

HISTORIC RESOURCES EVALUATION

3464 AMBUM AVE
SAN JOSÉ, CA



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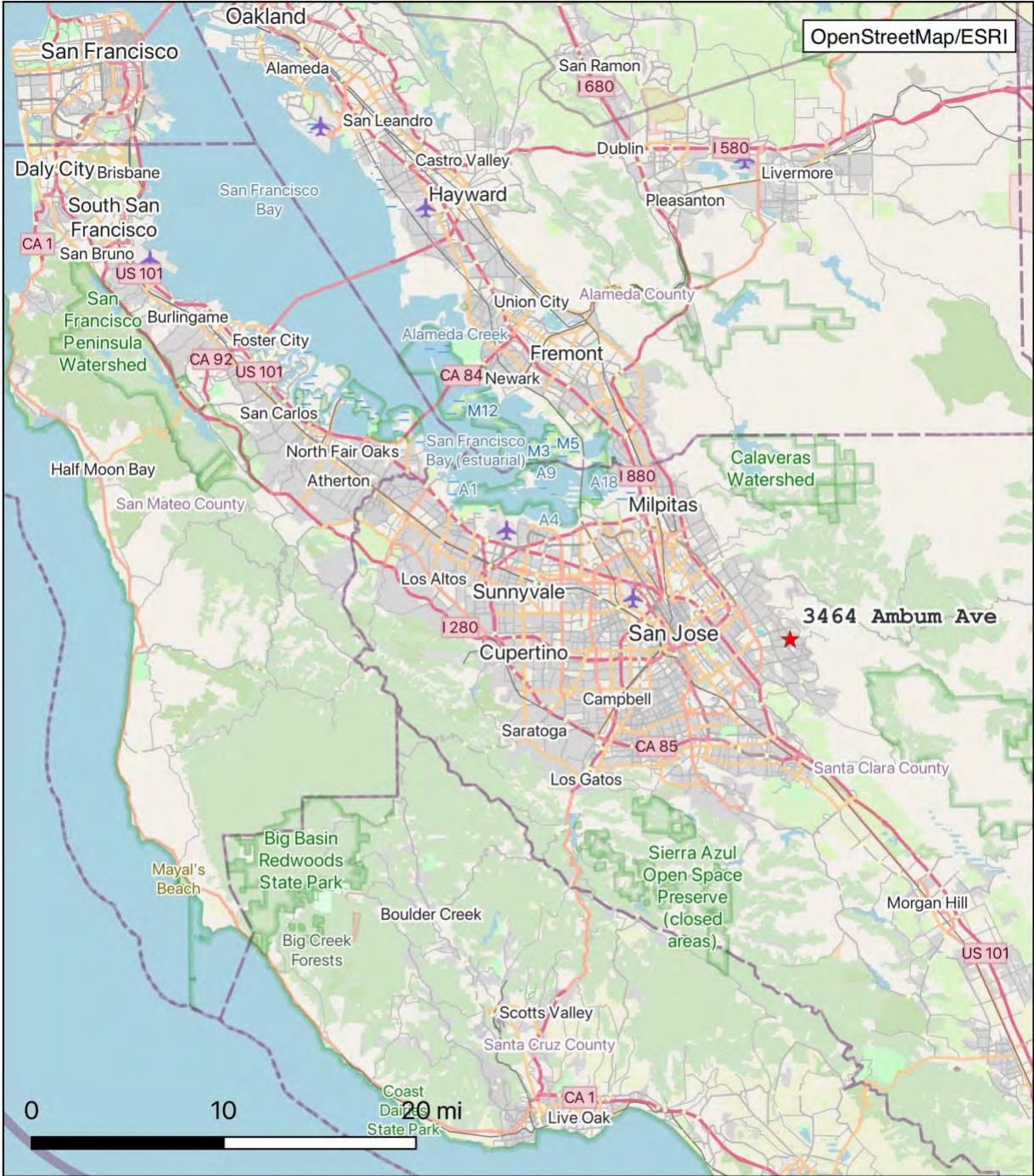
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INTRODUCTION AND SUMMARY OF FINDINGS

The property at 3464 Ambum Ave in San José (APN 654-55-015) is a 2.6-acre parcel currently developed with a single-family home built in 1956 and several accessory buildings. A new residential development proposes to demolish the existing buildings on site. To ensure that that the proposed project would not cause a substantial adverse change in the significance of a historical or archaeological resource (as defined in the CEQA Guidelines [14 CCR §15064.5]), Archaeological/Historical Consultants (A/HC) of Oakland, California, was retained to evaluate whether the buildings are eligible under the California Register of Historic Resources (CRHR) and the San José Landmark criteria, and to complete an archaeological sensitivity assessment of the property.

This report presents the results of a historic resources evaluation of 3464 Ambum Ave (hereafter the project area). Based on a built environment survey and historical research, the house at 3464 Ambum Ave appears **not eligible** for the CRHR and **not eligible** for listing in the San José Historic Resources Inventory as a City Landmark. Therefore, no historical resources as defined in the CEQA Guidelines appear to be present on the project area.

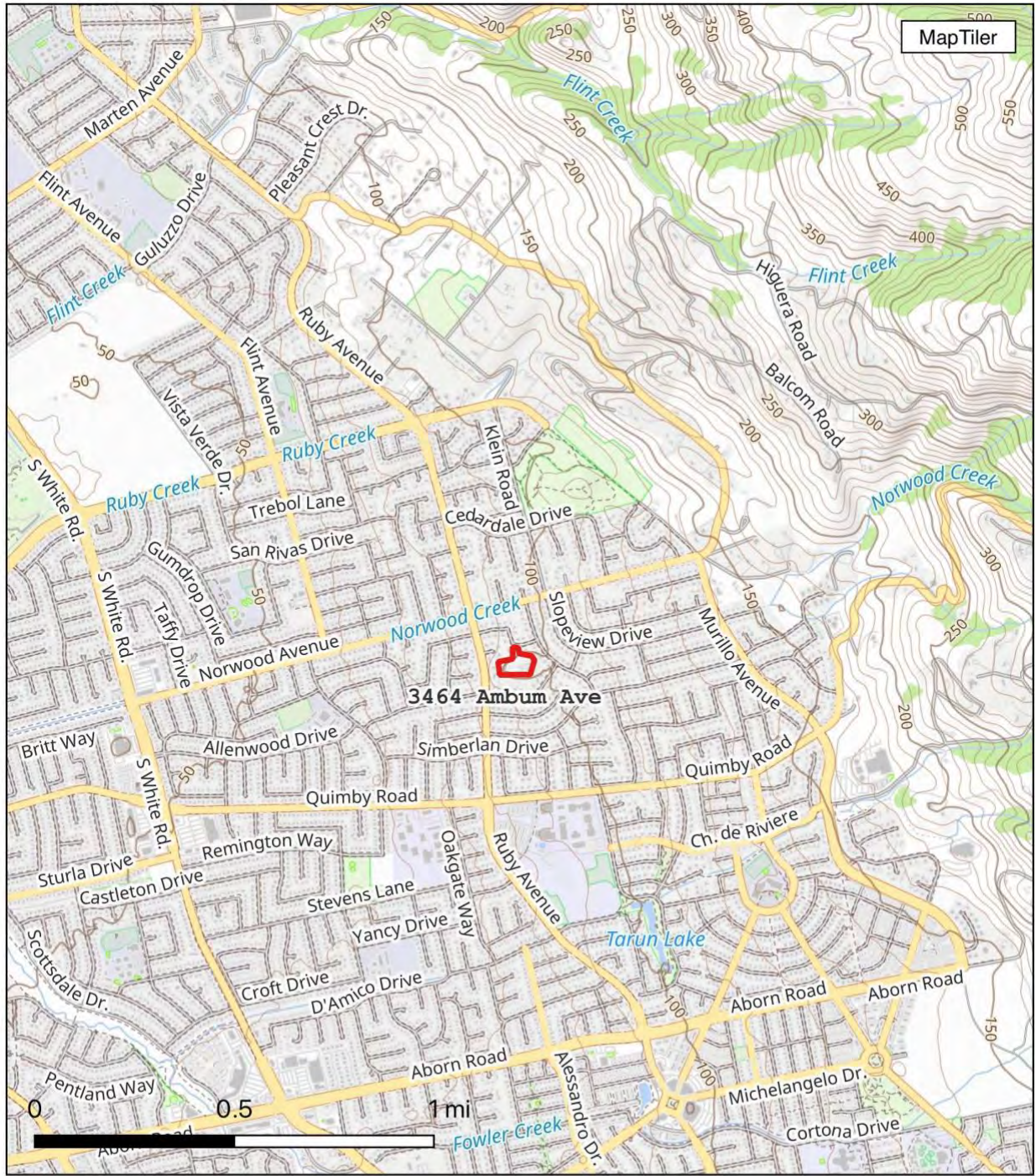


Project Location Map
3464 Ambum Avenue, San José



Legend	
	Project Location

Figure 1: Location Map



Project Vicinity Map
3464 Ambum Avenue, San José


1:24,000


Legend
 Project Area

Figure 2: Vicinity Map



Project Area Limits
3464 Ambum Avenue, San José



Legend
Project Area

Figure 3: Project Area Limits

HISTORIC CONTEXT

EARLY HISTORY OF SANTA CLARA VALLEY

Seven Spanish expeditions passed through the Santa Clara Valley between 1769 and 1776, culminating in the foundation of Mission Santa Clara de Asís and the Pueblo of San José in 1777 by Joaquín Moraga and Father Tomás de la Peña. The establishment of a mission system by Franciscan priests in Alta California was part of a strategic effort to extend Spanish power northward into Alta California to counteract the ongoing Russian advance down the Pacific Coast. The missions, supported with small military detachments, were to convert local Native Americans and establish agricultural plantations using their labor (Shoup and Milliken 1999:17).

At the time of Spanish contact, at least four large villages of over 100 people, and a number of smaller villages, were located in central Santa Clara Valley (Milliken 2007:52). The Pala local tribe, or Paleños, inhabited the hills on the east side of the valley all the way east to Mount Hamilton; according to Milliken their territory may have “reached down into the Santa Clara Valley itself in the Evergreen vicinity” (1995: 250). The Paleños derived their name from their head man, who the Spanish called Captain Pala. Commissioner Ygnacio Vallejo described Captain Pala and his people as having a good relationship with the Spanish in 1797 and recruited them to cultivate hemp as a cash crop for the Pueblo of San José. Pala and his wives, Sorsor and Hunsum, brought their children to Mission Santa Clara to be baptized between 1783-1797. Around 1801, the Paleños sent significant numbers of people from their villages to Mission Santa Clara (Milliken 1995:150-151, 170).

The establishment of Mission Santa Clara in 1777 was accompanied by epidemic diseases that dramatically reduced local populations and impeded the efforts of the missionaries to attract local tribespeople to live permanently at the Mission, which did not happen in significant numbers until 1789 (Shoup and Milliken 1999:24). Native people came into the missions through a mixture of choice, persuasion, and force. Missionized Ohlone received instruction in Christianity and were compelled to work at agricultural tasks that must have appeared strange to them; more difficult was the loss of personal freedoms, brutal treatment by soldiers and priests, and forcible imposition of Catholic beliefs (Milliken 1995:88, 274).

During the Mission Era, European diseases ran rampant, with death tolls reaching 8% per year (higher among women and children); Mission livestock grazing began to degrade the local environment, impacting the availability of traditional food resources for those Native Americans who remained outside the Mission system. By 1810, traditional cultures were collapsing throughout coastal and central California (Milliken 1995:221). Disease, dietary deficiency, declining birth rate, and violence resulted in an almost 80% population decline among local Ohlone people by 1832. This population loss, the mingling of ethnic groups at the missions, and the discouragement of traditional social practices resulted in a widespread disintegration of traditional lifeways by the beginning of the Mexican period.

After independence from Spain in 1821, the Mission system went into terminal decline. In a climate of increasing immigration from Mexico and increasing local population of Californios, the Franciscan

missions were secularized and much of their land confiscated between 1834 and 1837 (Shoup and Milliken 1999:109). In turn, large land grants were distributed to prominent Mexican citizens; thirty-eight grants were issued in the Santa Clara Valley between 1833 and 1845. The era of the Californios, however, was to be short-lived – the U.S. conquest of California in 1847 followed by the discovery of gold brought a vast new wave of settlers to the state. In the wake of Gold Rush, a number of returning miners settled in the Santa Clara Valley and began farming; many either purchased land from Mexican patentees, squatted, or claimed un-granted land.

RANCHO YERBA BUENA O SOCAYRE

Rancho Yerba Buena o Socayre was a 25,000-acre land grant given by Governor José Figueroa to Antonio Chaboya in 1833 (Allen, Bowen & Co. 1881:211). Chaboya (also Chabolla) had come to the area from Mexico with his family during the Spanish period. The rancho was located south of the Pueblo of San José lands and stretched from Santa Teresa in the west to the Evergreen foothills in the east. Chaboya and his family used the rancho primarily to raise cattle and horses and hosted an annual rodeo there (Gemellos 2015).

Although the Treaty of Guadalupe Hidalgo stated that the existing land grants would be honored after the U.S. takeover of California, Californios were required to file a claim for their lands with the U.S. Land Commission. Obtaining patents for Spanish or Mexican land grants often took years, if not decades, with claimants bearing the burden of proving not only ownership but also land boundaries and facing legal challenges and exorbitant legal fees.

Antonio Chaboya filed a claim for Rancho Yerba Buena in 1852 but was not awarded the patent until 1859 (Allen, Bowen & Co. 1881:211). In the meantime, American settlers arrived and squatted on Chaboya's land; some of them believed that it was public land and even paid taxes to the government for it. This led to what became known as the Settler's War of 1861. That year, Chaboya asked the American squatters to leave his land and, when they refused, he obtained eviction orders for 13 families, which Santa Clara County Sheriff John Murphy tried to execute. However, Murphy was unable to form a posse to enforce the evictions; many locals took the squatters' side and thought Chaboya's claim was false. A group of over 1,000 people, made up of the squatters and their supporters, marched to San José armed with guns, scythes, and even a small cannon to protest the eviction. Murphy requested the state militia be sent to put down the uprising, however Governor Downey delayed and Chaboya and the squatters reached a compromise whereby the squatters were able to purchase the land (Payne 1987:134-135; Pierce 1990:63).

EVERGREEN

The portion of Rancho Yerba Buena that became the settlement of Evergreen had been given to William Matthew, an attorney, as payment for his legal services during the Settler's War (Pierce 1990:63; Gemellos 2016). Francis and Charles Smith, two brothers from Germany, purchased this land in 1867 and opened the Smith Brothers Store in 1868, the first business to open in Evergreen. It was followed by a blacksmith shop, winery, school, and post office (Douglas 1993:65).



Figure 4: *Smith Brothers Residences & Store in Evergreen, 1876 (Thompson & West)*

In the 1850s and 1860s, small farms spread across the Santa Clara Valley, and the economy – long dominated by stock raising – gave way to wheat production (Laffey 1992). However, by the 1870s, the arrival of the transcontinental railroad in the region meant that fruit could now be quickly transported to distant markets, and soon orchards replaced wheatfields in Evergreen and across Santa Clara Valley (Broek 1932). In addition to orchards, Evergreen was known for its vineyards, established by French and German immigrants. Pierre Pellier had a 300-acre property in Evergreen where he planted cuttings he had brought from France and operated a successful winery. His daughter, Henriette Mirassou, and her descendants continued winemaking in Evergreen until the 1950s when they moved their vineyards to Soledad and Monterey; Mirassou Winery is still in existence today (Pierce 1990:40, 60-63).

The advent of World War II led to growth of a more diverse industrial base in San José and surrounding cities, including Fairchild Semiconductor, Intel, IBM, General Electric, Kaiser Permanente Cement, Hewlett-Packard, and the development of Moffett Field and the Ames Aeronautical Laboratory (later NASA Ames Research Center). The defense industry continued to dominate the region's economy after the war, displacing fruit processing and leading to technological innovations that sowed the seeds for the later development of Silicon Valley (Payne 1987:173-175). New industrial and engineering jobs, combined with the post-war population boom, led to an unprecedented annexation campaign spearheaded by San José City Manager Dutch Hamann (1950-1969). The city grew from 95,000 residents and 17 square miles in 1950 to 500,000 residents and 120

square miles in 1970 (Arbuckle 1986; PAST Consultants 2009). Most of Evergreen, including the project area, was annexed by San José in the 1960s.

HISTORY OF THE PROJECT AREA

The project area was part of Rancho Yerba Buena, granted to Antonio Chaboya in 1833. It remained in the possession of the Chaboya family after the Settler's War of 1861 and by 1876, the project area was part of a 150-acre parcel belonging to Matilda Chaboya (1864-1949). Matilda appears to have been Antonio's great-niece; both his brothers Pedro Chaboya (1790-1874) and Francisco Xavier Chaboya (1803-?) had granddaughters named Matilda. It was most likely Matilda D. Chaboya (1861-1942), since the 1876 map shows nearby parcels owned by Victoria Chaboya and Genero Chaboya, who were her siblings (Thompson & West). Matilda D. was Francisco's granddaughter through his son Andrew/Andres.

In 1880, Matilda lived with her mother, a seamstress, and her siblings in San José on Williams Street. At that time, she worked as a nurse (US Census 1880a). She married John O'Malley in 1881 and by 1900, the couple were living in El Dorado County with their three children (CDPH n.d.a.; US Census 1900).

By 1885, the project area had been sold and was part of a 290-acre parcel owned by John Tully and used to grow grain (Brainard 1885:84-85). A native of Ireland, John Tully (1828-1894) arrived in San José in 1850. He was a farmer who accumulated over 1200 acres, mostly in the Evergreen area, by his death in 1894. The 1880 US Census agricultural schedule shows he had 205 cows, 6 sheep, and 300 acres of wheat producing 4000 bushels and 100 acres of barley producing 200 bushels (US Census 1800b). Tully was well-known for promiscuity and alcoholic binges. His former mistress attempted to shoot him in 1880 after a two-year affair, while his second wife, Sarah Morton, divorced him in August 1885 due to his "dissipated and licentious habits", after which he deeded all of his property to his children by his first marriage. Sarah and John Tully remarried in June 1886 and stayed married until his death in 1894. Tully had 10 children by his two marriages (*San Jose Mercury 1880*; *San Jose Daily Morning Times 1882*; *Tully v. Tully 1902*).

As of 1903, the 290-acre parcel including the project area was owned by a group of Tully's children that included Mary Tully (McMillan 1903). Soon after, it became the sole property of his daughter Eleanor Tully (1865-1930), who retained ownership until at least 1929 (McMillan 1914; McMillan & McMillan 1929). There is no indication that the Tully family ever lived on the project area. The family had a large ranch located on Tully Road and McLaughlin Ave (Figure 5) and appear to have continued living there after John's death (US Census 1920, 1930a.)



Figure 5: Tully Ranch near Tully Road and McLaughlin Ave c. 1895. Photo source: History San José.

According to Santa Clara County Assessor data, the house at 3464 Ambum Ave was built in 1956. Originally, the house was on a rural route without an address, then later assigned the address 3490 Norwood Ave. In 1980, the address was changed to 3464 Ambum Ave (San José Building Permits). The first person identified as living at the subject property is James R. Arata. He is listed in the 1965 city directory at 3490 Norwood; however, he is listed as early as the 1957 directory on Rural Route 7, which included the project area, so it is likely he had the house built for himself and his family (R.L. Polk & Co.).

James R. Arata (1916-1978) was born in San Francisco to David and Cora Arata. The family moved to Sunnyvale where David, an Italian immigrant, worked as an orchardist and wine merchant and Cora, a native Californian of Italian ancestry, was a homemaker (US Census 1930b, 1940). James graduated from the University of Santa Clara and later served in the medical corps during World War II. He married Margory Nichols (1920-1981) in 1944, and by 1950 the couple lived in Santa Clara with their three sons. Like his father, James was an orchardist and wine salesman (eventually owning a chain of 14 liquor stores) and Margory was a homemaker. The Arata family had apricot and walnut orchards in Evergreen, and it appears that they built the subject property in 1956 in the midst of those orchards. James's parents lived on the other side of Norwood, at the intersection with Ruby Ave (New York City Municipal Archives; R.L. Polk & Co.; Santa Cruz Sentinel 1978; US Census 1950).

Although James and Margory had a beach house in Santa Cruz where they spent much of their time in the 1970s, they retained the Ambum house until James's death in 1978. At that point, the property was sold to Moises and Elsie Flores, who had a son also named Moises. The Flores family was listed as living at 3464 Ambum Ave until at least 2017 (CDPH n.d.b.; R.L. Polk & Co. 1979; State of California n.d.b.; Solomon 2022).



Figure 6: Project area in 1968 with Arata house and orchards (Cartwright Aerial Surveys)

DESCRIPTION OF BUILT ENVIRONMENT RESOURCES

3464 Ambum Ave consists of 2.6 acres of land within a suburban residential neighborhood in far eastern San José, near Norwood Avenue. The lot is irregularly shaped, measuring over 400 feet along its east-west axis and over 200 feet along its north-south axis, plus an extension to the north that gives access to Ambum Avenue. A/HC conducted a built environment survey of the project area on August 15, 2023.



Figure 7: 3464 Ambum Ave north façade of main and east wings and east façade of north wing

SETTING

From Ambum Avenue, a driveway passes through a steel gate and fence and into the property. The gate and fence consist of paired gates that span the driveway, and fences that turn 90 degrees to meet the street and then turn again along the property line. These gates and fences are anchored to broad piers made of concrete blocks. The steel gates and fences are elaborate and highly ornamental. Spikes curve along the top, while patterns of spirals, hearts, and rows of circles can be found within.

The driveway winds uphill to a broad paved area in front of the house. This paved area is bordered to the north (opposite the house) with flowering bushes and small bushy trees. A view of the hills east of San José can be seen from this paved area.

East of the house is a curvilinear swimming pool that is lined with concrete, measuring roughly 42 by 17 feet. A course of blue tiles runs around the circumference of the pool interior, and an apron of concrete surrounds the pool as a patio. Small cypress and yucca trees, bushes, and a tiered fountain can be found in places surrounding this patio. Immediately to the east is a pool house with changing rooms, described below.

Behind the house is a very broad patio that extends along the entire rear (south side) and much of the west side of the house. A low concrete wall punctuated by occasional square pillars borders this patio along its south side. Within the patio are a large oak tree south of the house, a small tree west of the house, a brick grill, and an ornamental concrete bench. The patio area immediately west of the house is currently occupied by debris and a small metal storage shed.



Site Plan
3464 Ambum Avenue, San José

Figure 8: Site plan of property



Figure 9: Entrance gates



Figure 10: Oak tree and patio at rear (south) of house



Figure 11: Pool



Figure 12: Patio and brick grill

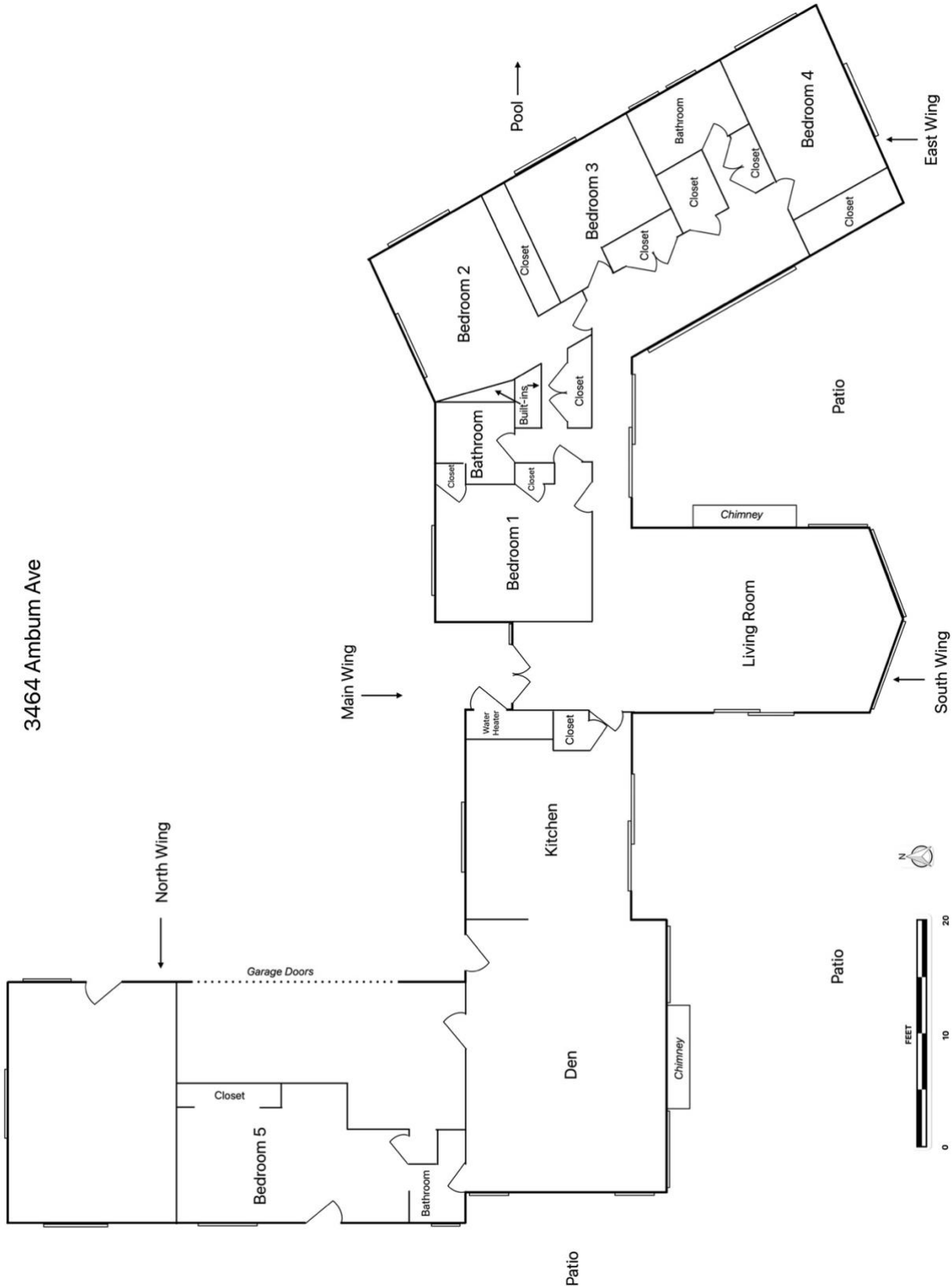


Figure 13: Floor Plan of House

EXTERIOR

This house is one story in height and is composed of four wings, three of which are placed at right angles to each other and the fourth of which is placed at an angle. The main wing runs east-west roughly 80 feet. From the main wing, the north wing extends about 41.5 feet north on the west side, and the south wing projects about 23 feet. The east wing is connected at an approximately 60-degree angle to the east side of the main wing and runs roughly 48 feet northwest-southeast. All wings are between 15-21 feet in width. Because of its horizontal emphasis and its construction date (1956), this can be considered to be an example of a Ranch style house.

All four wings have gabled roofs covered in wooden shakes with an approximately 1:4 pitch. The gables are on the short sides and have exposed purlins, while the long sides of the house have eaves that extend about 2 feet beyond the wall plane, with wide exposed rafters that are rounded at their ends. There is also a small, recessed gable in the roof slightly to the left of the main entrance. A single square post supports the roof eave at the main entrance.

The south façade of the south wing is made of two walls angled to form a point; here the gable roof projects up to seven feet past the wall plane forming a covered breezeway that wraps around the west side of the south wing. The extended gabled roof is supported by four square wooden posts.

The wall cladding is of three types. Stucco cladding covers about 65% of the house and can be found on the short south side of the east wing, on all three sides of the south wing, on all three sides of the north wing, and on the south side of the main wing. Vertical wood siding, with overlapping boards, can be found in the front of the main wing to the left of the entrance, and along the north, east, and west sides of the east wing. It covers about 25% of the exterior walls. Horizontal clapboard siding can be found on the north side of the main wing around and to the right of the entrance, covering about 10% of the exterior walls.

The main entrance is located in the center of the north side of the main wing. It is about seven feet in width and is recessed from the adjacent front walls by distances of seven and four feet. As mentioned above, the siding here is a mix of clapboard and vertical sidings. The paired wood front doors have recessed panels, with sidelights to the left. The overhanging roof, supported by a 4x4 wooden post, creates a porch area in front of the entrance, which is paved in terrazzo. Along the left side of the porch, and wrapping around onto the front of the house, is a planter of stone rubble about two feet in height.

To the right of the main entrance, near the north wing, is a wooden door with nine-lite window covered by a screen door. There are two paneled single doors in the north wing, one on the east side and the other on the west side. Paired wooden garage doors are in the east side of the north wing. Three aluminum sliding doors open onto the rear patio, including two on the main wing and one on the south wing.

The house uses three types of windows: aluminum casements, aluminum sliders, and large fixed-pane windows in wood frames. The wooden windows have minimal sills, while the aluminum windows do

not. Some of the aluminum windows are surrounded by plain board trim; no trim pattern is evident. The windows in each wing are as follows:

- The front (north side) of the main wing has three windows: two three-lite aluminum windows with a central fixed pane and casements on the sides, one set in a box oriel, and a 9-lite aluminum window flanked by narrow shutters, with central side lite that open as casements. The rear (south) side of the main wing has two large two-lite wood-framed windows flanking the chimney, while on the west side of the main wing are three aluminum casement windows, two with additional fixed panes above.
- The north, west, and east sides of the north (garage) wing each have one anodized aluminum slider window.
- The south (living room) wing ends in a point, with 8 large lites in wooden frames that cover the whole side. Another large wood-framed window wraps around the east side of the south wing.
- The angled east wing has three large wood-framed windows on the west side, a 9-lite aluminum window with central side lites that open as casements on the south side, and five aluminum casement windows opening on the east side facing the pool.

Finally, there are two brick chimneys on the exterior of the house. These are in the south side of the main wing and in the east side of the south wing.



Figure 14: North façade of main and east wings



Figure 15: East and north façades of east wing



Figure 16: West façade of north wing



Figure 17: South façade of western part of main wing, with den chimney



Figure 18: West and south façades of south wing



Figure 19: South façade of eastern part of main wing, south wing to the left, east wing to the right



Figure 20: West and south façades of east wing



Figure 21: East façade of east wing



Figure 22: South façade of south wing with angled windows and gable roof extension



Figure 23: Recessed main entrance, recessed roof gable above



Figure 24: Roof detail at intersection of main and north wings



Figure 25: Box oriel window on north façade of main wing

INTERIOR

The main wing contains a small entrance hall, a kitchen and den to the west, and a short hall leading east with a bedroom and a bathroom off the hall. In the kitchen, the floor is linoleum, the ceiling is plaster and wooden beams, wooden cabinets (probably non-original) fill much of the wall space, and an island (probably also non-original) has a Formica countertop. The adjoining den has a brick fireplace, wood-paneled walls, wooden cabinets and shelving, and a ceiling of plaster and wooden beams.

The entrance foyer has walls of wood and a tile floor and opens up directly to the south wing, which is the living room. The living room has a fireplace clad in stone rubble, a wood truss ceiling, and a carpeted floor. On the two southern walls that form the point at the end of the wing, large windows rise from a paneled wainscot to the gabled ceiling, admitting lots of light.

The east wing contains a hallway, three bedrooms, and a bathroom. The three bedrooms have plaster walls and ceilings, carpeted floors, wooden cabinets, and wooden closet doors.

The halls in the main and east wings connect to one another and have carpeted floors, plaster ceilings, wooden closet doors, and walls with wallpaper over wainscoting.

A Jack-and-Jill bathroom off the den leads to another bedroom in the north wing. This bedroom appears to be of recent construction and has wood laminate floors. It occupies part of the former garage, while the other part of the former garage seems to be under construction. There is a room at the north end of the north wing (on the other side of the former garage) that was not accessible.



Figure 26: Living room



Figure 27: Living room fireplace



Figure 28: Den



Figure 29: Kitchen



Figure 30: Main wing hallway looking east (top left); bedroom 1 (top right); bedroom 2 (bottom left); east wing hallway looking south (bottom right)



Figure 31: Bedroom 3



Figure 32: Bedroom 4



Figure 33: Bedroom 5 (top); Jack-and-jill bathroom (bottom)

ACCESSORY BUILDINGS

Several other buildings are located on the property:

- A pool house is located immediately east of the swimming pool. It measures roughly 6 by 17 feet and stylistically resembles the main house, although it was built later (sometime between 1968 and 1974). It is a frame building covered in vertical wood siding, with overlapping boards, has an asymmetrical gabled roof covered with wooden shakes, and has three paneled and louvered doors, each leading to a changing room. Behind the changing rooms, part of the roof extends to cover mechanical equipment. Here the roof extends to about 4.5 feet above the ground.
- An eight-foot square wooden shed is located a short distance west of the house. It has plywood siding a gabled roof with extended eaves, and a small aluminum slider window.
- A 21x25 foot storage shed is located west of the wooden shed mentioned above, at a lower elevation than the main house. It has a very shallow pitched roof, is clad in what appears to be T-111 siding, and has a paneled door and aluminum sash windows. The roof and one side are covered in plastic tarps.
- A single-wide manufactured home is west of the large shed. It has a shallow-pitched gabled roof fronted by plain bargeboard with exposed rafters, is clad in what appears to be T-111 siding, and has several aluminum slider windows. It measures roughly 31 by 15 feet. Four wooden steps lead up to a covered porch with a flat roof, lattice sides, and a paneled door. An RV trailer has been attached to the east side of this building.



Figure 34: Pool and pool house looking east (top left); mechanical equipment at back of pool house (top left); west and south sides of pool house (bottom)



Figure 35: South side of manufactured home and attached RV



Figure 36: West side of manufactured home



Figure 37: Large storage shed



Figure 38: Wooden shed

SIGNIFICANCE EVALUATIONS AND RECOMMENDATIONS

The house at 3464 Ambum Ave has not been previously evaluated or listed under any local, State, or Federal historic resource designation criteria.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

In September 1992, Governor Wilson signed Assembly Bill 2881 which created more specific guidelines for identifying historic resources during the project review process under the California Environmental Quality Act (CEQA):

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources.¹

Consequently, under Public Resources Code Section 21084.1, an historic resource eligible for the California Register of Historical Resources (CRHR) would by definition be an historic resource for purposes of CEQA compliance. The Final Guidelines for nominating resources to the California Register were published January 1, 1998. Under the regulations, a number of historic resources are automatically eligible or presumed to be eligible for the California Register if they have been listed under various state, national, or local historic resource criteria. An historic resource listed in or determined eligible for the National Register is by definition also eligible for the California Register. An historic resource listed in a local historic resources inventory is presumed to be historically or culturally significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant (CEQA Guidelines Section 15064.5(a)(2)).

In order for a resource to be eligible for the California Register, it must satisfy all of the following three criteria (A, B, & C):

- A.** A property must be significant at the local, State, or national level, under one or more of the following four “Criteria of Significance” (these are essentially the same as National Register criteria with more emphasis on California history):
 1. the resource is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
 2. the resource is associated with the lives of persons important to the nation or to California’s past.

¹ California State Assembly, Assembly Bill 2881, Frazee, 1992. An Act to Amend Sections 5020.1, 5020.4, 5020.5, 5024.6 and 21084 of, and to add Sections 5020.7, 5024.1, and 21084.1 to, the Public Resources Code, relating to historic resources.

3. the resource 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.
 4. the resource has the potential to yield information important to the prehistory or history of the State or the nation (criterion 4 applies primarily to archaeological sites and not historic buildings).
- B.** the resource retains historic integrity; and,
- C.** it is 50 years old or older (except for rare cases of structures of exceptional significance).

CRHR SIGNIFICANCE EVALUATION

Our research did not reveal any important events or patterns of history associated with 3464 Ambum Ave. The primary patterns of events that the property represents are agriculture in the Evergreen area and postwar residential development and suburbanization. The property was not significant in the local context and does not exhibit a direct connection to these patterns. 3464 Ambum Ave, therefore, appears to be not eligible under CRHR Criterion 1.

James and Margory Arata, who likely built the house at 3464 Ambum Ave, are not important figures in local history. None of the Arata or Flores family members associated with the house appear to have achieved significance in the history of San José, California, or the nation. The property, therefore, appears to be not eligible under CRHR Criterion 2.

The house at 3464 Ambum Ave is a Ranch style home featuring many characteristics of the style, including: broad, one-story shape; built low to the ground; asymmetrical plan; low-pitched roof without dormers; moderate-to-wide roof overhang; recessed main entrance; two or more cladding materials used; rear patio accessed by sliding glass doors. It was not constructed as part of a tract and can be considered part of the custom ranch substyle.

The house has a few aesthetically appealing aspects, including the stone rubble planter adjacent to the main entrance, the box oriel in the front of the house, a covered breezeway and sitting area on two sides of the living room wing, and the truss ceiling, rubble fireplace, and wainscot-to-ceiling windows in the living room.

Overall, however, the house is aesthetically unsuccessful. The plan is complex and appears haphazard. There is a lack of consistency in materials: the cladding includes two types of wood siding along with stucco while there are three types of windows in different sizes and trim treatments, without a clear pattern. The large, angled windows in the living room evoke the International style, which does not match well with the roof, which has a traditional pitch, wood shakes, and exposed rafters. The inconsistent massing and composition make the house an undistinguished example of the Ranch style. For these reasons, 3464 Ambum Avenue does not appear to be eligible for the CRHR under Criterion 3.

Criterion 4 is usually used to evaluate archaeological sites. In some cases, a built environment resource may contain useful information about construction techniques or the use of materials by builders,

however this is not the case at 3464 Ambum Ave. Therefore 3464 Ambum Ave does not appear to be eligible under CRHR Criterion 4.

In conclusion, the house at 3464 Ambum Ave appears not eligible for the California Register because it is not significant under California Register Criteria 1, 2, 3 or 4.

SAN JOSÉ CITY LANDMARK DESIGNATION

The City of San José maintains a list of City Landmarks designated by the City's Historic Landmarks Commission. Properties may be nominated for designation as a City Landmark by the City Council, the Historic Landmarks Commission, or the property owner. In order to qualify for nomination, the property should possess "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature." In evaluating a proposed Landmark, the Historic Landmarks Commission may consider the following factors (Municipal Code §13.48.020[c]):

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José;
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

SAN JOSÉ LANDMARK EVALUATION

As noted in the CRHR evaluation above, the house at 3464 Ambum Ave is not associated with significant themes of its period such as postwar residential development and suburbanization and therefore does not appear to have value as part of local, state, or regional history (1). Historical research did not discover any significant historic events at the house (2), nor that the Arata or Flores families were important contributors to local, state, or national culture or history (3). The house does not exemplify distinct aspects of San José's cultural, economic, social, or historic heritage during this time period, nor does it portray the environment of a group of people through a distinctive architectural style (4 or 5). It is not a distinguished example of a 1950s Ranch house in the San José

area (6). The architect and builder are unknown (7), and the building does not have distinctive, significant, or important architectural qualities (8).

Given this, it does not appear that the house at 3464 Ambum Ave possesses sufficient “historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature” to be designated as a City Landmark.

FINDINGS AND CONCLUSIONS

In conclusion, the house at 3464 Ambum Ave does not appear to be eligible for the California Register of Historical Resources because it is not significant under CRHR Criteria 1, 2, 3 or 4. Nor does it appear eligible for listing in the San José Historic Resources Inventory as a City Landmark.

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APPENDIX 1: DPR 523 FORMS

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings

Review Code _____ Reviewer _____ Date _____

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***Resource Name or #:** 3464 Ambum Ave

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 East **Date** 2021 **T** 7S; **R** 2E; Rancho Yerba Buena o Socayre; M.D.B.M.

c. Address 3464 Ambum Ave **City** San José **Zip** 95148

d. UTM: Zone mE / mN

e. Other Locational Data: APN 654-55-015

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
3464 Ambum Ave consists of 2.6 acres of land within a suburban residential neighborhood in far eastern San José, near Norwood Avenue. The lot is irregularly shaped, measuring over 400 feet along its east-west axis and over 200 feet along its north-south axis, plus an extension to the north that gives access to Ambum Avenue. [SEE CONTINUATION SHEETS]

***P3b. Resource Attributes:** (HP2) single-family home; (HP4) ancillary building

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



P5b. Description of Photo:

3464 Ambum Ave north and east
façades

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

Historic Prehistoric Both
1956 (Santa Clara County
Assessor)

***P7. Owner and Address:**

Viam Ambum Partners LLC
2189 Monterey Rd., Ste 260
San José, CA 95125

***P8. Recorded by:**

Archaeological/Historical Consultants
609 Aileen Street, Oakland, CA 94609
www.ahc-heritage.com

***P9. Date Recorded:** August 15, 2023

P10. Survey Type: Intensive

***P11. Report Citation:**

Ho, Jennifer, William Kostura, Molly Fierer-Donaldson, and Daniel Shoup. 2023 *Cultural Resources Evaluation: 3464 Ambum Ave, San José, CA*. Archaeological/Historical Consultants, Oakland, CA.

***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): Sketch Map

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 3464 Ambum Ave

*NRHP Status Code 6Z

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- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Dwelling
- B4. Present Use: Vacant

*B5. Architectural Style: Ranch

*B6. Construction History: The building at 3464 Ambum Ave was built in 1956 according to Santa Clara County Assessor data. Per aerial photos, the pool and pool house were added between 1968-1974.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: There are two small sheds on the property.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance:	Theme	n/a	Area	n/a
	Period of Significance	n/a	Property Type	n/a
			Applicable Criteria	n/a

Rancho Yerba Buena o Socayre

Rancho Yerba Buena o Socayre was a 25,000-acre land grant given by Governor José Figueroa to Antonio Chaboya in 1833 (Allen, Bowen & Co. 1881:211). Chaboya (also Chabolla) had come to the area from Mexico with his family during the Spanish period. The rancho was located south of the Pueblo of San José lands and stretched from Santa Teresa in the west to the Evergreen foothills in the east. Chaboya and his family used the rancho primarily to raise cattle and horses and hosted an annual rodeo there (Gemellos 2015).

[SEE CONTINUATION SHEETS]

B11. Additional Resource Attributes:

*B12. References: [SEE CONTINUATION SHEETS]

B13. Remarks:

*B14. Evaluator: William Kostura & Jennifer Ho

*Date of Evaluation: September 2023

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

CONTINUATION SHEET

Property Name: 3464 Ambum Ave

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***P3a. Description (Continued):**



3464 Ambum Ave north façade of main and east wings and east façade of north wing

Setting

From Ambum Avenue, a driveway passes through a steel gate and fence and into the property. The gate and fence consist of paired gates that span the driveway, and fences that turn 90 degrees to meet the street and then turn again along the property line. These gates and fences are anchored to broad piers made of concrete blocks. The steel gates and fences are elaborate and highly ornamental. Spikes curve along the top, while patterns of spirals, hearts, and rows of circles can be found within.

The driveway winds uphill to a broad paved area in front of the house. This paved area is bordered to the north (opposite the house) with flowering bushes and small bushy trees. A view of the hills east of San José can be seen from this paved area.

East of the house is a curvilinear swimming pool that is lined with concrete, measuring roughly 42 by 17 feet. A course of blue tiles runs around the circumference of the pool interior, and an apron of concrete surrounds the pool as a patio. Small cypress and yucca trees, bushes, and a tiered fountain can be found in places surrounding this patio. Immediately to the east is a pool house with changing rooms, described below.

Behind the house is a very broad patio that extends along the entire rear (south side) and much of the west side of the house. A low concrete wall punctuated by occasional square pillars borders this patio along its south side. Within the patio are a large oak tree south of the house, a small tree west of the house, a brick grill, and an ornamental concrete bench. The patio area immediately west of the house is currently occupied by debris and a small metal storage shed.

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Entrance gates



Oak tree and patio at rear (south) of house

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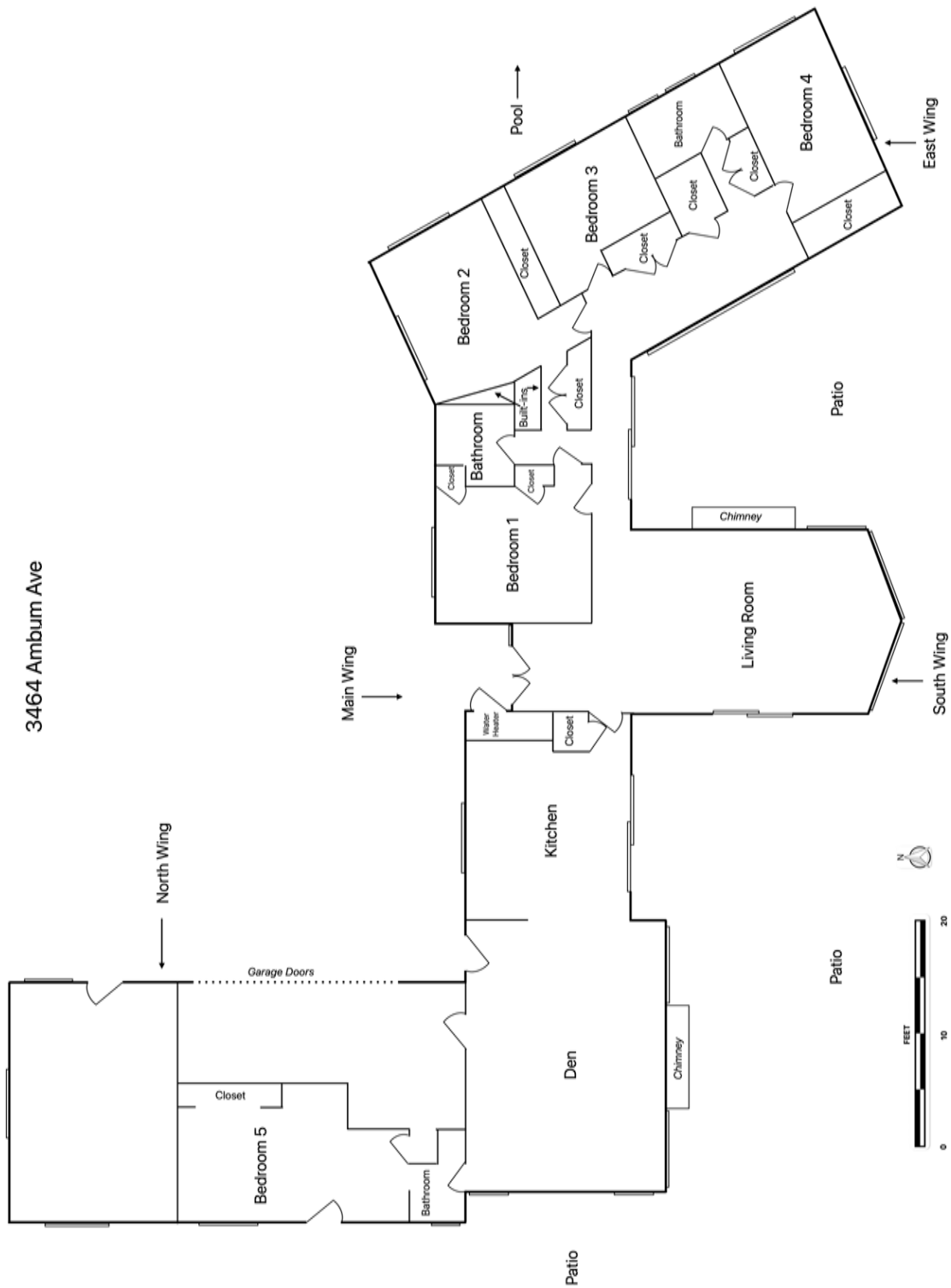
Pool



Patio and brick grill

CONTINUATION SHEET

Property Name: 3464 Ambum Ave



3464 Ambum Ave floor plan

CONTINUATION SHEET

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Exterior

This house is one story in height and is composed of four wings, three of which are placed at right angles to each other and the fourth of which is placed at an angle. The main wing runs east-west roughly 80 feet. From the main wing, the north wing extends about 41.5 feet north on the west side, and the south wing projects about 23 feet. The east wing is connected at an approximately 60-degree angle to the east side of the main wing and runs roughly 48 feet northwest-southeast. All wings are between 15-21 feet in width. Because of its horizontal emphasis and its construction date (1956), this can be considered to be an example of a Ranch style house.

All four wings have gabled roofs covered in wooden shakes with an approximately 1:4 pitch. The gables are on the short sides and have exposed purlins, while the long sides of the house have eaves that extend about 2 feet beyond the wall plane, with wide exposed rafters that are rounded at their ends. There is also a small, recessed gable in the roof slightly to the left of the main entrance. A single square post supports the roof eave at the main entrance.

The south façade of the south wing is made of two walls angled to form a point; here the gable roof projects up to seven feet past the wall plane forming a covered breezeway that wraps around the west side of the south wing. The extended gabled roof is supported by four square wooden posts.

The wall cladding is of three types. Stucco cladding covers about 65% of the house and can be found on the short south side of the east wing, on all three sides of the south wing, on all three sides of the north wing, and on the south side of the main wing. Vertical wood siding, with overlapping boards, can be found in the front of the main wing to the left of the entrance, and along the north, east, and west sides of the east wing. It covers about 25% of the exterior walls. Horizontal clapboard siding can be found on the north side of the main wing around and to the right of the entrance, covering about 10% of the exterior walls.

The main entrance is located in the center of the north side of the main wing. It is about seven feet in width and is recessed from the adjacent front walls by distances of seven and four feet. As mentioned above, the siding here is a mix of clapboard and vertical sidings. The paired wood front doors have recessed panels, with sidelights to the left. The overhanging roof, supported by a 4x4 wooden post, creates a porch area in front of the entrance, which is paved in terrazzo. Along the left side of the porch, and wrapping around onto the front of the house, is a planter of stone rubble about two feet in height.

To the right of the main entrance, near the north wing, is a wooden door with nine-lite window covered by a screen door. There are two paneled single doors in the north wing, one on the east side and the other on the west side. Paired wooden garage doors are in the east side of the north wing. Three aluminum sliding doors open onto the rear patio, including two on the main wing and one on the south wing.

The house uses three types of windows: aluminum casements, aluminum sliders, and large fixed-pane windows in wood frames. The wooden windows have minimal sills, while the aluminum windows do not. Some of the aluminum windows are surrounded by plain board trim; no trim pattern is evident. The windows in each wing are as follows:

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- The front (north side) of the main wing has three windows: two three-lite aluminum windows with a central fixed pane and casements on the sides, one set in a box oriel, and a 9-lite aluminum window flanked by narrow shutters, with central side lite that open as casements. The rear (south) side of the main wing has two large two-lite wood-framed windows flanking the chimney, while on the west side of the main wing are three aluminum casement windows, two with additional fixed panes above.
- The north, west, and east sides of the north (garage) wing each have one anodized aluminum slider window.
- The south (living room) wing ends in a point, with 8 large lites in wooden frames that cover the whole side. Another large wood-framed window wraps around the east side of the south wing.
- The angled east wing has three large wood-framed windows on the west side, a 9-lite aluminum window with central side lites that open as casements on the south side, and five aluminum casement windows opening on the east side facing the pool.

Finally, there are two brick chimneys on the exterior of the house. These are in the south side of the main wing and in the east side of the south wing.



North façade of main and east wings

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East and north façades of east wing



West façade of north wing

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South façade of western part of main wing, with den chimney



West and south façades of south wing

CONTINUATION SHEET

Property Name: 3464 Ambum Ave

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South façade of eastern part of main wing, south wing to the left, east wing to the right



West and south façades of east wing

CONTINUATION SHEET

Property Name: 3464 Ambum Ave

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East façade of east wing



South façade of south wing with angled windows and gable roof extension

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Recessed main entrance, recessed roof gable above



Roof detail at intersection of main and north wings

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Box oriel window on north façade of main wing

Interior

The main wing contains a small entrance hall, a kitchen and den to the west, and a short hall leading east with a bedroom and a bathroom off the hall. In the kitchen, the floor is linoleum, the ceiling is plaster and wooden beams, wooden cabinets (probably non-original) fill much of the wall space, and an island (probably also non-original) has a formica countertop. The adjoining den has a brick fireplace, wood-paneled walls, wooden cabinets and shelving, and a ceiling of plaster and wooden beams.

The entrance foyer has walls of wood and a tile floor and opens up directly to the south wing, which is the living room. The living room has a fireplace clad in stone rubble, a wood truss ceiling, and a carpeted floor. On the two southern walls that form the point at the end of the wing, large windows rise from a paneled wainscot to the gabled ceiling, admitting lots of light.

The east wing contains a hallway, three bedrooms, and a bathroom. The three bedrooms have plaster walls and ceilings, carpeted floors, wooden cabinets, and wooden closet doors.

The halls in the main and east wings connect to one another and have carpeted floors, plaster ceilings, wooden closet doors, and walls with wallpaper over wainscoting.

A Jack-and-Jill bathroom off the den leads to another bedroom in the north wing. This bedroom appears to be of recent construction and has wood laminate floors. It occupies part of the former garage, while the other part of the former garage seems to be under construction. There is a room at the north end of the north wing (on the other side of the former garage) that was not accessible.

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Living room



Living room fireplace

CONTINUATION SHEET

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Den



Kitchen

CONTINUATION SHEET

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Main wing hallway looking east (top left); bedroom 1 (top right); bedroom 2 (bottom left); east wing hallway looking south (bottom right)

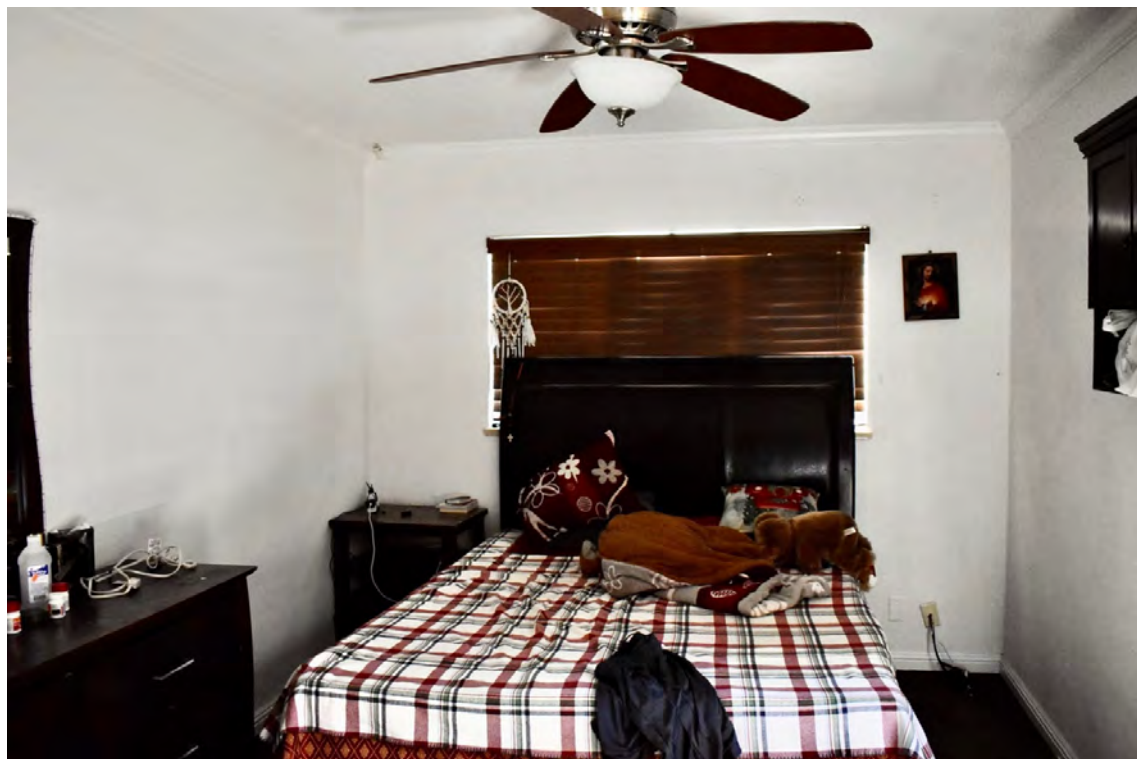
CONTINUATION SHEET

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Bedroom 3



Bedroom 4

CONTINUATION SHEET

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Bedroom 5 (top); Jack-and-jill bathroom (bottom)

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Accessory Buildings

Several other buildings are located on the property:

- A pool house is located immediately east of the swimming pool. It measures roughly 6 by 17 feet and stylistically resembles the main house, although it was built later (sometime between 1968 and 1974). It is a frame building covered in vertical wood siding, with overlapping boards, has an asymmetrical gabled roof covered with wooden shakes, and has three paneled and louvered doors, each leading to a changing room. Behind the changing rooms, part of the roof extends to cover mechanical equipment. Here the roof extends to about 4.5 feet above the ground.
- An eight-foot square wooden shed is located a short distance west of the house. It has plywood siding a gabled roof with extended eaves, and a small aluminum slider window.
- A 21x25 foot storage shed is located west of the wooden shed mentioned above, at a lower elevation than the main house. It has a very shallow pitched roof, is clad in what appears to be T-111 siding, and has a paneled door and aluminum sash windows. The roof and one side are covered in plastic tarps.
- A single-wide manufactured home is west of the large shed. It has a shallow-pitched gabled roof fronted by plain bargeboard with exposed rafters, is clad in what appears to be T-111 siding, and has several aluminum slider windows. It measures roughly 31 by 15 feet. Four wooden steps lead up to a covered porch with a flat roof, lattice sides, and a paneled door. An RV trailer has been attached to the east side of this building.

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Pool and pool house looking east (top left); mechanical equipment at back of pool house (top left); west and south sides of pool house (bottom)

CONTINUATION SHEET

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South side of manufactured home and attached RV



West side of manufactured home

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Large storage shed



Wooden shed

CONTINUATION SHEET

Property Name: 3464 Ambum Ave

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*B10. Significance (Continued):

Although the Treaty of Guadalupe Hidalgo stated that the existing land grants would be honored after the U.S. takeover of California, Californios were required to file a claim for their lands with the U.S. Land Commission. Obtaining patents for Spanish or Mexican land grants often took years, if not decades, with claimants bearing the burden of proving not only ownership but also land boundaries and facing legal challenges and exorbitant legal fees.

Antonio Chaboya filed a claim for Rancho Yerba Buena in 1852 but was not awarded the patent until 1859 (Allen, Bowen & Co. 1881:211). In the meantime, American settlers arrived and squatted on Chaboya's land; some of them believed that it was public land and even paid taxes to the government for it. This led to what became known as the Settler's War of 1861. That year, Chaboya asked the American squatters to leave his land and, when they refused, he obtained eviction orders for 13 families, which Santa Clara County Sheriff John Murphy tried to execute. However, Murphy was unable to form a posse to enforce the evictions; many locals took the squatters' side and thought Chaboya's claim was false. A group of over 1,000 people, made up of the squatters and their supporters, marched to San José armed with guns, scythes, and even a small cannon to protest the eviction. Murphy requested the state militia be sent to put down the uprising, however Governor Downey delayed and Chaboya and the squatters reached a compromise whereby the squatters were able to purchase the land (Payne 1987:134-135; Pierce 1990:63).

Evergreen

The portion of Rancho Yerba Buena that became the settlement of Evergreen had been given to William Matthew, an attorney, as payment for his legal services during the Settler's War (Pierce 1990:63; Gemellos 2016). Francis and Charles Smith, two brothers from Germany, purchased this land in 1867 and opened the Smith Brothers Store in 1868, the first business to open in Evergreen. It was followed by a blacksmith shop, winery, school, and post office (Douglas 1993:65).

In the 1850s and 1860s, small farms spread across the Santa Clara Valley, and the economy - long dominated by stock raising - gave way to wheat production (Laffey 1992). However, by the 1870s, the arrival of the transcontinental railroad in the region meant that fruit could now be quickly transported to distant markets, and soon orchards replaced wheatfields in Evergreen and across Santa Clara Valley (Broek 1932). In addition to orchards, Evergreen was known for its vineyards, established by French and German immigrants. Pierre Pellier had a 300-acre property in Evergreen where he planted cuttings he had brought from France and operated a successful winery. His daughter, Henriette Mirassou, and her descendants continued winemaking in Evergreen until the 1950s when they moved their vineyards to Soledad and Monterey; Mirassou Winery is still in existence today (Pierce 1990:40, 60-63).

The advent of World War II led to growth of a more diverse industrial base in San José and surrounding cities, including Fairchild Semiconductor, Intel, IBM, General Electric, Kaiser Permanente Cement, Hewlett-Packard, and the development of Moffett Field and the Ames Aeronautical Laboratory (later NASA Ames Research Center). The defense industry continued to dominate the region's economy after the war, displacing fruit processing and leading to technological innovations that sowed the seeds for the later development of Silicon Valley (Payne 1987:173-175). New industrial and engineering jobs, combined with the post-war population boom, led to an unprecedented annexation campaign spearheaded by San José City Manager Dutch Hamann (1950-1969). The city grew from 95,000 residents

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and 17 square miles in 1950 to 500,000 residents and 120 square miles in 1970 (Arbuckle 1986; PAST Consultants 2009). Most of Evergreen, including the project area, was annexed by San José in the 1960s.

History of the Project Area

The project area was part of Rancho Yerba Buena, granted to Antonio Chaboya in 1833. It remained in the possession of the Chaboya family after the Settler's War of 1861, passing to Antonio's grand-niece Matilda Chaboya (1864-1949). By 1885, the project area had been sold and was part of a 290-acre parcel owned by John Tully and used to grow grain (Brainard 1885:84-85). A native of Ireland, John Tully (1828-1894) arrived in San José in 1850. He was a farmer who accumulated over 1200 acres, mostly in the Evergreen area, by his death in 1894. As of 1903, the 290-acre parcel including the project area was owned by a group of Tully's children that included Mary Tully (McMillan 1903). Soon after, it became the sole property of his daughter Eleanor Tully (1865-1930), who retained ownership until at least 1929 (McMillan 1914; McMillan & McMillan 1929).

According to Santa Clara County Assessor data, the house at 3464 Ambum Ave was built in 1956. Originally, the house was on a rural route without an address, then later assigned the address 3490 Norwood Ave. In 1980, the address was changed to 3464 Ambum Ave (San José Building Permits). The first person identified as living at the subject property is James R. Arata. He is listed in the 1965 city directory at 3490 Norwood; however, he is listed as early as the 1957 directory on rural route 7, which included the project area, so it is likely he had the house built for himself and his family (R.L. Polk & Co.).

James R. Arata (1916-1978) was born in San Francisco to David and Cora Arata. The family moved to Sunnyvale where David, an Italian immigrant, worked as an orchardist and wine merchant and Cora, a native Californian of Italian ancestry, was a homemaker (US Census 1930, 1940). James graduated from the University of Santa Clara and later served in the medical corps during World War II. He married Margory Nichols (1920-1981) in 1944, and by 1950 the couple lived in Santa Clara with their three sons. Like his father, James was an orchardist and wine salesman (eventually owning a chain of 14 liquor stores) and Margory was a homemaker. The Arata family had apricot and walnut orchards in Evergreen, and it appears that they built the subject property in 1956 in the midst of those orchards. James's parents lived on the other side of Norwood, at the intersection with Ruby Ave (New York City Municipal Archives; R.L. Polk & Co.; Santa Cruz Sentinel 1978; US Census 1950).

Although James and Margory had a beach house in Santa Cruz where they spent much of their time in the 1970s, they retained the Ambum house until James's death in 1978. At that point, the property was sold to Moises and Elsie Flores, who had a son also named Moises. The Flores family was listed as living at 3464 Ambum Ave until at least 2017 (CDPH n.d.; R.L. Polk & Co. 1979; State of California n.d.b.; Solomon 2022).

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Project area in 1968 with Arata house and orchards (Cartwright Aerial Surveys)

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) EVALUATION

Our research did not reveal any important events or patterns of history associated with 3464 Ambum Ave. The primary patterns of events that the property represents are agriculture in the Evergreen area and postwar residential development and suburbanization. The property was not significant in the local context and does not exhibit a direct connection to these patterns. 3464 Ambum Ave, therefore, appears to be not eligible under CRHR Criterion 1.

James and Margory Arata, who likely built the house at 3464 Ambum Ave, are not important figures in local history. None of the Arata or Flores family members associated with the house appear to have achieved significance in the history of San José, California, or the nation. The property, therefore, appears to be not eligible under CRHR Criterion 2.

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The house at 3464 Ambum Ave is a Ranch style home featuring many characteristics of the style, including: broad, one-story shape; built low to the ground; asymmetrical plan; low-pitched roof without dormers; moderate-to-wide roof overhang; recessed main entrance; two or more cladding materials used; rear patio accessed by sliding glass doors. It was not constructed as part of a tract and can be considered part of the custom ranch substyle.

The house has a few aesthetically appealing aspects, including the stone rubble planter adjacent to the main entrance, the box oriel in the front of the house, a covered breezeway and sitting area on two sides of the living room wing, and the truss ceiling, rubble fireplace, and wainscot-to-ceiling windows in the living room.

Overall, however, the house is aesthetically unsuccessful. The plan is complex and appears haphazard. There is a lack of consistency in materials: the cladding includes two types of wood siding along with stucco while there are three types of windows in different sizes and trim treatments, without a clear pattern. The large, angled windows in the living room evoke the International style, which does not match well with the roof, which has a traditional pitch, wood shakes, and exposed rafters. The inconsistent massing and composition make the house an undistinguished example of the Ranch style. For these reasons, 3464 Ambum Avenue does not appear to be eligible for the CRHR under Criterion 3.

Criterion 4 is usually used to evaluate archaeological sites. In some cases, a built environment resource may contain useful information about construction techniques or the use of materials by builders, however this is not the case at 3464 Ambum Ave because it was built using materials and techniques that were very common during its period of construction. Therefore 3464 Ambum Ave does not appear to be eligible under CRHR Criterion 4.

In conclusion, the house at 3464 Ambum Ave appears not eligible for the California Register because it is not significant under California Register Criteria 1, 2, 3 or 4.

SAN JOSÉ CITY LANDMARK EVALUATION

The City of San José maintains a list of City Landmarks designated by the City's Historic Landmarks Commission. Properties may be nominated for designation as a City Landmark by the City Council, the Historic Landmarks Commission, or the property owner. In order to qualify for nomination, the property should possess "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature." In evaluating a proposed Landmark, the Historic Landmarks Commission may consider the following factors (Municipal Code §13.48.020[c]):

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an

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architectural type or specimen;

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

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

As noted in the CRHR evaluation above, the house at 3464 Ambum Ave is not associated with significant themes of its period such as postwar residential development and suburbanization and therefore does not appear to have value as part of local, state, or regional history (1). Historical research did not discover any significant historic events at the house (2), nor that the Arata or Flores families were important contributors to local, state, or national culture or history (3). The house does not exemplify distinct aspects of San José's cultural, economic, social, or historic heritage during this time period, nor does it portray the environment of a group of people through a distinctive architectural style (4 or 5). It is not a distinguished example of a 1950s Ranch house in the San José area (6). The architect and builder are unknown (7), and the building does not have distinctive, significant, or important architectural qualities (8).

Given this, it does not appear that the house at 3464 Ambum Ave possesses sufficient "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" to be designated as a City Landmark.

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Permit No.	File No.	Date	Description
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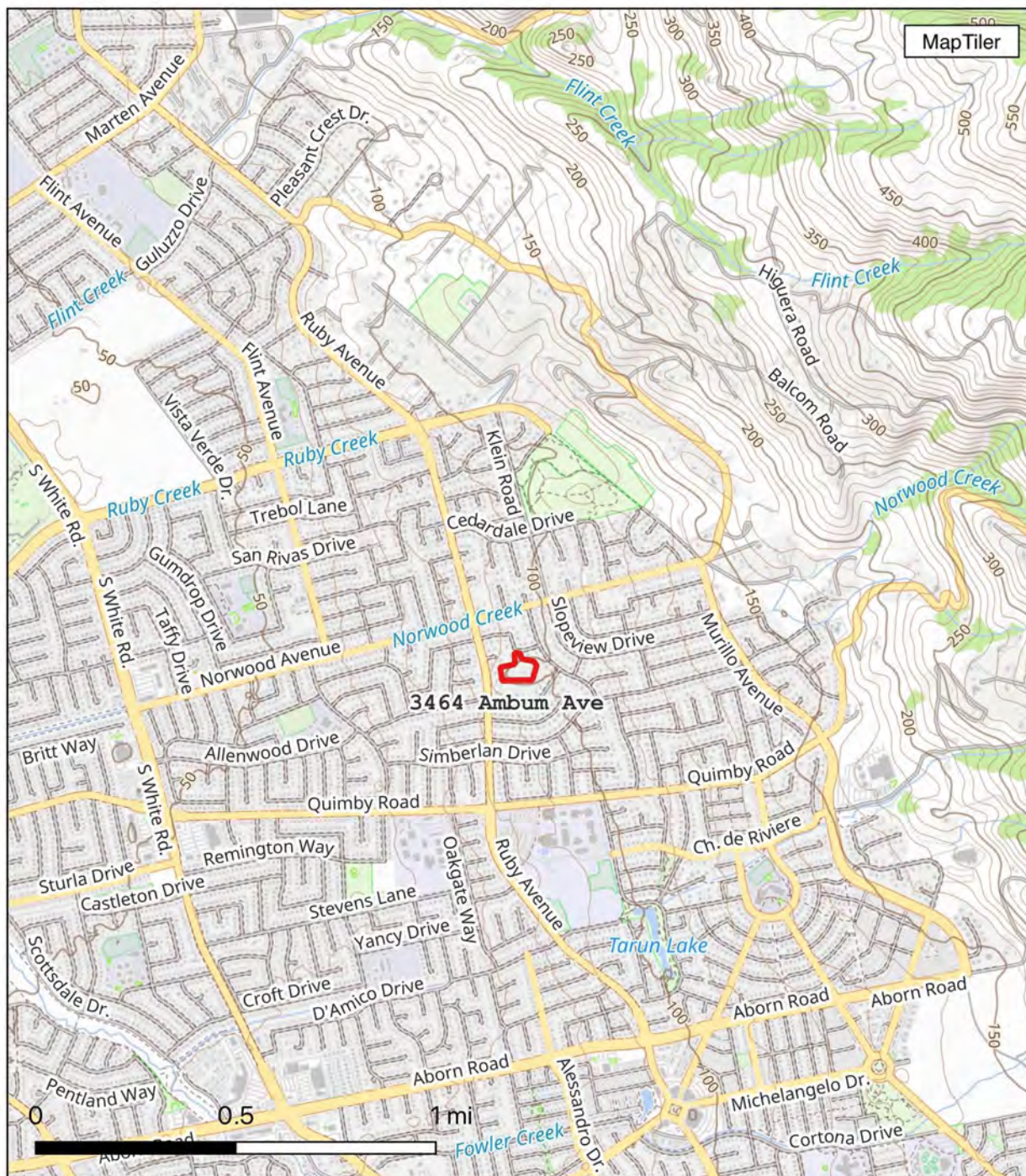
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*Map Name: Project Vicinity Map *Scale: 1:24,000 *Date of map: September 2023



Project Vicinity Map
3464 Ambum Avenue, San José



Legend
 Project Area

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*Map Name: Project Area Limits *Scale: 1:900 *Date of map: September 2023



Project Area Limits

3464 Ambum Avenue, San José



1:900

Legend

 Project Area



Site Plan
3464 Ambum Avenue, San José