



## MEMORANDUM

DATE	October 25, 2024	PROJECT NUMBER	24314
TO	Brad and Kathy Bettman	PROJECT	415 Bush Street, Mountain View
OF	415 Bush Street Mountain View, CA 94041	FROM	Samantha Purnell, Cultural Resources Planner
CC	Christina Dikas, Principal-in-Charge	VIA	Email

REGARDING 415 Bush Street, Mountain View – *Secretary of the Interior's Standards for Rehabilitation* Compliance Analysis

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The City of Mountain View has requested this *Secretary of the Interior's Standards for Rehabilitation* Compliance Analysis memorandum for a proposed project located at 415 Bush Street (APN 158-30-020) in the Old Mountain View neighborhood of Mountain View. 415 Bush Street is a two-story residential building designed in 1935 by local architects Dole F. Thomas and Erwin Reichel in the Tudor Revival style. A detached garage was constructed concurrently with the main residence in 1935, and a detached Accessory Dwelling Unit (ADU) was constructed in 2000. The property owners are proposing a project that would involve exterior alterations to the residence including a one-story, 136-square-foot addition and relocation of existing windows at the rear façade. The purpose of this memorandum is to review the proposed exterior alterations to the historic main residence for compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically the Standards for Rehabilitation, in accordance with Section 36.54.90 of the Mountain View Code of Ordinances and the California Environmental Quality Act (CEQA).

### Methodology

Page & Turnbull conducted a site visit on October 1, 2024. The purpose of the site visit was to document existing conditions and to develop a list of character-defining features of the property to guide the analysis of the project's compliance with the *Secretary of the Interior's Standards for Rehabilitation*. Page & Turnbull reviewed the proposed project plan set for 415 Bush Street titled "Proposed Remodel For: The Bettman Residence" prepared by Flury Bryant Design Group, Inc. (dated July 16, 2024) that was provided to the City of Mountain View and Page & Turnbull via email

Imagining change in historic environments through  
design, research, and technology

on September 10, 2024. Page & Turnbull also reviewed historic building construction permits and plan sets provided by the City of Mountain View and the property owner, city directories, historic maps, and aerial photographs to gain an understanding of past alterations to the property.

## Historic Status

415 Bush Street was surveyed in 2007 by Carey & Co., Inc. during the Citywide Historic Properties Survey and was found eligible for the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) under Criterion C/3 as an excellent local example of Tudor Revival architecture; however these findings were not formally adopted by the City of Mountain View.<sup>1</sup> It was surveyed again in 2023 by Page & Turnbull during the Mountain View Intensive Survey and was found eligible for the National Register and California under Criterion C/3 as an excellent local example of Tudor Revival architecture, with a period of significance of 1935, the year of construction.<sup>2</sup> The findings are reported in DPR 523 A,B, and L forms (DPR form) prepared by Carey & Co., Inc. in 2007, and Page & Turnbull in 2024. The 2007 and 2024 DPRs are attached in **Appendix A**.

## Architectural Description

The property is set back on a rectangular parcel at the northeast corner of Bush and Velarde Streets, and consists of a residence, detached garage, and detached rear Accessory Dwelling Unit (ADU) **(Figure 1)**. The residence is approximately L-shaped in plan and constructed of wood frame with stucco, half-timbering, horizontal wood clapboard, and wood shingle cladding. It is capped with a cross-gabled roof and cedar shake shingles, with a boxed eave and curved bargeboard at the gable end facing Bush Street. Typical windows are original one-over-one double-hung with wood sash, unless noted otherwise.

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<sup>1</sup> Carey & Co. Inc, "Citywide Historic Properties Survey Mountain View, California." Vols. I and II. Prepared for City of Mountain View, September 1, 2008.

<sup>2</sup> The Mountain View Intensive Survey is in progress and being completed by Page & Turnbull for the City of Mountain View.



Figure 1. Context view of 415 Bush Street, looking east.

Along the south façade facing Velarde Street, the property is accessed through a recessed, partially enclosed porch clad with half-timbered stucco and wood shingles. The fenestration includes a grouping of three non-original double-hung wood sash windows at the first story of the projecting bay; a typical window at the second floor; and a grouping of four original wood sash windows to the left of the porch, including two fixed windows between outer casement windows, each with three lites (**Figure 2 and Figure 3**).



Figure 2. Detail of the main entrance at the south façade, looking east.



Figure 3. South façade, looking north.

The west façade faces Bush Street and features a one-story projecting front-gabled bay with a central brick chimney with stucco cladding at the upper portion. Along the first floor, two original two-over-one wood sash double-hung windows flank either side of the chimney and three non-original wood windows are located on the left (north) recessed bay, including two double-hung and one fixed. Above the recessed bay, there is a dormer clad with wood shingles and capped by a shed roof. The dormer features two typical windows (including one replaced in-kind in 2003 on the right side, as evidenced by drawings provided by the property owner).



Figure 4. West façade, looking east.



Figure 5. Detail view of west façade dormer, looking southeast.

The north side façade features a typical window at each story, with stucco cladding and horizontal wood siding at the gable end (**Figure 6**). Fenestration on the first floor is partially obscured by vegetation.



Figure 6. North facade, looking south.

The rear, east façade faces a small enclosed backyard. The fenestration is arranged asymmetrically, and the façade is capped by a side gable roof. The first floor is accessed through a non-original set of wood French doors with a brick masonry stoop and wood canopy and features four typical windows and one non-original window on the first floor aligned to the left (south) side of the French doors. The fenestration of the second story includes five typical windows, with groupings of one and three within two wall dormers, each with shed roofs.



Figure 7. Oblique view of the rear façade, looking west.



Figure 8. Rear façade, including a non-original French door, looking north.



Figure 9. Fenestration along the southern side of the rear façade. Looking west.

A detached two-car garage is set back slightly from the street and accessed from a paved driveway (**Figure 10**). The garage is rectangular in plan with a gabled roof and two vertical wood plank garage doors. It is clad with stucco and horizontal wood siding at the gable ends, and the fenestration

includes several double-hung wood sash windows (non-original at the gable ends) and a pedestrian side door (**Figure 11 and Figure 12**).



Figure 10. Primary façade of the garage, looking east.



Figure 11. Rear façade of the garage, looking west.



Figure 12. Side façade of the garage, looking northwest.

The rear ADU is set back at the northeastern corner of the parcel. It has a T-shaped plan with a cross-gabled roof, and is accessed through a set of wood French doors beneath a wood canopy with carved brackets and wood shake roofing. It is compatible with the main residence and features similar architectural characteristics and materials including stucco and horizontal wood siding, wood-sash windows, and wood shake roofing (**Figure 13 through Figure 15**).



Figure 13. Context view of the rear ADU, looking northeast.



Figure 14. Context view of the rear ADU, looking northeast.



Figure 15. Side façade of the rear ADU, looking east.



## Construction Chronology

415 Bush Street was built in 1935 as part of the development of Palmita Park, a subdivision in Mountain View, California planned and built by the Minton Lumber Company. The subject property was designed by architects Dole F. Thomson and Erwin Reichel for Louis and Madeleine Sinz. The detached garage was constructed together with the main residence, as evidenced by original drawings.

Other alterations documented by permit records provided by the City of Mountain View Community Development Department, Building Division, and by drawings provided by the property owner, include:

- Roof repairs in 1977
- In 1990, the kitchen was remodeled and enlarged by Glen Dodds Associates, including exterior alterations to the rear east façade. The scope of work consisted of the replacement of an existing glazed wood paneled door, concrete steps, and one-over-one double-hung wood sash window with a new set of French doors and brick masonry steps. A remaining section of the former window opening was infilled with cement plaster, and the existing projecting roof overhang above the new French doors was extended with in-kind materials, apart from the replacement of original rectangular brackets with curved brackets. To the left of the new French doors, an existing pair of one-over-one double-hung wood sash windows were replaced with a larger compatible one-over-one wood sash window.
- In 2000, a detached ADU was constructed at the rear north-easternmost corner of the parcel. The ADU was designed by the Bob Flury Design Group.
- In 2003, alterations were made by the Bob Flury Design Group to the fenestration of the west facade facing Bush Street. The southern (right) dormer window of the west facade was replaced in-kind, and the northernmost (left) double-hung window at the grade level was replaced and infilled with a smaller, fixed window. The central window (along the northern side of the west facade) was also replaced in-kind, and a double-hung window (aligned to the right side) was compatibly installed to replace an existing, smaller double-hung window. The scope also included interior remodeling of the first floor.
- Roof repairs in 2005

Alterations observed during the site visit which are not documented in permit records include:

- The installation of compatible double-hung wood sash windows at each gable end of the garage
- Replacement of original grouping of three-lite wood sash casement and fixed windows at the first story of the south facade projecting bay with a grouping of three compatible one-over-one double-hung wood sash windows.

## Character-Defining Features

For a property to be eligible for listing in a local historic register, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

Page & Turnbull developed the following list of character-defining features for 415 Bush Street based upon primary architectural features identified in the 2024 DPR form, review of historic construction documentation, and observations made during the site visit. The character-defining features relate to the property's architectural character and design as a Tudor Revival-style residence. Page & Turnbull has assigned 1935 as the period of significance, meaning that features that date to the period of significance, or which represent compatible replacements of original features, contribute to the property's architectural merit.

The following character-defining features for 415 Bush Street include:

- Overall form and massing
- Setback from the street and lot size
- Steeply pitched gable roof with wood shingles
- Stucco and faux half-timbered style cladding
- Exterior stucco chimney with brick base
- Partially enclosed entrance porch
- Dormer with shingle siding
- Curved bargeboards
- Wood-paneled gable ends
- Original fenestration pattern, including original one-over-one and one-over-two double-hung wood sash windows with ogee lugs; and original three-lite casement and fixed windows
- Detached garage with vertical wood plank garage doors.

Features that do not date to the period of significance, or have been substantially altered since the period of significance, and are not character-defining, include:

- Non-original fenestration at the primary west façade, including the northernmost (left) fixed window; the central window (along the northern side of the west facade); a double-hung window (aligned to the right side); and a non-original dormer window aligned to the right (south) side
- Non-original fenestration at the primary south facade, including a grouping of three one-over-one double-hung wood sash windows at the first story of the projecting bay

- Non-original fenestration at the rear east façade, including a set of French doors; brick masonry stoop; wood frame canopy with carved wood brackets; and one-over-one double hung wood sash window aligned to the left of the French doors
- Non-original windows at both gable ends of the garage
- Detached ADU at the rear of the property.

## Proposed Project Description

The proposed description is based on the scope of work described and illustrated in the drawing set for 415 Bush Street, titled "Proposed Remodel For: The Bettman Residence" prepared by Flury Bryant Design Group, Inc. (dated July 16, 2024). (included in **Appendix B** of this memorandum). The proposed project includes the following alterations (**Figure 16 - Figure 19**):

### **Main Residence**

- A one-story, 136-square-foot addition would be constructed at the rear (east) side of the residence, with stucco siding, wood siding at the gable end, and standing seam metal roof cladding.
  - An existing French door; non-original wood canopy; masonry stoop, and non-original wood sash double-hung window would be removed
  - A new masonry stoop and double-hung wood sash window would be installed at the right (north) side of the new addition
- A pair of original double-hung wood sash windows at the leftmost (south) side of the east façade would be removed and replaced with a new set of French doors, wood canopy, and brick stoop.

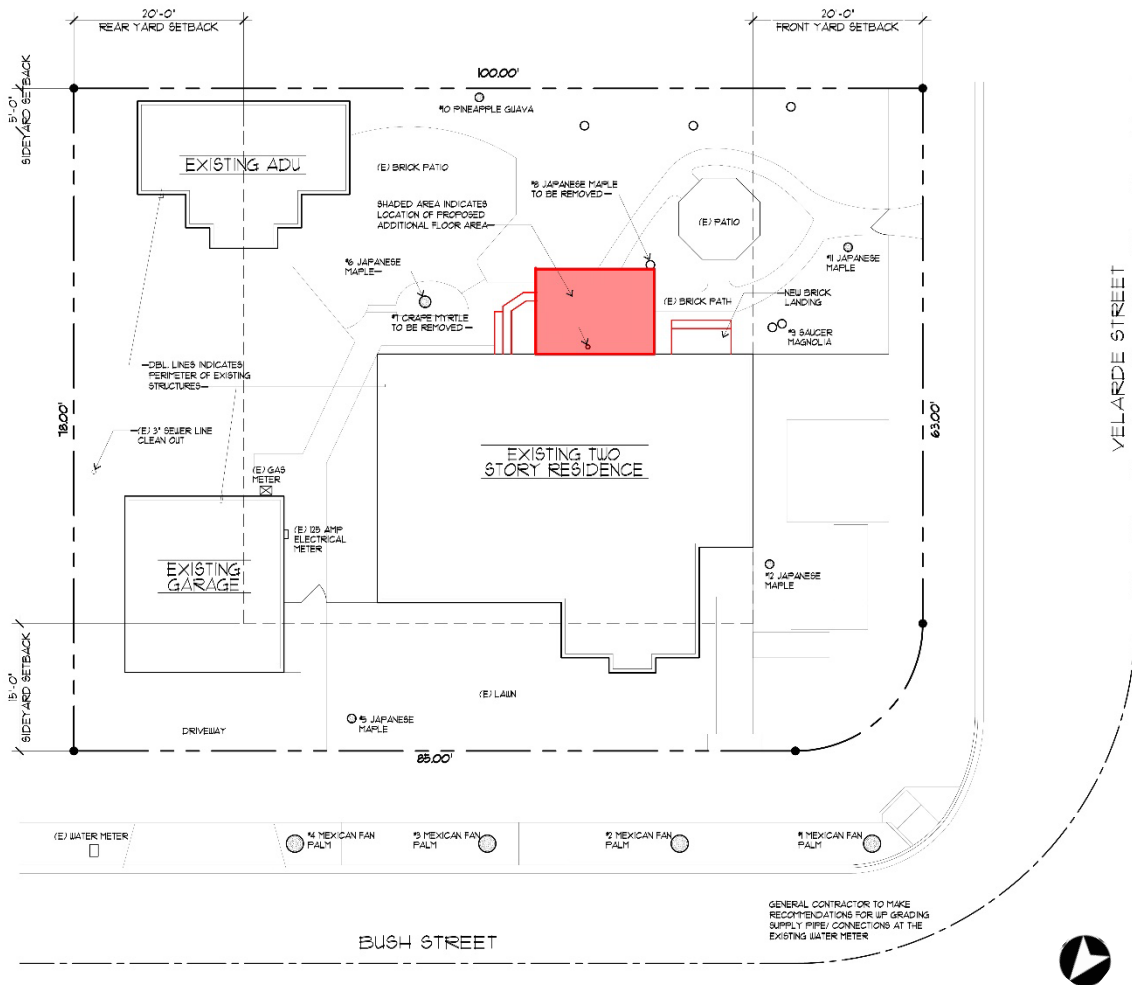


Figure 16. Proposed site plan. Rear addition and alterations indicated by red shading and outline. Source: "Proposed Remodel For: The Bettman Residence" prepared by Flury Bryant Design Group, Inc. (dated July 16, 2024), Sheet 2. Edited by Page & Turnbull.



Figure 17. Rear east elevation drawing illustrating areas of new construction and alterations in red. Source: "Proposed Remodel For: The Bettman Residence" prepared by Flury Bryant Design Group, Inc. (dated July 16, 2024), Sheet 7. Edited by Page & Turnbull.



Figure 18. Elevation drawing of the south facade illustrating areas of new construction and alterations in red. Source: "Proposed Remodel For: The Bettman Residence" prepared by Flury Bryant Design Group, Inc. (dated July 16, 2024), Sheet 7. Edited by Page & Turnbull.

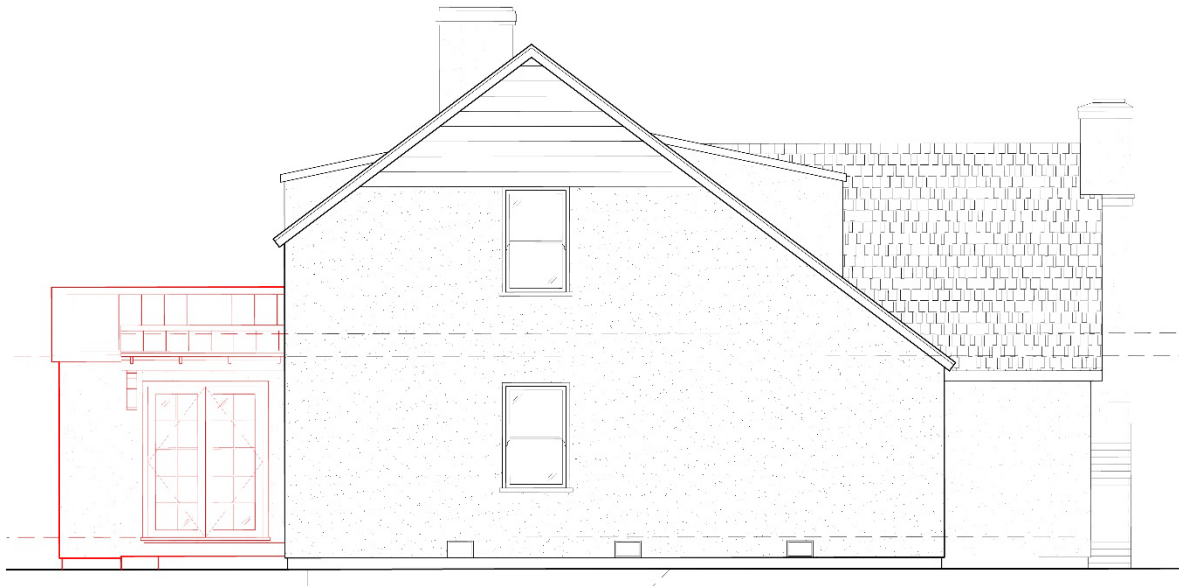


Figure 19. Elevation drawing of the north facade illustrating areas of new construction and alterations in red. Source: "Proposed Remodel For: The Bettman Residence" prepared by Flury Bryant Design Group, Inc. (dated July 16, 2024), Sheet 7. Edited by Page & Turnbull.

## Secretary of the Interior's Standards for Rehabilitation Compliance

Section 36.54.90 of Mountain View's historic preservation ordinance states:

Alterations to buildings that are eligible for the National Register or the California Register shall be reviewed pursuant to Section 36.54.85 Requirement of permit—Development review process subsections a., b., c., and d. and except that the city council shall determine whether to grant a historic preservation "HP" permit and the council must find that the alteration is in substantial compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. If an HP permit is granted, any structure proposed to replace a historic resource shall be subject to design review and approval by the city council.<sup>3</sup>

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards) provide guidance for reviewing proposed work on historic properties and are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources.<sup>4</sup>

<sup>3</sup> City of Mountain View. A Codification of the General Ordinances of the City of Mountain View, California, 18.13, § 1 § Division 15 (1938).

<sup>4</sup> Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, (Washington, D.C.: U.S. Department of the Interior National Park Service Technical Preservation Services, 2017).

Non-conformance with the Standards does not determine whether a project will cause a substantial adverse change in the significance of a historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they will have a less-than-significant adverse impact on a historic resource, and are categorically exempt from environmental review under CEQA. Projects that do not fully comply with the Standards may or may not cause a substantial adverse change in the significance of an historic resource.

The Secretary of the Interior offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. Typically, one set of Standards is chosen for a project based on the project scope. For the purposes of the proposed project at 415 Bush Street, the Standards for Rehabilitation, which “acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character,” are the appropriate Standards for the proposed project’s scope.<sup>5</sup>

The following discussion considers the proposed project’s potential effects on the historic status of, and compatibility with, the residential building at 415 Bush Street, and provides comments on whether the project appears to adhere to the ten *Secretary of the Interior’s Standards for Rehabilitation*.

***1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***

The proposed project would continue the residential use of the property. Thus, the proposed project is in compliance with Rehabilitation Standard 1.

***2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***

Most of the property’s historic materials and features characteristic of the Tudor Revival style would be retained. Character-defining features that would be retained and preserved include the overall massing and site setback, cross-gable roof, wood shake roof, original dormers, curved bargeboard, recessed entrance, brick and stucco chimney, and cladding including stucco, half-timbering, wood shingles, and horizontal wood clapboard. The proposed rear addition and new French doors would not impact any significant materials or features. The project proposes to remove two original wood windows at the rear façade. While original windows are character-defining features of the building, both windows proposed for removal are located on the rear façade and are not visible from the

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<sup>5</sup> Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

public right-of-way. Most original windows at the building would be retained, and removal of two original wood windows from a rear façade would not affect the overall historic character of the residence. The proposed project therefore complies with Rehabilitation Standard 2.

***3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***

No conjectural features or architectural elements from other buildings are proposed be added to the original building. The proposed rear addition would not create a false sense of historical development and would be differentiated from the original design and fenestration through the use of standing seam metal roofing. Thus, the proposed project is in compliance with Rehabilitation Standard 3.

***4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***

The property has a period of significance of 1935, the year of construction, associated with its Tudor Revival architectural style. The building has been altered over time, including changes to the original fenestration at the south and west facades of the primary residence and detached garage; along with the construction of a rear ADU. However, none of these alterations have acquired historic significance in their own right. Thus, the proposed project is in compliance with Rehabilitation Standard 4.

***5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.***

Many of the distinctive features, including the cross-gable roof, wood shake roofing, original dormers, curved bargeboard, recessed entrance, and exterior cladding would be preserved in the proposed project. The removal of a non-original window and previously altered features, such as the existing French doors and wood canopy on the rear façade, would not impact the craftsmanship or character of the building. The proposed project would replace two original wood sash windows, however, these windows are not visible from the right-of-way and their removal would not substantially impact the ability of the property to convey its historic character and craftsmanship. Thus, the proposed project is in compliance with Rehabilitation Standard 5.

***6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in***



***design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***

No deteriorated historic features are proposed to be replaced, and during Page & Turnbull's site visit, evidence of severe deterioration was not observed. Thus, the proposed project is in compliance with Rehabilitation Standard 6.

***7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***

The project would not include any physical or chemical treatments to clean or remove historic materials or finishes. Thus, the proposed project is in compliance Rehabilitation Standard 7.

***8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***

No excavation appears to be required for completion of the proposed project; however, in the case of discovery of archaeological materials, provided that standard discovery procedures for the City of Mountain View are followed, the proposed project would be in compliance with Rehabilitation Standard 8.

***9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.***

The proposed project includes a one-story, 136-square-foot addition at the rear (east) side of the residence. The addition would replace and relocate a non-original set of French doors with wood canopy to another location on the same façade in the place of a pair of existing original wood sash double-hung windows. The addition and alterations are proposed for the rear east façade, which is not visible from the public right-of-way, despite the property being a corner lot. Thus, the location and design of the addition and alterations would affect a minimal amount of historic material and would not diminish the historic character of the residence. The new addition would be clad in stucco and horizontal wood siding to match the existing residence, and the standing seam metal roofing would sufficiently distinguish it as an addition. The new set of French doors would feature a wood canopy with curved brackets that would be differentiated from existing wood brackets elsewhere on the building and would not introduce a sense of false historicity.

Thus, the proposed project is in compliance with Rehabilitation Standard 9.

**10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The proposed addition and French doors are located at the rear of the residence and if, hypothetically, removed in the future, the essential form and integrity of the residence would be unimpaired. As previously discussed, the project would remove a pair of existing original wood sash double-hung windows, however, the windows are not visible from the public right-of-way and therefore the overall historic character of the residence would not be impacted. Thus, the proposed project is in compliance with Rehabilitation Standard 10.

## Project Improvement Recommendations

Page & Turnbull appreciates that the proposed project design largely respects the historic design and architectural style of the building by retaining the majority of character-defining materials and features, and that the proposed addition is compatible in scale and located at the rear façade and not visible from the public right-of-way. To improve the compatibility of the project, Page & Turnbull recommends that the proposed standing seam metal roofing be finished in a non-reflective brown tone or similar color.

## Conclusion

As the above analysis demonstrates, the proposed project, as currently designed, appears to comply with all ten of the Secretary of the Interior's Standards for Rehabilitation. According to CEQA Guidelines Section 15126.4(b)(1), if a project complies with the Standards for Rehabilitation, the project's impact "would generally be considered mitigated below a level of significance and thus is not significant." The project also complies with City of Mountain View's ordinance code Section 36.54.90. Therefore, as currently designed, the proposed project would not result in project-specific impacts, and it does not appear that the project has the potential to cause a substantial adverse change to the historical resource as defined by CEQA or the City of Mountain View's ordinance code. To further improve compatibility, we recommend that the proposed standing seam metal roof be finished with a compatible brown tone color.

## Qualifications

Page & Turnbull was established in 1973 as Charles Hall Page & Associates to provide architectural and conservation services for historic buildings, resources, and civic areas. The company was one of the first architecture firms in California to dedicate its practice to historic preservation and is among the longest practicing such firms in the country. Offices are located in Los Angeles, Sacramento, and San Francisco, and staff includes licensed architects, designers, architectural historians, conservators, and planners. All of Page & Turnbull's professional staff members meet or exceed the Secretary of the Interior's Historic Preservation Professional Qualification Standards.

This memorandum was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include Christina Dikas, Principal-in-charge; Stacy Kozakavich, Cultural Resources Planner and project manager; and Samantha Purnell, Cultural Resources Planner, primary author, all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

## Appendix A – 2007 and 2024 DPR 523A Forms

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 415 Bush Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Santa Clara

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

\*b. USGS 7.5' Quad: Mountain View Date: T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 415 Bush Street

City: Mountain View

Zip: 94041

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

Elevation:

e. Other Locational Data:

Assessor Parcel Number: 158-30-020

**\*P3a. Description:**

Located on a corner lot and situated amongst manicured trees, shrubs, and grass, this two-story, single-family Tudor Revival residence is rectangular in plan and features a steeply-sloped gable roof and gabled dormer, both clad with wood shingles. The dominant wall cladding is stucco, but the roof and dormer gables also feature horizontal wood. Most of the windows are wood-sash casement. A chimney clad with brick and stucco, the top of which also features coping and a slightly projecting cornice, bisects the main gable. The dormer gable projects slightly over the first story and has a central window. Curved brackets decorate the porch opening. Windows along the Bush Street elevation have been reconfigured; otherwise, this house has undergone minimal alterations. A one-story, double-car garage with a rectangular plan is located north of the home. Also clad in stucco, the garage has a wood-shingle clad, a gable roof and wood horizontal boards in the gable.

\*P3b. Resource Attributes: HP2, Single-family property

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

P5a. Photo or Drawing



P5b. Description of Photo:  
 View of the southwest and northwest  
 façades; April 26, 2007

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1935; City Database

\*P7. Owner and Address:

Bettman Living Trust  
 415 Bush Street  
 Mountain View, CA 94041

\*P8. Recorded by:

Carey & Co., Inc.  
 460 Bush Street  
 San Francisco, CA 94108

\*P9. Date Recorded:

December 2007

\*P10. Survey Type: Intensive

\*P11. Report Citation: Carey & Co. "Citywide Historic Properties Survey, Mountain View, California." September 1, 2008.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 415 Bush Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family home

B4. Present Use: Single-family home

\*B5. **Architectural Style:** Tudor Revival

\*B6. **Construction History:** Constructed in 1935. Windows on the Bush Street elevation were reconfigured 2003. Interior remodeling conducted in 1990 and 2003.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:** Palmita Park Subdivision

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance: Theme:** Residential Development **Area:** Mountain View

**Period of Significance:** 1935

**Property Type:** Single-family residence

**Applicable Criteria:** C/3

Louis A. Sinz and his wife Madeleine appear to have been the first owners of the house in the Palmita Park subdivision and lived there at least until 1942. Sinz had operated an automobile garage in Mountain View since 1925.

Additionally, the home is located in the Palmita Park subdivision, a residential neighborhood bounded by Bush, Dana, Calderon, and Velarde Streets that was developed over twenty years by the Minton Lumber Company, one of Mountain View's pioneering businesses, and Bert Holeman (d. 1951), a Kansas native who arrived in Mountain View in 1912. Holeman also founded the First National Bank, for which he served as president until 1925. In 1923 the Minton Company bought 9.5 acres fronting Calderon Avenue from W. A. Goodpasture and 4.5 acres fronting Bush Street from Holeman. The latter then collaborated with the lumber company to promote residential development on the combined 14 acres. Between 1924 and 1925, the developers graded, curbed, paved, and installed sewer, water, gas, electric, and telephone services for lots along the entire frontage on Bush and Loreto Streets as well Anza and Velarde Streets. A Mrs. C. E. Kunze won a contest to name the new subdivision, and a row of palm trees were planted along the entire frontage of Bush Street in honor of the subdivision's name, Palmita Park. In 1926 Minton bought 15 more parcels from Holeman and developed another street. (See continuation sheet.)

B11. Additional Resource Attributes:

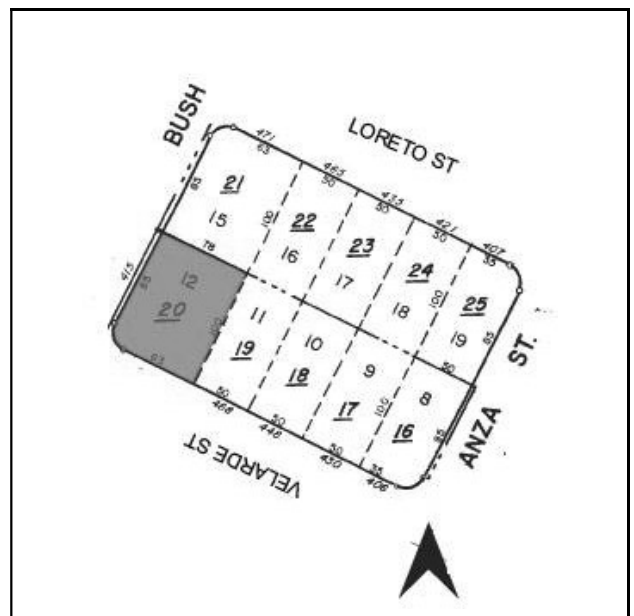
\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** December 2007



\*Recorded by: Carey & Co., Inc.

\*Date: December 2007  Continuation  Update

**Continuation of B10. Significance:**

Houses of many styles, including this Tudor Revival residence, characterize the planned subdivision of Palmita Park.

The Minton Lumber Company, Mountain View's "oldest continually operating commercial establishment" dates to 1911. That year, Earl D. Minton traveled from Neligh, Nebraska to Mountain View where he purchased Parkinson Brothers Lumber & Hardware on Front Street (now Evelyn Avenue), a company that dated to 1897. Mountain View's population counted about 1,000 residents in 1911, but grew steadily for the next thirty years and accelerated dramatically during the postwar era. The Lumber Company's growth paralleled that of the city. Its investment in the Palmita Park subdivision both reflected and propelled future mayor Earl Minton's vision for the potential growth of the city.

This house appears eligible for the NRHP/CRHR under Criteria C/3 as an exceptional example of architecture in planned communities of 1920s and 1930s America. These subdivisions typically featured a variety of styles while maintaining uniform building and lot sizes and building setbacks. It is a distinct example of Tudor Revival architecture within the city and retains a number of the style's characteristics, including a steeply-pitched roof, a prominent exterior chimney, stucco cladding, and an arched entry porch. However, the property does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2, or D/4. It is not associated with persons, events, or broad patterns important to local, California, or National history, nor is it likely to yield information important to history or prehistory. Although its windows located on the main façade were reconfigured in 2003, the building appears to retain a high level of integrity.

**Continuation of B12. References:**

Building Permit Records, Community Development Department, City of Mountain View.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1986.

"Our History." Minton Lumber & Supply, <http://www.mintonslumber.com/histmain.htm> (accessed November 30, 2007).

Palmita Park. Vertical Files, History Center, Mountain View Public Library.

Perry, Nicholas. *Mountain View*. Images of America. San Francisco: Arcadia Press, 2006.

Louis Sinz. Vertical Files, History Center, Mountain View Public Library.

"Where did Palmita Park Get Its Street?" *Mountain View Register-Leader*. January 25, 1924.

Wright, Gwendolyn. *Building the Dream: A Social History of American Housing*. New York: Pantheon Books, 1981.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer Date

Page 1 of 3

\*Resource Name or #:

415 BUSH ST

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Santa Clara

\*b. USGS 7.5' Quad: Mountain View (Date: 2021)

c. Address: 415 BUSH ST

City: Mountain View

Zip: 94041-2105

d. UTM:

e. Other Locational Data: Assessor Parcel Number: 15830020

**\*P3a. Description:**

**Architectural Style:** Tudor Revival

**Construction Type:** Wood Frame

**Roof Style:** Gable

**Exterior Material:** Half Timber/Faux Half Timber

**Window Style:** Dormer, Double-Hung, Fixed

**Porch:** Portico

**Plan Shape:** Rectangle

**Number of Stories:** 2

**Roof Material:** Wood Shingle

**Primary Door Material:** Wood

**Window Material:** Wood

**Garage:** Detached Garage

**Other Architectural/Site Features:** Chimney partially clad with brick, clapboard siding at the gable ends, and shingle siding at the shed dormer. Detached garage with vertical wood plank doors.

**\*P3b. Resource Attributes:** HP2. Single family property

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

**P5a. Photo**



**P5b. Description of Photo:**

Primary facade, May 3, 2023

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

Historic  Prehistoric  Both

1935; Santa Clara County Assessor

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

BETTMAN R B AND KATHLEEN H TRUSTEE, 415 BUSH ST, MOUNTAIN VIEW CA 94041

**\*P8. Recorded by:**

Page & Turnbull, 170 Maiden Lane, 5th Floor, San Francisco CA 94108

**\*P9. Date Recorded:**

May 3, 2023

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** Page & Turnbull, "City of Mountain View Historic Context Statement" prepared for City of Mountain View, Administrative Draft, March 28, 2024.

**\*Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or # 415 BUSH ST

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential - Single-Family

B4. Present Use: Residential - Single-Family

\*B5. Architectural Style: Tudor Revival

\*B6. Construction History: 415 Bush Street was built in 1935 as part of the development of Palmita Park, a subdivision planned and built by the Minton Lumber Company. The detached garage first appears on the 1943 Sanborn Insurance map, therefore it was likely constructed together with the main residence.

See Continuation Sheet.

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features: Detached garage

B9a. Architect: Unknown

b. Builder: The Minton Company

\*B10. Significance:

Theme:

Early 20th Century Development,  
Immigration & Multiculturalism (1910-  
1944), Residential Development (1910-  
1944)

Area:

Mountain View

Period of Significance: 1935

Property Type: Residential - Single-Family

Applicable NR/CR Criteria: C/3 (Design)

Mountain View Register of Historic Resources Criteria: Not Evaluated for Mountain View Register

**Statement of Significance:**

415 Bush Street is a Tudor Revival style single-family residence located in Old Mountain View, associated with the theme of Residential Development (1910-1944) as elaborated in the "City of Mountain View Historic Context Statement" (Administrative Draft, March 2024). 415 Bush Street was built in 1935 as part of the development of Palmita Park, a subdivision planned and built by the Minton Lumber Company.

Palmita Park subdivision is a residential neighborhood bounded by Bush, Dana, and Velarde Streets and Calderon Avenue. It was developed over 20 years, beginning in 1924, by the Minton Lumber Company and Bert Holeman, a local businessman. The Minton Lumber Company was founded in 1911. Bert Holeman was a Kansas native who arrived in Mountain View in 1912. He founded the First National Bank in Mountain View, for which he served as president until 1925. In 1923, the Minton Lumber Company bought 9.5 acres fronting Calderon Avenue from W. A. Goodpasture and 4.5 acres fronting Bush Street from Bert Holeman. Holeman collaborated with the Minton Company to promote residential development on the combined 14 acres. A contest to name the new subdivision elicited the name Palmita Park; palm trees were planted along the Bush Street frontage in honor of the subdivision's new name. In March 1924, Palmita Park was annexed to Mountain View. Between 1924 and 1925, the developers graded, curbed, paved, and installed sewer, water, gas, electric and telephone service for lots along the frontage on Bush, Loreto, Anza, and Velarde Streets. In 1926, the Minton Company added Westinghouse electroliers (streetlights) to the subdivision. Lots were sold only to buyers who, at the time of purchase, made a contract with the Minton Company for the construction of a home. The contract included the planting of lawns and shrubbery, and house sites were established with a common setback and uniform distance from lot lines.

See Continuation Sheet.

B11. Additional Resource Attributes:

HP4. Ancillary building

\*B12. References:

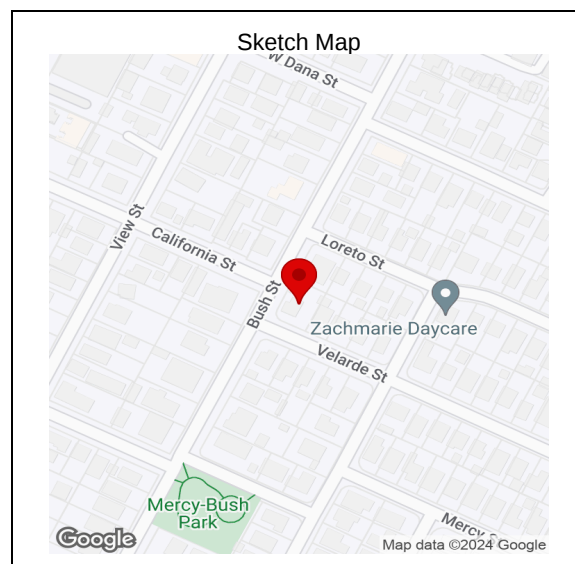
See Continuation Sheet.

B13. Remarks:

Property was given a status code of 3S in the Carey &amp; Co. survey (2008 Draft).

\*B14. Evaluator: Page & Turnbull, 170 Maiden Lane, 5th Floor, San Francisco, CA 94108

\*Date of Evaluation: August 6, 2024



**Continuation of B6. Construction History**

Windows facing Bush Street were replaced in 2003 with compatible hung replacement windows. No further major exterior alterations were noted.

**Continuation of B10. Statement of Significance**

Construction started from Bush Street at Loreto and moved east toward Calderon Avenue. Advertisements in the Mountain View Register Leader in 1924 and 1925 suggest that some of the subdivision's early houses were built on speculation by the Minton Company for immediate purchase while others were built according to the Minton Company's plan books from which buyers could select a plan and style for customized construction. The Palmita Park houses built in the 1920s and early 1930s exhibit the range of cottage and period revival styles popular in that decade; however, the Great Depression interrupted the full build-out of the subdivision. Houses from the late 1930s and the post-World War II building boom in the Minimal Traditional style appear to have filled out the remaining blocks.

415 Bush Street appears eligible for the National Register and California Register under Criterion C/3 as an excellent local example of Tudor Revival architecture. Apart from a grouping of windows replaced in 2003, the property appears minimally altered and retains sufficient integrity for listing in the National Register and California Register. The period of significance is 1935, the year of construction. This evaluation does not address Mountain View Register eligibility.

The character-defining features of the resource include:

- Overall form and massing
- Setback from the street and lot size
- Steeply pitched gable roof with wood shingles
- Stucco and faux half-timbered style cladding
- Exterior stucco chimney with brick base
- Entrance portico
- Dormer with shingle siding
- Curved bargeboards
- Wood-paneled gable ends
- Fenestration pattern and original one-over-two double-hung wood sash windows
- Detached garage with vertical wood plank garage doors.

**Continuation of B12. References:**

- Carey & Co. Inc, "Citywide Historic Properties Survey Mountain View, California." Vols. I and II. Prepared for City of Mountain View, September 1, 2008.