

MEMORANDUM

DATE	May 23, 2025	PROJECT NUMBER	24349
TO	Cherylle Goebel Andreas Goebel	PROJECT	302 Loreto Street, Mountain View
OF	302 Loreto Street Mountain View, CA 94301	FROM	Walker Shores, Architectural Historian Cultural Resources Planner Stacy Kozakavich, Cultural Resources Planner, Project Manager
CC	Christina Dikas, Principal-in-Charge	VIA	Email

REGARDING 302 Loreto Street, Mountain View – *Secretary of the Interior's Standards for Rehabilitation* Analysis

This *Secretary of the Interior's Standards for Rehabilitation* Analysis memorandum has been prepared at the request of the property owner for a proposed project located at 302 Loreto Street (APN 158-30-047) in the Palmita Park neighborhood of Mountain View. The subject building is a one-story residential building built in 1927 by the Minton Company, the primary developer of Palmita Park. The building includes features of the Colonial Revival and Tudor Revival architectural styles. 302 Loreto Street is currently listed on the Mountain View Register of Historic Resources.

The property owners are proposing a project that would involve exterior alterations to the residence, including constructing a one-story over basement, 415-square-foot addition at the rear northwest corner and removing a brick sidewall at the west side of the front porch. The purpose of this memorandum is to review the proposed exterior alterations to the historic 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 the California Environmental Quality Act (CEQA).

Methodology

Page & Turnbull conducted a site visit on October 30, 2024 to document existing conditions and to develop a list of character-defining features to guide the analysis of the proposed project's compliance with the *Secretary of the Interior's Standards for Rehabilitation*. Page & Turnbull

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

reviewed the proposed project plan set for 302 Loreto Street titled “Single Family House” prepared by Better Built Builders (dated February 2, 2025) that was provided to Page & Turnbull via email on May 19, 2025. Page & Turnbull also reviewed historic building construction permits provided by the City of Mountain View (City), historic maps, and aerial photographs to gain an understanding of past alterations to the property.

Historic Status

302 Loreto Street was surveyed in 2007 during the completion of *the Citywide Historic Properties Survey* and was assigned a National Register of Historic Places 3S rating.¹ 3S indicates the building “appears eligible for the National Register individually through survey evaluation.”

The Department of Parks and Recreation 523 survey form (DPR form) for 302 Loreto Street which was prepared at the time of the survey did not assign a period of significance or list specific character-defining features of the property. The DPR form identified the design of the building as a “blend of Colonial and Tudor Revival elements” and a “significant example of architecture in planned communities of 1920s and 1930s America.”² The DPR form is included in **Appendix A**.

An in-progress historic resources survey update for Mountain View has revised the previous finding of significance for the 302 Loreto Street. While it is eligible to remain listed on the Mountain View Register, the City **does not** currently consider the property to be eligible for listing in the California Register or National Register under any criterion.³

302 Loreto Street is listed on the Mountain View Register and has an active Mills Act contract.

Architectural Description

The 2007 DPR form includes a brief architectural description of the subject property. This section is supplemental to that description to provide context for the list of character-defining features and analysis of the proposed project.

302 Loreto Street is located in Palmita Park between Anza Street and Calderon Avenue (**Figure 1**). The building is rectangular shaped in plan, set on a concrete foundation, and clad in wood lap siding

¹ Carey & Co. Inc., “Citywide Historic Properties Survey Parts I and II” Prepared for the City of Mountain View, September 1, 2008.

² Carey & Co. Inc., “Citywide Historic Properties Survey Part II” Prepared for the City of Mountain View, September 1, 2008, page 183.

³ Comment received from Mountain View Community Development Department Staff, April 10, 2025; Page & Turnbull, City of Mountain View: Citywide Historic Resources Survey Report – Administrative Draft (San Francisco: Prepared for the City of Mountain View, January 10, 2025), 63.

with exposed rafter tails and fascia boards. The residence is capped with a steeply pitched cross gable roof clad in asphalt shingles with a flared eave at the south (primary) façade. An eyebrow dormer is located over the integrated entrance porch at the west end of the primary façade.⁴ Arched wood-frame louvered vents are featured in all three gable ends. A brick chimney is located on the east façade. Typical windows are double-hung vinyl windows.



Figure 1. Residence at 302 Loreto Street, looking northeast.

The primary (south) façade features a concrete integral porch at the west (left) end. The Porch features a typical window on its south facing wall, and a wood panel door on its west (left) facing wall. East of the porch is an arched fixed replacement window and a set of two typical windows (**Figure 2**). An arched wood louver vent is featured in the gable end.

The east façade features, from south (left) to north (right), typical windows flanking an exterior brick chimney, a pair of replacement wood windows, and a square wood louver vent (**Figure 3**). An arched wood louver vent is featured in the gable end.

⁴ The subject residence is not aligned along true cardinal directions. The primary façade faces southwest, but for the purposes of this memo, the primary façade will be referred to as the south façade, and so on.



Figure 2. Oblique view of the north façade, looking northeast.



Figure 3. Oblique view of east façade, looking northwest.

The rear (north) façade features a partially glazed wood door flanked by typical windows to the east (left), and a pair of typical windows to the west (right) (**Figure 4**). The west façade features a pair of typical windows at the north (left) and south (right) ends, and a single typical window centered underneath the arched wood louver vent in the gable end (**Figure 5**).



Figure 4. View of the rear façade, looking south.



Figure 5. Oblique view of the west façade, looking northeast.

A gravel driveway along the east side of the property to a rear detached garage (**Figure 6**). The rear yard features gravel, a lawn, and tile pavers that connect the rear entrance, driveway, and surround the lawn area (**Figure 7**).



Figure 6. Detached garage, looking north.



Figure 7. Rear yard, looking southwest.

Construction Chronology

The residence and detached garage were both constructed in 1927 by the Minton Company, a local developer. The building was originally purchased by John J. Clancy in April of 1927, shortly before its completion.⁵ However, eleven months later the property was transferred back to the Minton Company. A *Mountain View Register Leader* article from 1930 lists the property for sale by the Minton Company again and includes a photograph and a brief description of the property (**Figure 8**). The 2007 Carey & Co. DPR shows what appear to be the original windows on the primary façade, while the original wood shutters had been removed (**Figure 9**).

No major exterior alterations were identified through permit research at the Mountain View Community Development Department. Observed alterations include the addition of a roof overhang extension with a square wood post and brick sidewall at the entry porch, and replacement of all original windows with vinyl, typically double hung. Windows on the primary façade were replaced ca. 2010.⁶

⁵ "Building News," *The Mountain View Register Leader*, April 1, 1927.

⁶ Google Street View (2009, 2011).

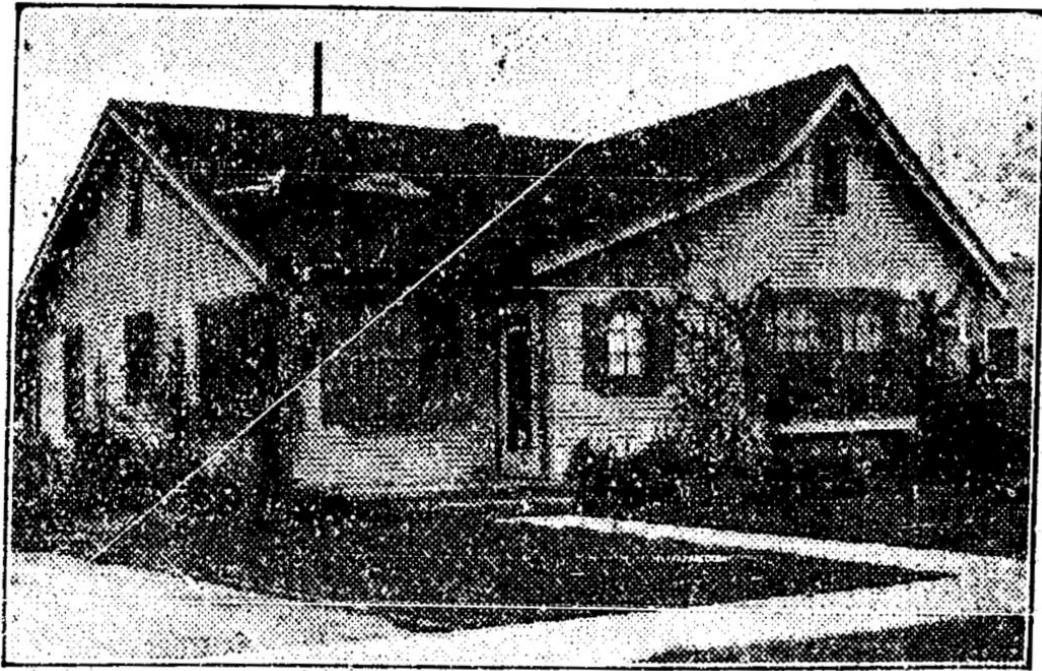


Figure 8. Newspaper photograph of 302 Loreto Street, 1930. Source: *The Mountain View Register Leader*, January 24, 1930. Accessed via the Mountain View History Center.



Figure 9. Photograph of 302 Loreto Street, May 25, 2007. Source: Carey & Co.

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 302 Loreto Street based upon primary architectural features identified in the 2007 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, particularly the elements of the Colonial and Tudor Revival styles, as well as its design relative to neighboring properties which were part of the Palmita Park development. Page & Turnbull recommends a period of significance of 1927, the year of the building's construction. Those features that date to the period of significance and which contribute to its architectural character, or which represent compatible replacements of such original features, are character-defining.

The character-defining features for 302 Loreto Street include:

- One-story height
- Cross-gable roof with steeply pitched roof slope and flared eave
- Exposed rafter tails and fascia boards
- Blind eyebrow dormer
- Original window opening locations and dimensions at primary façade (existing vinyl windows not character-defining)
- Wood-frame arched louver vents in gable ends
- Wood lap siding
- External brick chimney at the east façade

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:

- Roof extension over front porch, including square post and brick sidewall
- Vinyl replacement windows without divided lite patterns
- Replacement doors

Proposed Project Description

The proposed project description is based on the scope of work described and illustrated in the drawing set for 302 Loreto Street, titled "Single Family House", by Better Built Builders, dated

February 2, 2025 (included in the **Appendix B** of this memorandum). The proposed project includes the following alterations (**Figure 10 through Figure 13**):

- One-story over basement, 415 square-foot addition at the northwest corner of the building. The addition would project from the north end of the west façade by two and a half feet, and the roof line of the addition would be eleven inches higher than the existing roof line. The addition would include:
 - removal of existing, non-original windows at the north end of the west façade
 - removal or alteration of all existing openings as part of demolition of portions of the north façade
 - Installation of fully glazed sliding doors at the east end of the original rear facade and the north façade of the addition
 - new vinyl double-hung windows at the first story of the addition
 - casement clerestory windows at the basement level of the addition, on the north, west, and east façades
 - horizontal wood lap siding to match existing siding
 - Gable roof with asphalt shingles to match existing roof
- Remove the internal brick chimney from the north roof slope.
- Remove the non-original brick sidewall at the front porch.
- Replace the existing low concrete slab and step at the front porch with a slightly larger concrete slab and step which extends approximately two feet to the west (left), and five feet to the south (front) of the existing.

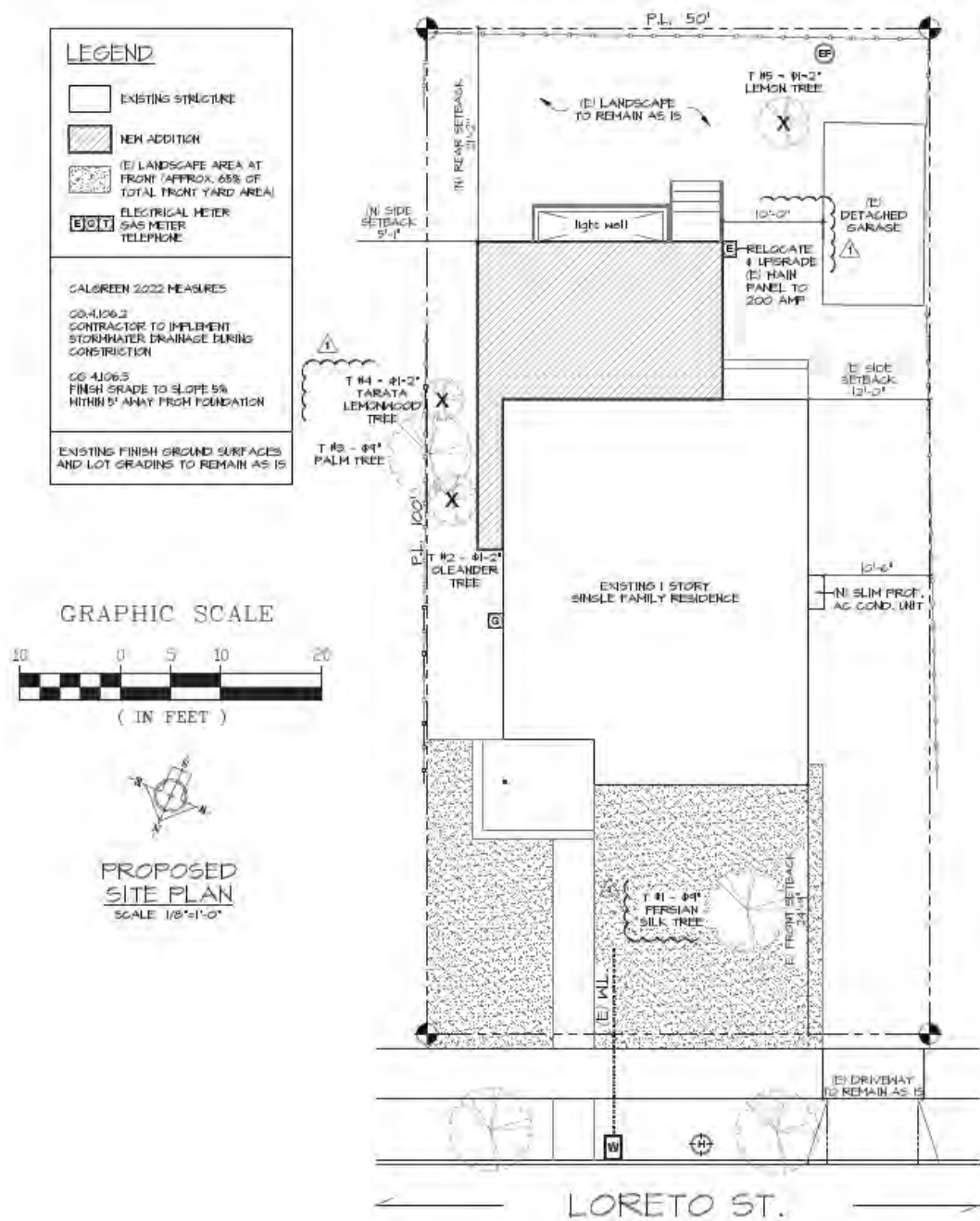


Figure 10. Proposed site plan. Rear addition is indicated by hatching. Source: "Single Family House", by Better Built Builders, (February 2, 2025), Sheet A-1.

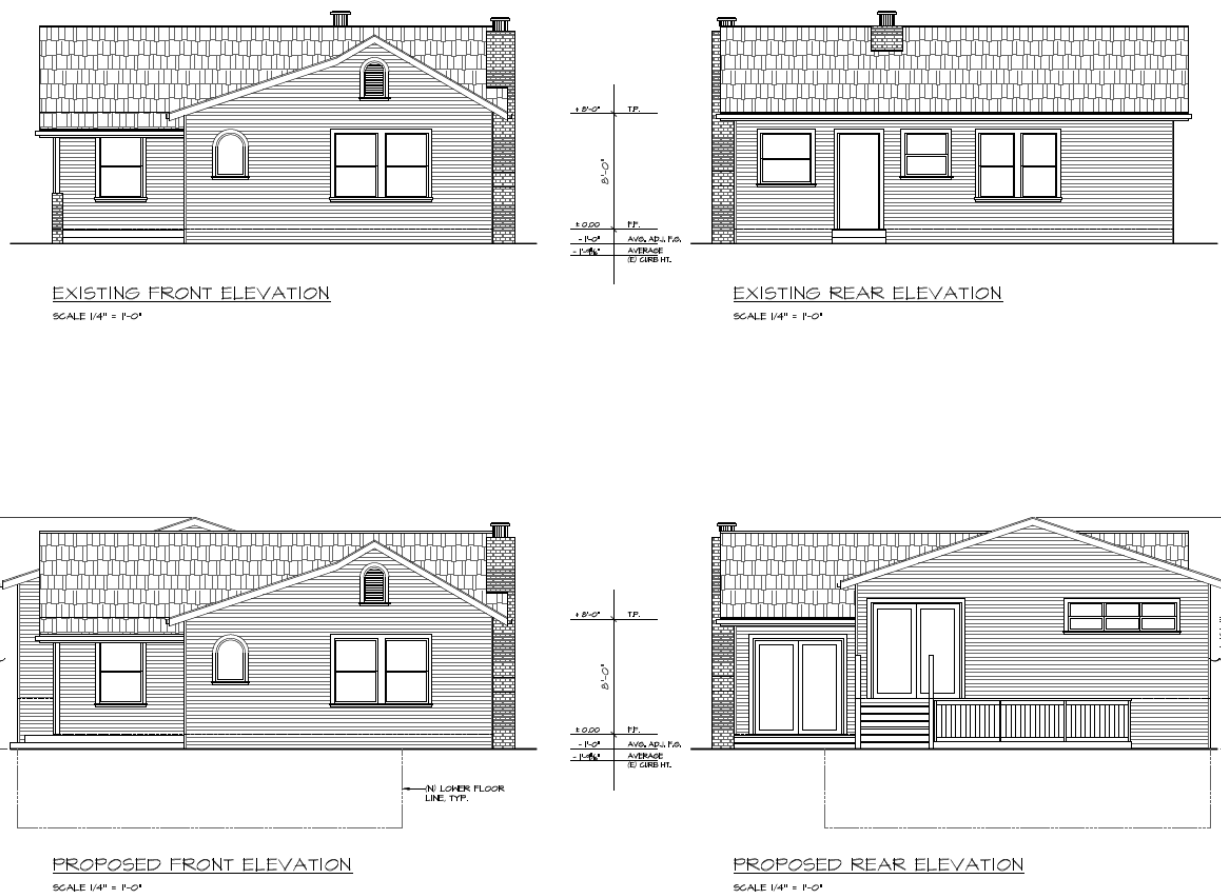


Figure 11. Front and Rear elevations, showing the proposed addition, removed brick sidewall, and removed internal chimney. Source: "Single Family House", by Better Built Builders, (February 2, 2025), Sheet A-5.

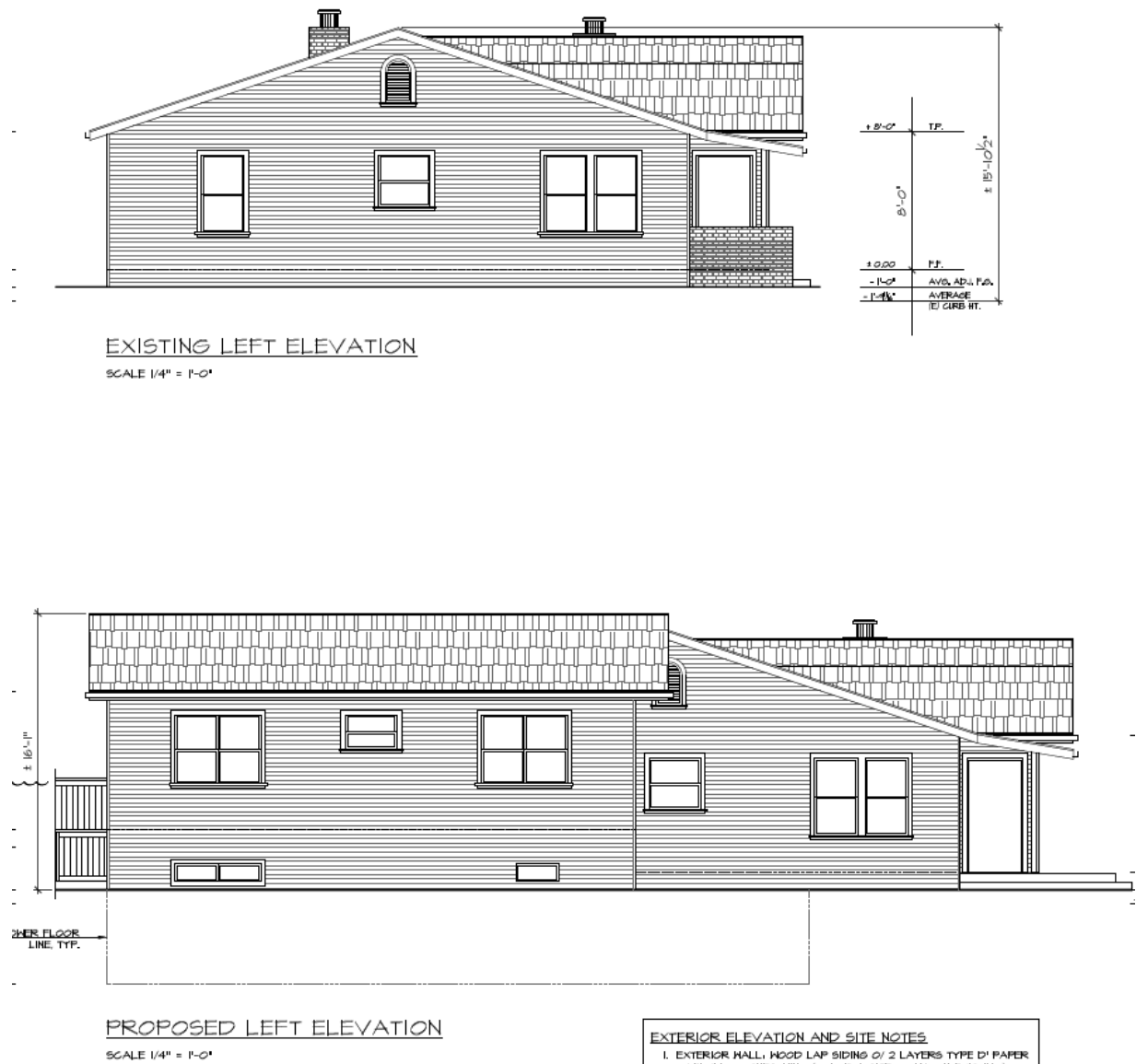


Figure 12. West (left) elevations, showing the proposed addition, removed brick sidewall, and removed internal chimney. Source: "Single Family House", by Better Built Builders, (February 2, 2025), Sheet A-6.



EXTERIOR ELEVATION AND SITE NOTES
 1. EXTERIOR WALL: WOOD LAP SIDING 0/ 2 LAYERS TYPE D/ PAPER
 0/ PLYWOOD SHEATHING (COLOR & SIZE TO MATCH EXISTING)

Figure 13. East (right) elevations, showing the proposed addition, removed brick sidewall, and removed internal chimney. Source: "Single Family House", by Better Built Builders, (February 2, 2025), Sheet A-7.

Secretary of the Interior’s Standards for Rehabilitation Compliance

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.

⁷ 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 302 Loreto 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.⁸

The following discussion considers the proposed project’s potential effects on the historic status of, and compatibility with, the residential building at 302 Loreto 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.

⁷ 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).

⁸ Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

Many of the historic materials and features that characterize the original Colonial and Tudor Revival style building would be retained. Character-defining features that would be retained include the overall massing and site setback, cross-gable roof, blind eyebrow dormer, wood lap siding, external brick chimney, and the original fenestration openings.

The proposed rear addition would remove one original opening at the north end of the west façade and all openings on the north façade. This also would result in the removal of some original wood lap siding. The features changed by construction of the addition are either minimally visible or not visible from the public right-of-way, and their removal would not impair the ability of the building to convey its significance. The interior chimney at the rear of the house would be demolished, but the interior chimney is minimally visible from the street and not a character defining feature. The brick wall proposed to be removed at the entry porch is not original and therefore not a character defining feature. The expansion in size of the front porch concrete step and landing would utilize the same materials (concrete) at the same plate height, and would therefore not meaningfully impact the spatial relationship of the primary entrance organization of the building. The construction of the proposed addition would not meaningfully impact significant spatial relationships at the site, such as the orientation of the residence to the detached garage, and will not meaningfully impact circulation routes. Thus, the removal of the specified original openings is not likely to affect the historic character of the residence and the proposed project is in compliance 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 would be added to the original building. The proposed rear addition would not create a false sense of historical development. 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 1927, the year of construction, associated with its Colonial and Tudor Revival style architectural influences. The building has been altered over time, including the addition of a roof and brick sidewall at the front porch and the replacement or removal of original windows, but 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.

The building's distinctive features, including the cross-gable roof, blind eyebrow dormer, and arched wood louver vents, would be preserved in the proposed project. The replacement of non-original windows and previously altered features, such as the porch brick sidewall, would not impact the craftsmanship or character of the building. The installation of a slightly larger concrete step and landing at the front porch would also not impact the craftsmanship or character of the building, as it would be constructed of the same material (concrete) at the same plate height. Some original wood lap siding would be removed at the north portion of the west façade and much of the north façade. The project proposes to remove only what is necessary to complete the project, and all areas of siding removal would be located at the rear of the building. This alteration is therefore unlikely to impair the ability of the building to convey its significance. 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 missing or previously altered features are proposed to be repaired or replaced. 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 does not include any physical or chemical treatments to 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.

As currently planned, the proposed project includes construction of a basement which would require excavation of previously undisturbed areas. In the case of the inadvertent discovery of archaeological materials during ground disturbing activity, 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 would construct a one-story over basement, 415-square-foot addition at the northwest corner of the building, projecting from both the north end of the west façade and the west end of the north façade. The addition would be at the rear side of the house and would be minimally visible from the Loreto Street public right-of-way. The new addition would feature a gable roof and be clad in wood lap siding to match the existing residence, but the new windows, sliding door, slightly higher floor plate height, and the slight projection of the west wall from the existing west façade would sufficiently distinguish it as an addition. While the current project proposes the use of vinyl windows at the addition, if the project opts to use metal-clad windows or wood windows with the same operability and lite patterns as those depicted on the drawings, the compatibility and differentiation of the addition would be the same as that analyzed here. The fenestration pattern at the rear of the building would be altered, but the fenestration pattern at the rear of the building is not a character defining feature and the windows' alteration or removal would not diminish the significance of the building. The proposed addition would project two and a half feet from the north end of the west façade, and the roof line would extend eleven inches above the current roof line. These projections are small, and all located at the rear of the building, and would therefore be minimally visible when viewed from the street. Therefore, the location, design, and overall scale and massing of the addition would minimally affect historic material and would not diminish the historic character of the residence while allowing the residence to remain visually prominent. The proposed project would also install a new concrete step and landing at the front porch which is approximately two feet larger to the west and five feet larger to the south of that existing. The porch, step, and landing will remain in the same location at the southwest corner of the building, the expansion of the porch would not alter the spatial relationship of the primary entrance organization. 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 is located at the rear of the residence and if, hypothetically, removed in the future, the general form and integrity of the residence as viewed from the street would be unimpaired. As previously discussed, only non character defining openings and features at the rear

of the building would be removed or altered. Thus, the proposed project is in compliance with Rehabilitation Standard 10.

Conclusion

As the above analysis demonstrates, the proposed project, as currently designed, substantially complies 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." Therefore, as currently designed, the proposed project would likely 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.

Page & Turnbull understands that future revisions to the proposed project may result in removal of the proposed basement from the design, or reduction in overall size of the proposed addition. It is our professional opinion that should the project be changed in a way that reduces its overall size while retaining the proposed one-story height, roof form, and finish types and materials it would continue to adhere to all ten of the Secretary of the Interior's Standards for Rehabilitation. Such changes would therefore not warrant a revised project analysis.

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, San Francisco, and San Jose, 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.

As an Architectural Historian and Cultural Resources Planner within Page & Turnbull's Cultural Resources Planning Studio, this memorandum's primary author Walker Shores meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. Cultural Resources Planner Stacy Kozakavich, project manager, and Principal Christina Dikas provided supervision. Both exceed the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Appendix A – 2007 DPR Survey Form

2007 State of California Department of Parks & Recreation (DPR) 523 forms for 302 Loreto Street
(Carey & Co., Inc, 2007)

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 #: 302 Loreto 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 ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 302 Loreto Street

City: Mountain View

Zip: 94041

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

e. Other Locational Data:

Elevation:

Assessor Parcel Number: 158-30-047

***P3a. Description:**

This one-story, single-family residence combines Colonial and Tudor Revival elements and is situated on a flat parcel with grass, trees, and small plantings. The house is rectangular in plan and features an asymmetrical, asphalt-shingle-clad, cross-gable roof, with an arched, louvered vent in the front gable and an eyebrow dormer on the projecting cross gable. The building also has a wide eave overhang. Horizontal wood boards clad the structure, which features six-over-six, wood-sash, double-hung windows with lamb's tongues as well as an arched, multi-light, wood-sash window. A simple wood post supports the small front porch.

*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 façade; May
25, 2007

*P6. Date Constructed/Age and
Sources:

☒ Historic ☐ Prehistoric ☐ Both
1927; City Database

*P7. Owner and Address:

Marie M. Garbutt Living Trust
116 Morrissey Blvd
Santa Cruz, CA 95062

*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):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 35

*Resource Name or # 302 Loreto Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family home

B4. Present Use: Single-family home

*B5. Architectural Style: Colonial and Tudor Revival

*B6. Construction History: Constructed in 1927.

*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 in the 1920s

Area: Mountain View

Period of Significance: 1927

Property Type: Single-family property

Applicable Criteria: C/3

This house belongs to the Palmita Park subdivision, a residential neighborhood bounded by Bush, Dana, Calderon, and Velarde Streets 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 and founded 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 telephones 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 fifteen more parcels from Holeman and developed another street. Houses of many styles, including this Colonial and Tudor Revival residence, characterize the planned subdivision of Palmita Park.

B11. Additional Resource Attributes:

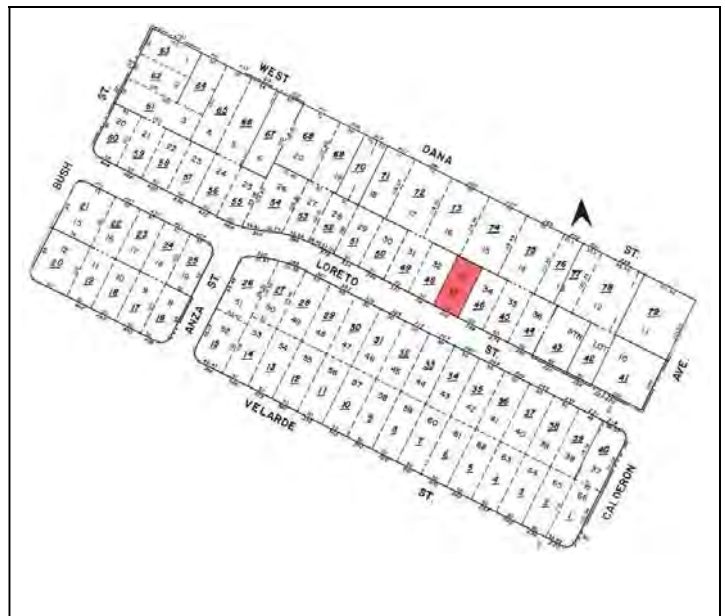
*B12. References:

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:

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 a significant 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. The home's modest size, picturesque style, and blend of Colonial and Tudor Revival elements, such as the arched window and vent, the eyebrow dormer, the flared eave, and the fenestration, demonstrate the era's dominant architectural trends. 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. It retains a high level of integrity, with a continuity of setting and no obvious exterior alterations.

Continuation of B12. References:

Gelernter, Mark. *A History of American Architecture: Buildings in Their Cultural and Technological Context*. New Haven, NH: University Press of New England, 1999.

"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.

"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.