
[courtesy Sourisseau Academy for State and Local History, Arnold Del Carlo Collection]



Fig.36 – Cambrian Park Plaza – Commemorative wall plaque, 2015