

## Appendix B: Department of Parks and Recreation Primary Records

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code NA  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 15 \*Resource Name or #: (Assigned by recorder) 171 Monroe St., Santa Clara

P1. Other Identifier:

\*P2. Location: Not for Publication ☒ Unrestricted

\*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad San Jose West Date 1980 T    ; R    ; 3 of 3 of Sec    ;     B.M.

c. Address 171 Monroe Street City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 593764.8 mE/ 41 333637.4 mN

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

APN 269-43-017

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The property is located in an area of very mixed residential density with two houses, 171 and 175 Monroe surrounded by two- story apartment buildings, of varied architectural styles popular during the mid-late 1900s when they were constructed. Across Monroe Street is the Santa Clara Mission Cemetery that provides a block long wall with landscaping. The overall impression is of a medium density residential area that has continued to grow and change. Beyond the general description of the area is the block where 171 Monroe is located, the only c. 1940s house on the block.

The 906 sq ft. house is a small California Ranch style with a projecting gable on one side and a recessed porch extending across the rest of the front façade. The house is typical exhibiting wood siding, a concrete porch and double- hung rectangular windows that have exterior screens and frames. The current tenant has lived there for over 9 years and has made repairs and alterations. He seen into the walls open during repairs.  
(Continued on page 3)



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

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

\*P5b. **Description of Photo:** (view, date, accession #) Front Façade, 2/28/2017

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

☒ Historic ☐ Prehistoric ☐ Both  
Constructed: 1940 Assessor's records

\*P7. **Owner and Address:**

Ratnajee & Ramavani Arumilli  
27933 Baker La, Los Altos CA 94022

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

Bonnie Bamberg  
Urban Programmers  
10710 Ridgeview Avenue  
San Jose CA 95127

\*P9. **Date Recorded:** 3/1/2017:  
8/25/2017

\*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):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code NA

Page 2 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe St. Santa Clara

B1. Historic Name: Joseph and Agnes Vierra House

B2. Common Name: none

B3. Original Use: Residential- Single Family B4. Present Use: Residential-single Family

\*B5. Architectural Style: California Ranch(Vernacular)

\*B6. Construction History: (Construction date, alterations, and date of alterations) House 1940

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

\*B8. Related Features:  
None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential Architecture Area Santa Clara

Period of Significance 1935-1967

Property Type house

Applicable Criteria NA

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

The property does not meet the criteria for listing in the National Register of Historic Places, the California Register of Historic Resources or as a Santa Clara Landmark, because it is not associated with a person or event of significance and the architecture, is not outstanding or the design of a master architect. The 100 block of Monroe St. is a mix of two-story apartment buildings and two single-family houses that are from different eras and lack continuity.

The property is lot 16 of the George Roth Subdivision. The house was constructed for Manuel and Laura Vierra who owned several lots on the block. Joseph was born in Portugal (1908) and Agnes in Santa Barbara, California (1912). Like so many emigrants who came to Santa Clara, Joseph began working as a laborer and later became a glazer (placing glass into windows) at the Pacific Mills. Joseph and Agnes lived at 185 Monroe before moving into the new house at 171 Monroe St. The family lived in the house until Agnes sold it in 1993. The current owners are Arumilli and Ramavani J.Ratnajee.

The house appears in relatively good condition. There is a garage behind the house.

Research did not uncover any significant events or associations of significance regarding the house.

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

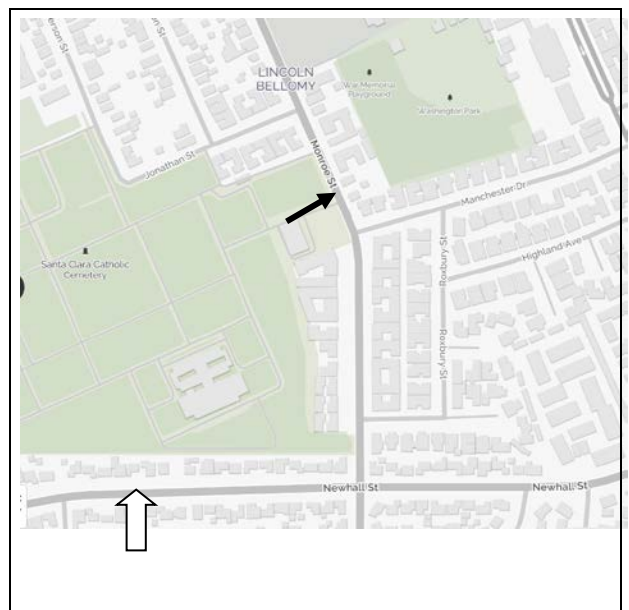
\*B12. References: City & County public documents ,

B13. Remarks:

\*B14. Evaluator: Bonnie Bamburg

\*Date of Evaluation: March 2017 Revised 9/25/2017

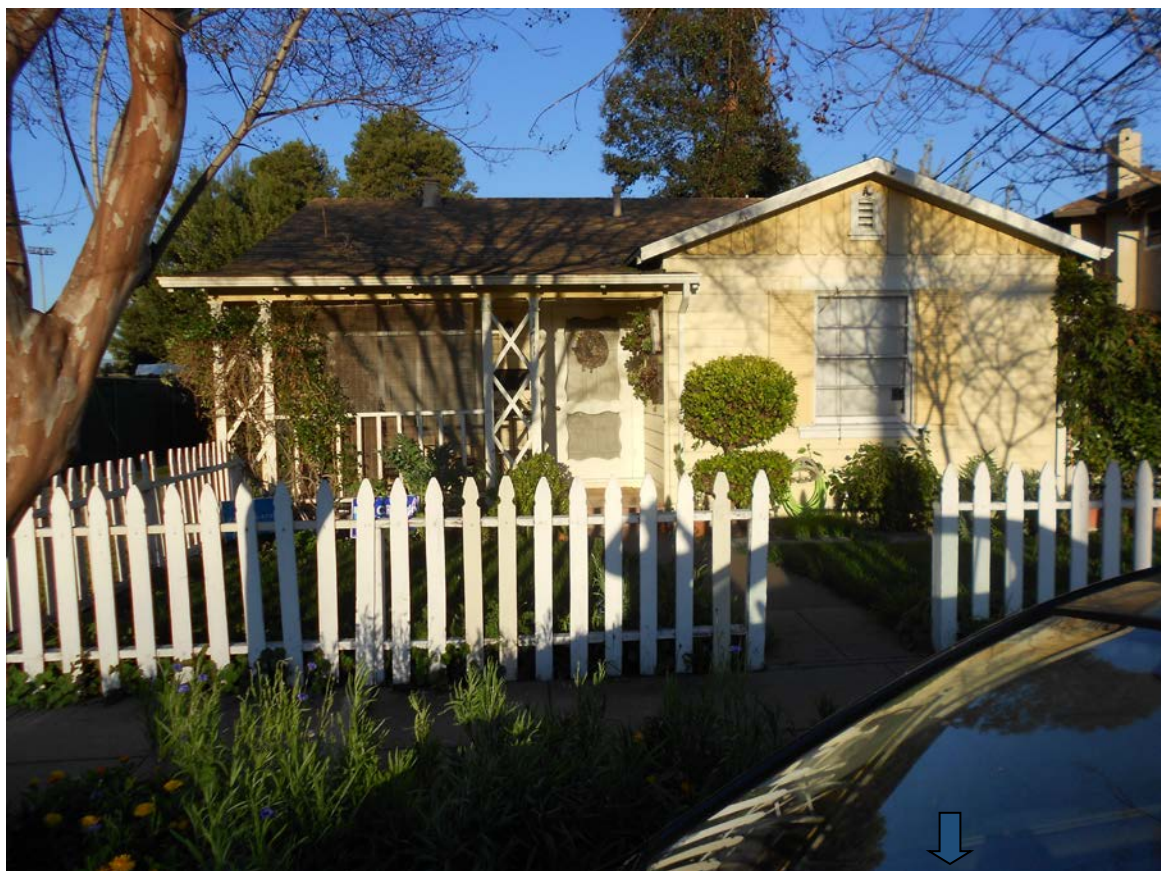
(This space reserved for official comments.)



Page 3 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update

He believes the building has been modified with siding and a scalloped vertical board trim in the gables that are not original.

**Photographs:**



Photograph 1 171 Monroe Street, Santa Clara  
View: Front façade of the c.1940 small house



Page 4 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update



Photograph 2 171 Monroe Street  
View: west façade of the house showing the intersecting gable roof, the fenestration and the porch.

Page 5 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update



Photograph 3 171 Monroe Street  
View: South façade of the house showing the intersecting gable roof. Overgrown vines hide this side of the building.

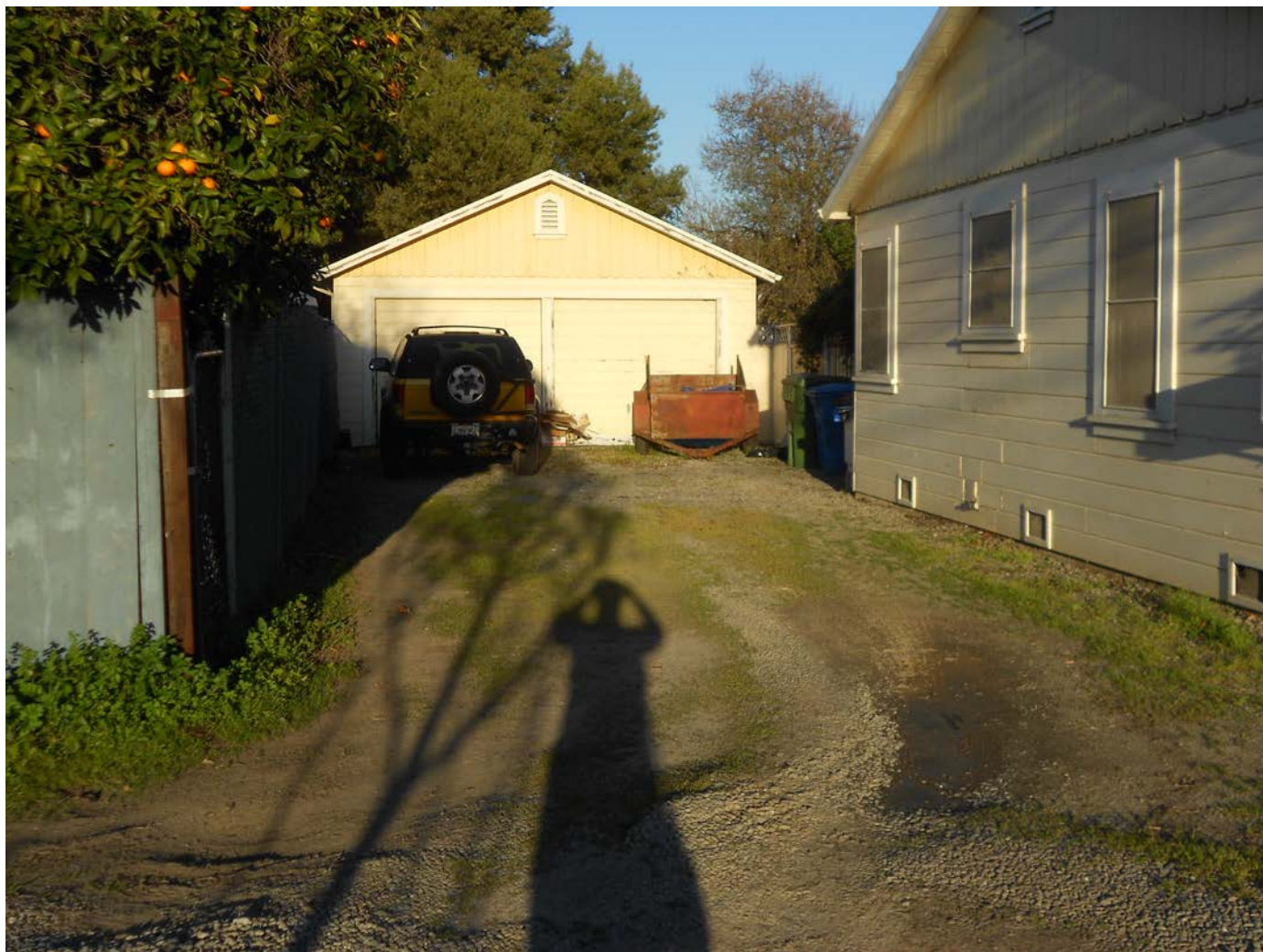


Page 6 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update



Photograph 4 171 Monroe St.  
View: North east corner of the house. The rear shows the exposed eaves and framed windows with wood frame screens.

Page 7 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update



Photograph 5 171 Monroe St.  
View: The double door garage behind the house.

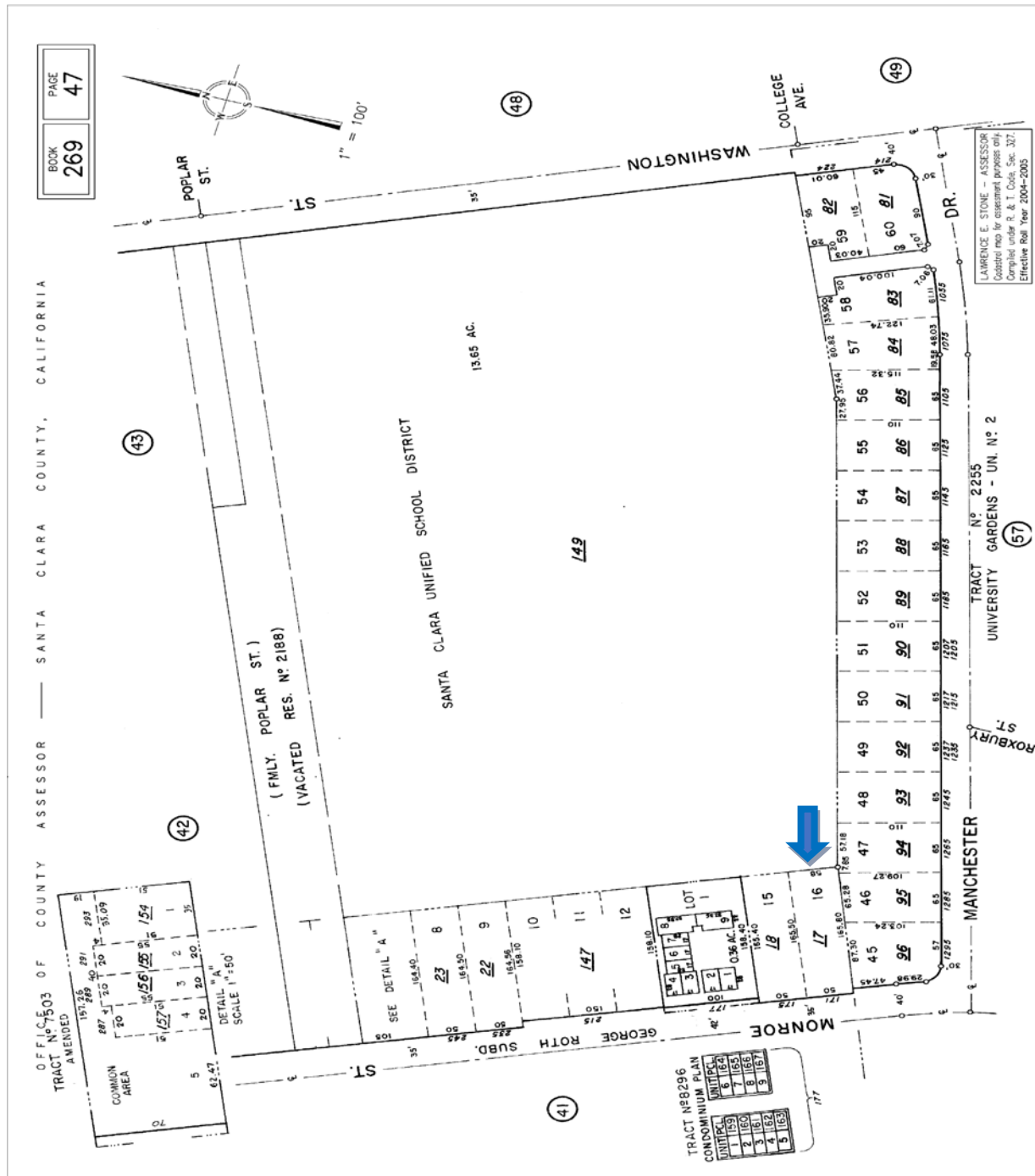


State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary  
HRI #  
Trinomial

#

Page 8 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 X Continuation X Update



Santa Clara County Assessor's Map 171 Monroe Street, Santa Clara APN 267-47-017

Page 9 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update

## EVALUATION

### National Register of Historic Places – Standards (Criteria)

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

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

Criteria of age: The house was constructed c. 1940, and is over fifty years old.

Evaluation of Integrity. The subject property retains the original design elements, materials, workmanship, and location. The setting and sense of feeling that the property had in the 1940 when it was constructed has changed with the development of multi-family buildings that surround it.

Criteria “a” – The era of development and expansion within Santa Clara that occurred as the community grew prior to WWII is represented in the development of this property. However the National Register further clarifies the broad events with the word significant “*with events that have made a significant contribution to the broad patterns of our history*”. The subdivision and subsequent development of this individual property, without other events associated with the property is not considered individually significant at the level required by the National Register of Historic Places.

Criteria “b” Research into the past owners and residents concluded that the owners and tenant occupants are not significant in local history as is required under Criteria B. To be considered significant under criteria “B”, the National Register requires property to be “...associated with the lives of persons individually significant in our past.

Criteria “c” The house represents a one- story modest variation of the ranch style. The building does not meet the individual criteria of significant architecture. The Register requires “buildings *embody the*

Page 10 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update

*distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.*

Criteria "d" The property has been extensively redeveloped disturbing the shallow soil cover. Therefore it is unlikely that the property will yield additional information about history or prehistory.

The house is not eligible for individual listing in the National Register of Historic Places under any of the criteria.

**The California Register of Historic Resources:**

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

In addition, the resource must retain enough of its historic character or appearance to be recognizable as a historic property, and to convey the reason for its significance. The subject property does not retain integrity due to the alterations and additions.

Criteria 1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

The building does not meet the criteria for having been associated with an event or broad pattern that contributed significantly to local or regional history. A trend that was prevalent after WWI was for families to divide property or add a house to a doublewide lot or sometimes an even smaller parcel. This trend was seen in most urban centers in California. The division of a large parcel and the addition of a house on this parcel is not a significant contribution to the broad pattern of local or regional history.

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

The building is not associated with individuals who were important in local history.

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

The subject building represents a slightly altered version of a modest Ranch style. The buildings (house and garage) do not exhibit significant characteristics important to local architectural history or to the State, thus they are not eligible for individual listing in the California Register of Historic Resources.



Page 11 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update

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

The soils have been disturbed during construction operations and then developed with a building, driveway, and landscaping that have disrupted the site and native soils. It is unlikely that significant information important to prehistory or history would be found on this site.

**The Santa Clara General Plan** *“Structures of historic or architectural significance shall be identified and documented and efforts shall be made to preserve them”.* The Municipal Code Section 18.58.030 – Designation

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

Criteria for local significance (Adopted by the City Council on April 8, 2004)

*Qualified Historic Resource*

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

**Chapter 8.9.2 of the City’s General Plan. Criterion for Historical or Cultural Significance**

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

1. The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.

The property at 171 Monroe St is a modest house in a vernacular Ranch style of the late 1930s. The vernacular style does not exhibit architectural character or interest that reflects the heritage and cultural development of the City, region, state or nation. The style was popular during the 1930s into the 1960s for its efficient construction. While most construction slowed during WWII. The Ranch style with its front gable and porch remained very similar into the 1950s when it expanded the footprint, elongating the front into a horizontal form often with an attached garage, and became the most popular in the nation for suburban housing tracts.

Page 12 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update

2. The property is associated with a historical event.

No historically important event is associated with the property.

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.

The property is not associated with an individual or group who contributed in a significant way to the political or social life in the community. Research did not uncover any strong associations by the owners or occupants to any political, social, or cultural organizations or events.

4. The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.

The property is not associated with a significant industrial, institutional, commercial, agricultural, or transportation activity. The infrastructure was in place with the house was constructed. The property or people associated with it have no direct association with the cemetery across the street.

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.

Research did not uncover an individual or direct association with broad patterns of local history. It was constructed in the "Old Quad" area as infill to a parcel that was subdivided by the family to provide additional housing for family members, a trend that was common in the 1920s and continued after WWII. At the time of construction, 1940, the street pattern and utilities had been in place for many years. The location in the block, not on a corner, did not contribute to a specific development or settlement pattern. Infill of the parcels is a broad pattern in development that has occurred in all eras. This property does not represent a significant example of the infill pattern.

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.

There is not a notable historical relationship between the buildings on the site and the immediate surrounding environment. The development of multi-family buildings surrounding the property has removed the context of a single-family, residential block. The prevailing style for the surrounding area is multi-family apartment buildings in close proximity to each other and to the subject property. The property does not exhibit a notable relationship

Page 13 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update

between the buildings, house and garage, and its immediate environment of apartment buildings. No topographical features, significant out buildings or agricultural setting is present.

### 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.

The modest house is a vernacular style that does not characterize an architectural style associated with a particular era, it spanned from 1935-1960, or particular ethnic group. The variation that is subject of this report, is a variant that morphed from the Spanish Colonial Reveal style with by offering a more economical form, no ornamentation and often less expensive materials. Leading magazine, Good Housekeeping, House Beautiful and others touted the economy of the typical 960 square foot, three bedroom, one bath, house. The style became so popular that it was adopted by developers and became the backbone for residential tracks from 1940-1960. Although credited to the west coast, the style had nationwide appeal.

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

The designer or carpenter for the building was not identified. It is unlikely that an architect designed the building. The appearance is typical and similar to many designs that were published in magazines of the late 1930s and to other houses built in the region. Alterations have diminished the craftsmanship of the original builder, who was likely a carpenter/contractor.

3. The property is architecturally unique or innovative.

The house is a modest variation of the Ranch style. Owing to the efficiency of the style, thousands of similar buildings were constructed throughout Santa Clara and the neighboring communities. The house is not architecturally unique or innovative.

4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.

The property lacks architectural distinction and does not have a relationship to other building or areas that are potentially eligible for preservation because of architectural significance. The immediate area has been redeveloped from a single-family residential street to one of multi-family apartment buildings.

5. The property has a visual symbolic meaning or appeal for the community.



Page 14 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update

Isolated from other similar buildings the small house does not exhibit any symbolic meaning that could be recognized by the general population. The small house is ordinary and does not have a visual symbolic meaning in the community.

**6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.**

The building was constructed using common materials and is not innovative in the method of construction.

**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.**

The building is not notable and does not exhibit special attributes either aesthetic or functional. The house is a vernacular style without special attributes. There is minimal decoration and what exists is not of notable artistic value.

**Criterion for Geographic Significance**

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

**1. A neighborhood, group or unique area directly associated with broad patterns of local area history.**

The immediate and surrounding area is developed with multi-family buildings. The subject house and the one next door are isolated from other single-family houses and therefore do not contribute to the multi-family neighborhood. The house and its neighbor do not comprise a unique area associated with the broad patterns of local area history. The house and the one next door are isolated from other single-family homes and lack a neighborhood feeling.

**2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.**

The building is isolated, it is not compatible with the design, size or massing of the multi-family buildings in the immediate area. The change from multi-family to the subject house does not provide architectural continuity that contributes to the community.

**3. An intact, historical landscape or landscape features associated with an existing building.**

The property does not have historical landscape or features associated with the building.

Page 15 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update

**4. A notable use of landscaping design in conjunction with an existing building.**

The property has very minimal landscaping and does not have a notable use of landscaping design. In fact, there is very little landscape (planting and pathways) on the property.

**Findings:**

The evaluation of the historical and architectural qualities of the property allow the conclusion that the property at 171 Monroe Street is not eligible for listing in the Historic Properties Inventory of the City of Santa Clara. The conclusion is based upon the facts that it does not contribute to the stylistic era architecture of the Old Quad and the City of Santa Clara's historic streetscape within the broad patterns of residential development that characterize the "Old Quad." Considering the individual history of the property it was found that there is no event or person of significance associated with the property.

**5.0 CEQA REVIEW**

A proposed development plan would remove the buildings on the property and replace them with a new building similar to the others on the street. *Section 15064.5(b)(1) and (2) of the California Environmental Quality Act (CEQA) states that demolition or the destruction, relocation or alteration activities that would impair the significance of a historic resource results in a "substantial adverse change."*

The maintenance, remodeling or removal of buildings that are not eligible for listing in the National Register of Historic Places or the California Register of Historic Resources does not constitute the potential for a significant adverse change under the CEQA Guidelines.

**6.0 APPENDIX**

**6.1 REPOSITORIES USED AND PERSONS CONSULTED INCLUDE:**

Dr. Martin Luther King Jr. San Jose Main Library  
Santa Clara City Library  
Santa Clara County Official Records

**6.2 OFFICIAL RECORDS**

Santa Clara County Assessor's Appraisal Records  
Santa Clara County Recorder's Land Title Records  
Santa Clara City Library  
U.S. Census Data, 1910-1940

**5.3 PUBLISHED WORKS**

Bricker, David, "Ranch Houses Are Not All the Same" Article by David Bricker Architectural Historian

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

Primary  
HRI #  
Trinomial

#

Page 16 of 15 \*Resource Name or # (Assigned by recorder) 171 Monroe Street Santa Clara  
\*Recorded by: Urban Programmers \*Date 08/25/2017 ☒ Continuation ☒ Update

California Department of Transportation San Bernardino, California

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

Lichtenstein, Bea, Images of America Santa Clara, Arcadia Publishing San Francisco, 2004

McAlester, Virginia and Lee, A Field Guide to American Houses, Alfred Knoff, NY 2000

Payne, S.M., Santa Clara County Harvest of Change, Windsor Publications, Northridge CA 1987

Polk Publishing Company- City Directories for San Jose including Santa Clara; 1920 -1980

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

Sanborn Insurance Publishing Company – property maps ( house is not shown)

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

Skowronek, Russell K., Telling the Santa Clara Story-Sesquicentennial Voices, Santa Clara University, Santa Clara 2002

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

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

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

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



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

Primary #  
HRI #  
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NRHP Status Code NA  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 16 \*Resource Name or #: (Assigned by recorder) 175 Monroe St Santa Clara

P1. Other Identifier:

\*P2. Location: Not for Publication ☒ Unrestricted

\*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 3 of 3 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 175 Monroe St. City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 503569.45 mE/ 4133218.89 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN 269-47-018

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

The parcel is within the Old Quad area of Santa Clara, across the street from the Santa Clara Mission Cemetery and backs up to the athletic fields of Washington Park, on a block of primarily multi-family, two-story apartment buildings that appear to span 1960-1990.

The primary building is a modest wood frame vernacular Craftsman style house sheathed in horizontal board siding with a front facing gable (pitched roof). The front façade is flat with the front door off center, between two windows. The western one is three part with operable double-hung narrow windows on each side of a single pane. This wall (1949) enclosed the porch. The eastern window is narrower, and a single double-hung style. Both have metal awnings and like the front door these are not original to the building. Concrete steps, with pipe railings, also not original, lead to a small stoop and the front door. The style defining feature is the brackets that support the eaves on the front façade and exposed rafter tails. The house was altered in 1949, by enclosing the original recessed front porch, and an section was added to the rear. The condition is poor with observable (continued on page 3)



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

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

\*P5b. Description of Photo: (view, date, accession #) Front Façade, 2/27/2017

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both  
Constructed: 1920 Assessor's records

\*P7. Owner and Address:

Ratnajee & Ramavani J  
Arumilli  
27933 Baker Ln, Los Altos CA  
94002

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

Bonnie Bamburg  
Urban Programmers  
10710 Ridgeview Avenue  
San Jose CA 95127

\*P9. Date Recorded: 3/3/2017

\*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):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code NA

Page 2 of 16

\*Resource Name or # (Assigned by recorder) 175 Monroe Sr. Santa Clara

B1. Historic Name: Manuel Vierra House

B2. Common Name: none

B3. Original Use: Residential- Single Family

B4. Present Use: Residential-single family

\*B5. Architectural Style: Vernacular Craftsman

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

\*B7. Moved? No ☒ Yes Unknown

Date: \_\_\_\_\_ Original Location: unknown

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential Architecture Area Santa Clara

Period of Significance 1916-1956

Property Type house

Applicable Criteria NA

(Discuss

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

The property does not meet the criteria for listing in the National Register of Historic Places, the California Register of Historic Resources or as a Santa Clara Landmark, because it is not associated with a person or event of significance and the architecture, compromised by alterations, is not outstanding or the design of a master architect. The 100 block of Monroe St. and around the corner on Manchester are developed with primarily two-story apartment buildings.

The early history of the house is uncertain. It appears that it was constructed in 1916 and moved to this location in 1920 (Santa Clara County Assessor's records. The single-story wood building was originally considerably smaller and included a recessed front porch. Today the rectangular form has an off-center front door with a small rooflet over the door and small concrete stoop porch at the top of concrete stairs. Windows are a mix of sizes and styles. An addition was added to the rear in 1949 (Building permit 2383) and the porch was enclosed at the same time. The front facing gable roof has decorative braces that give the building its only stylistic treatment.

The property was purchased by Manuel and Laura Vierra before 1920. Manuel and Laura were from Portugal where five of their eight children were born. In the U.S. Census for 1920-1940 Manuel is listed as a laborer in the 1920 U.S. Census and city Directory listings, and a ranch worker (fruit) in 1930 and 1940. The family owned five lots on the block which were eventually occupied by some of their children. The house was transferred to Edward and Alberta Stefani (granddaughter of Manuel & Laura).

The house and carport appear in poor condition. There is very minimal landscaping in the front and none in the rear.

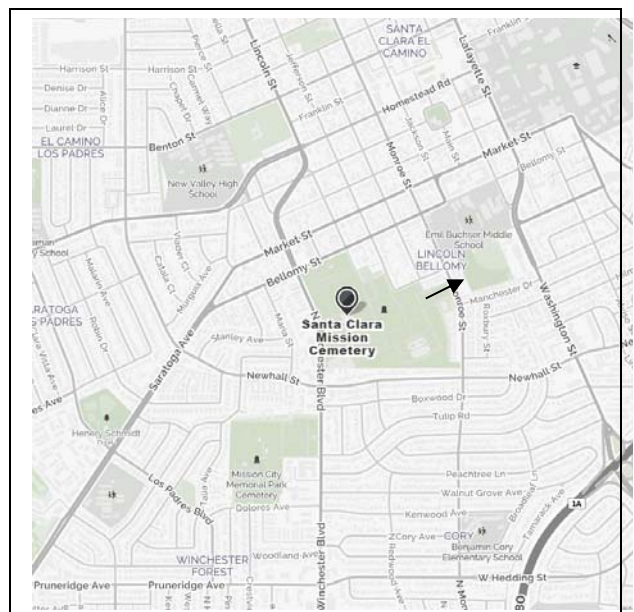
B11. Additional Resource Attributes: (List attributes and codes) HP 2

\*B12. References: City & County public documents and library resources.

B13. Remarks:

\*B14. Evaluator: Bonnie Bamberg 3/3/2017

(This space reserved for official comments.)



Page 3 of 16 \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers \*Date March 19/2017 ☒ Continuation ☐ Update

deterioration, siding pulling away, roof detaching and gaps around the window frames. A deteriorated shed and carport are behind the house. These structures do not exhibit architectural style that is notable.

**Photographs:**



Photograph 175 Monroe Street  
View: Front facade showing the scars from the original porch opening and the remodeled façade windows. Window shutters, pipe railing and concrete steps, are not original and are inappropriate to the wood style of the building.



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

Primary  
HRI #  
Trinomial

#

Page 4 of 16 \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers \*Date March 19/2017 ☒ Continuation ☐ Update



Photograph 175 Monroe Street  
View: Front and western facades showing the deterioration and changes in the windows,

Page 5 of 16 \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers \*Date March 19/2017 ☒ Continuation ☐ Update



Photograph 175 Monroe Street  
View: Front door showing the scars from the original opening and the remodeled door system. Window shutters, pip railing and concrete steps, are also not original.

Page 6 of 16

\*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara

\*Recorded by: Urban Programmers

\*Date March 19/2017 x Continuation Update



Photograph 176 Monroe St.

View: West facade of the house with the remodeled windows and the addition on the rear.



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

Primary  
HRI #  
Trinomial

#

Page 7 of 16

\*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara

\*Recorded by: Urban Programmers

\*Date March 19/2017 ☒ Continuation ☐ Update



Photograph 175 Monroe Street

View: East facade, showing the replaced window and 1949, addition to the rear.  
Note the deterioration and failing of the roof and gutter system.



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

Primary  
HRI #  
Trinomial

#

Page 8 of 16 \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers \*Date March 19/2017 x Continuation Update

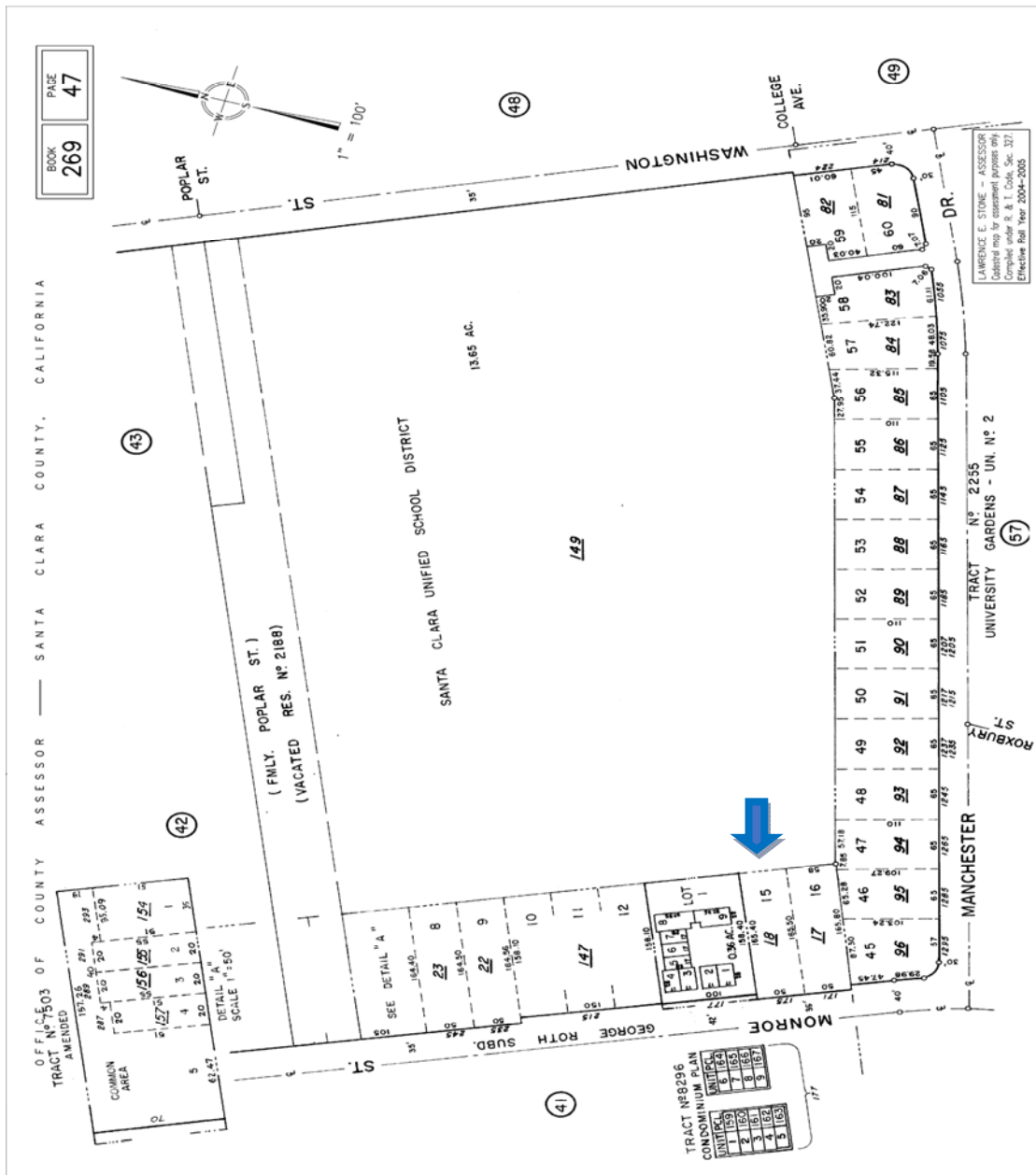


Figure 1 Santa Clara County Assessor's Map, 175 Monroe Street, Santa Clara  
APN 267-47-018

Page 9 of 16 \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers \*Date March 19/2017 ☒ Continuation ☐ Update

## 4.2 EVALUATION USING THE NATIONAL REGISTER CRITERIA

### National Register of Historic Places – Standards (Criteria)

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

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

Criteria of age: The house was constructed c. 1916-1920, and is over fifty years old.

Evaluation of Integrity. The subject property has been significantly altered and does not retain the original design elements, materials, workmanship, setting or the sense of feeling that the property would have had in the 1920s.

Criteria “a” – The era of development and expansion within Santa Clara that occurred between 1900-1940 is represented in the development of this property. However the National Register further clarifies the broad events with the word significant “*with events that have made a significant contribution to the broad patterns of our history*”. The subdivision and subsequent development of this individual property, without other events associated with the property is not considered individually significant at the level required by the National Register of Historic Places.

Criteria “b” Research into the past owners and residents concluded that the members of the Manuel and Laura Vierra family were hard working and were part of the social and religious community but that is not the level of significant influence that is required under Criteria B. To be considered significant under criteria “B”, the National Register requires property to be “*...associated with the lives of persons individually significant in our past*”.

Criteria “c” The house represents a single-story much altered variation of the Craftsman style. In the present condition it has lost integrity and is not individually significant. The building does not meet the

Page 10 of 16 \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers \*Date March 19/2017 ☒ Continuation ☐ Update

individual criteria of significant architecture. The Register requires “buildings *embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.*

Criteria “d” The property has been extensively redeveloped disturbing the shallow soil cover. Therefore it is unlikely that the property will yield additional information about history or prehistory.

The house is not eligible for individual listing in the National Register of Historic Places under any of the criteria.

#### 4.3 EVALUATION USING THE CRITERIA OF THE CALIFORNIA REGISTER

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

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

In addition, the resource must retain enough of its historic character or appearance to be recognizable as a historic property, and to convey the reason for its significance. The subject property does not retain integrity due to the alterations and additions.

Criteria 1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

The building does not meet the criteria for having been associated with an event or broad pattern that contributed significantly to local or regional history.

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

The original owners of the house were immigrants from Portugal who worked in local agriculture and appear to have had a small orchard and farm area on their property. They are not considered to have been persons individually important in local history.

Page **11** of **16**      \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers      \*Date March 19/2017      ☒ Continuation      ☐ Update

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

The subject building represents a severely remodeled and altered version of a vernacular Craftsman style that has lost integrity. The carport and shed behind the house has also been remodeled altering the original materials and design. The buildings do not exhibit a level of significant characteristics important to the local history or to the State, thus they are not eligible for individual listing in the California Register of Historic Resources.

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

The soils have been disturbed during construction operations and then developed with a building, driveway, and landscaping that have disrupted the site and native soils. It is unlikely that significant information important to prehistory or history would be found on this site.

#### **4.4 SANTA CLARA GENERAL PLAN REGARDING HISTORIC PROPERTIES:**

The Santa Clara General Plan “*Structures of historic or architectural significance shall be identified and documented and efforts shall be made to preserve them*”. The Municipal Code Section 18.58.030 – Designation

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

Chapter 8.9.2 of the City’s General Plan. Criteria for local significance (Adopted by the City Council on April 8, 2004)

#### *Qualified Historic Resource*

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

#### **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.



Page 12 of 16 \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers \*Date March 19/2017 ☒ Continuation ☐ Update

The property at 175 Monroe St has been altered and does not exhibit architectural character, or interest. The remodeling has lost the integrity of the original and thus does not reflect the heritage or cultural development of the City, region, state or nation.

2. The property is associated with a historical event.

Research did not disclose any historically important event associated with the property.

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.

The property is not associated with an important individual or group. The Vierra family worked and lived in Santa Clara Research did not uncover any significant contributions.

4. The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.

The property is/was a single-family house that is not 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.

The building does not have an individual direct association with broad patterns of local history.

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.

There is not a notable historical relationship between the buildings on the site and the immediate environment. The subject property is surrounded by multi-family buildings that have removed any relationship of this property to any other older single-family houses.

### 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.

Page 13 of 16 \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers \*Date March 19/2017 ☒ Continuation ☐ Update

The severely altered house does not characterize an architectural style associated with a particular era or ethnic group.

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

The carpenter for the building was not identified. However the alterations that have been made to the building have destroyed the original design.

3. The property is architecturally unique or innovative.

The house is not architecturally unique or innovative. When the building was remodeled in 1949, brackets of the Craftsman style were added. Before that, it appears to have been a very plain, utilitarian design.

4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.

The immediate area has been redeveloped from streets of a single-family houses to ones of larger multi-family buildings. The subject property does not have a strong or unique relationship with the immediate area. The subject building does not have architectural significance.

5. The property has a visual symbolic meaning or appeal for the community.

The severely altered house does not have a visual symbolic meaning in the community.

6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.

The building is a wood frame, constructed using common materials. The materials are not used in an innovative method of construction.

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.

The building is not notable. There are not special, aesthetic or functional attributes that are notable.

#### Criterion for Geographic Significance

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

Page 14 of 16 \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers \*Date March 19/2017 ☒ Continuation ☐ Update

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.

The building is not in close proximity to other similar homes that would create a sense of the broad patterns of local history.

2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

The building is isolated and due to the alterations does not provide a visual contribution to the community. The subject house is not compatible with the multi-family buildings that surround it.

3. An intact, historical landscape or landscape features associated with an existing building.

There is no historical landscape or features associated with the building.

4. A notable use of landscaping design in conjunction with an existing building.

There is not a notable use of landscape design. In fact, there is very little landscaping material on the property.

### Definition 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 National Register criteria recognize seven aspects to integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually most, of these aspects.

Properties must have sufficient integrity in addition to meeting the criterion for significance in order to be considered a qualified historic resource.

The evaluation of the historical and architectural qualities of the property allow the conclusion that the property at 175 Monroe Street is not eligible for listing in the Historic Properties Inventory of the City of Santa Clara. The reason is because it has been remodeled, removing most of the design elements of the original house. The location is away from other older houses and thus it does not contribute to the architecture of the Old Quad or the City of Santa Clara's historic streetscape that would show the broad patterns of residential development from the early 1900s.

Page 15 of 16 \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers \*Date March 19/2017 ☒ Continuation ☐ Update

## 5.0 CEQA REVIEW

A proposed development plan would remove the buildings on the property and replace them with a new building designed for student housing. *Section 15064.5(b)(1) and (2) of the California Environmental Quality Act (CEQA) states that demolition or the destruction, relocation or alteration activities that would impair the significance of a historic resource results in a "substantial adverse change."*

The maintenance, remodeling or removal of buildings that are not eligible for listing in the National Register of Historic Places or the California Register of Historic Resources does not constitute the potential for a significant adverse change under the CEQA Guidelines.

## 6.0 APPENDIX

### 6.1 SOURCES CONSULTED:

#### REPOSITORIES USED AND PERSONS CONSULTED INCLUDE:

Dr. Martin Luther King Jr. San Jose Main Library  
Santa Clara City Library  
Santa Clara County Official Records

#### OFFICIAL RECORDS

Santa Clara County Assessor's Appraisal Records  
Santa Clara County Recorder's Land Title Records  
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#### PUBLISHED WORKS

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

Primary  
HRI #  
Trinomial

#

Page **16** of **16**      \*Resource Name or # (Assigned by recorder) 175 Monroe St. Santa Clara  
\*Recorded by: Urban Programmers      \*Date March 19/2017      ☒ Continuation      ☐ Update

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