

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

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*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 Location: Not for Publication Unrestricted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

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*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:

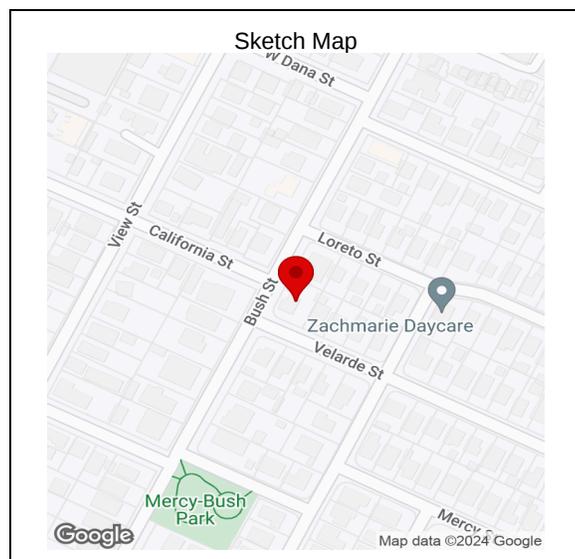
See Continuation Sheet.

B13. Remarks:

Property was given a status code of 3S in the Carey & 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.