

Appendix D

Historical Resources Assessment



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September 19, 2023
Project No. 23-14767

Claire Raybould, Senior Planner
City of Palo Alto
Planning & Community Environment Department
250 Hamilton Avenue
Palo Alto, California 94301

Subject: Historical Resources Assessment in Support of CEQA Documentation for the Proposed 739 Sutter Avenue Residential Project

Dear Ms. Raybould:

This letter report presents the findings of a historical resources assessment prepared by Rincon Consultants (Rincon) in support of California Environmental Quality Act (CEQA) documentation for the Proposed 739 Sutter Avenue Residential Project (Project). The project site is approximately 0.38 acres and includes one parcel, APN: 127-35-200, which is addressed 755 Sutter Avenue according to the City of Palo Alto's Online Parcel Report and 739 Sutter Avenue by the Santa Clara County Assessor; hereafter the property will be referred to as 739 Sutter Avenue to align with the proposed project's address (Attachment 1: Figure 1 and Figure 2). The project applicant proposes to demolish the existing one-story, eight-unit historic age apartment building constructed in 1954 and construct a new five-story, 12-unit town home residential building. This historical resource assessment was conducted to determine whether the project would result in an impact to historical resources and included a records search, background and archival research, and a pedestrian survey of the project site. The project is subject to CEQA, with the City of Palo Alto acting as the lead agency. This assessment was completed in compliance with CEQA.

Architectural Historian Josh Bevan, MSHP conducted archival research and was the primary author of this assessment. Architectural Historian JulieAnn Murphy, MSHP conducted the site visit, records search, and served as the project manager. Cultural Resources Director Steven Treffers, MHP, provided senior oversight. Geographic Information Systems Analyst Abby Robles prepared the figures found in this report. Mr. Bevan, Ms. Murphy, and Mr. Treffers meet the Secretary of the Interior's Professional Qualifications Standards (PQS) for history and architectural history (36 CFR, Part 61).

Methods and Findings

Cultural Resources Records Search

To identify previous cultural resources investigations and previously recorded cultural resources within a 0.5-mile radius of the project site, Rincon requested a search of the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) at Sonoma State University on July 18, 2023. Rincon also reviewed the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historical Landmarks list, and the Built Environment Resources Directory (BERD). A summary of the results of the CHRIS records search is included in Attachment 2.



Previous Cultural Resources Studies

The CHRIS records search and background research identified 7 cultural resources studies within 0.5 mile of the project site (Attachment 2). Of these studies, one study, S-41536, was a survey of the entire city limits which included the project site and is described below.

S-41536

Michael Corbett and Denise Bradley of Dames and Moore prepared “Final Survey Report: Palo Alto Historical Survey Update” between 1997 and 2000 for the City of Palo Alto. The purpose of the report was to present the findings of a multi-year survey update to identify, record and evaluate properties that appeared eligible for listing in the NRHP. The Survey Update evaluated 291 properties, of which 165 were recommended eligible for listing in the NRHP. Additionally, the survey identified 13 potential historic districts. As part of the survey, the report also included a robust contextual history of the city of Palo Alto and its early stages of development. The study did not include any information on any properties on Sutter Avenue, inclusive of the project site.

Previously Recorded Cultural Resources

The CHRIS records search and background research identified four cultural resources, all archaeological sites, within a 0.5 mile of the project site. A list of resources recorded in the search radius are included in Attachment 1. None of these resources are located within or immediately adjacent to the project site (Attachment 2). The closest known resource is over 0.25 miles from the project site.

Archival and Background Research

Rincon completed background and archival research in support of this study in August 2023. A variety of primary and secondary source materials were consulted. Sources included, but were not limited to, historical maps, aerial photographs, and written histories of the area. The following sources were utilized to develop an understanding of the project site and its context:

- Santa Clara County Assessor’s Office
- Historical property records provided by the City of Palo Alto
- Historical aerial photographs accessed via NETR Online
- Historical aerial photographs accessed via University of California, Santa Barbara Library FrameFinder
- Historical newspaper clippings obtained from Newspapers.com, ProQuest Historical Newspapers.com, and the California Digital Newspaper Collection
- Various historical records via Ancestry.com
- Available environmental reports

Pedestrian Survey

Architectural Historian and Project Manager JulieAnn Murphy conducted a historical resources survey of the project site on July 26, 2023. Ms. Murphy completed a visual inspection of built environment features on the project site from the public right-of-way to assess their overall condition and integrity, and to identify and document any potential character-defining features. Observations were recorded using detailed notes and digital photographs. Due to the screening of the exterior from trees, additional photographs documenting existing conditions were provided to Rincon by the project applicant on



September 18, 2023. In accordance with the guidelines of the California Office of Historic Preservation, properties over 45 years of age were recorded and evaluated for historical resources eligibility on California Department Parks and Recreation (DPR) 523 series forms, which are included as an attachment.

National Register of Historic Places

Although the project does not have a federal nexus, properties which are listed in or have been formally determined eligible for listing in the NRHP are automatically listed in the CRHR. The following is therefore presented to provide applicable regulatory context. The NRHP was authorized by Section 101 of the National Historic Preservation Act and is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 CFR Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

- Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Is associated with the lives of persons significant in our past
- Criterion C:** Embodies the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- Criterion D:** Has yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined as follows:

- Location:** The place where the historic property was constructed or the place where the historic event occurred
- Design:** The combination of elements that create the form, plan, space, structure, and style of a property
- Setting:** The physical environment of a historic property
- Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- Association:** The direct link between an important historic event or person and a historic property

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The National Park Service states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluate significance



(National Park Service 1997:41). Properties which are less than 50 years must be determined to have “exceptional importance” to be considered eligible for NRHP listing.

California Register of Historical Resources

The CRHR was established in 1992 and codified by PRC Sections 5024.1 and Title 14 Section 4852. The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Unlike the NRHP however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation 2011). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (California Office of Historic Preservation 2011). Generally, the California Office of Historic Preservation recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (California Office of Historic Preservation 1995:2).

A property is eligible for listing in the CRHR if it meets one or more of the following criteria:

- Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage
- Criterion 2:** Is associated with the lives of persons important to our past
- Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history

Local Criteria

Along with National and State criteria for historic resources, the City of Palo Alto’s Municipal Code includes criteria for designating historic structures and sites in Section 16.49.040. The local criteria are stated as:

- (1) The structure or site is identified with the lives of historic people or with important events in the city, state, or nation;
- (2) The structure or site is particularly representative of an architectural style or way of life important to the city, state, or nation;
- (3) The structure or site is an example of a type of building which was once common, but is now rare;
- (4) The structure or site is connected with a business or use which was once common, but is now rare;
- (5) The architect or building was important;
- (6) The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship.



Results

The following section summarizes the results of background research and fieldwork as they pertain to built environment resources that may qualify as historical resources. The field work and background research resulted in the identification of one historic-age building within the project site, 739 Sutter Avenue, which was built in 1954. As part of the assessment, the property was recorded and evaluated for historical resources eligibility on DPR series forms, which are included in Attachment 3 and summarized below.

739 Sutter Avenue

Physical Description

The subject building is a one-story, wood-frame apartment building with a concrete foundation. The building's footprint is L-shaped, formed by the main mass rectangular building mass and an attached carport and laundry facilities structure on the southwest façade. The building contains eight apartment units, each with an entrance door at the exterior of the building and an enclosed outdoor yard area with patio. The apartments are arranged with four facing to the southeast (toward Sutter Avenue) and four facing to the northwest (toward the rear property line) (Attachment 1: Figure 3).

The building is designed in a mid-twentieth century vernacular residential style (Attachment 1: Figure 4). The exterior walls are finished with a smooth and unadorned stucco. The overhanging flat roof has an elevated central section (similar to a monitor), with 16 square skylights (two per unit, one slightly larger than the other). The roof is trimmed with metal fascia trim and wood rafters with open soffits. The main roof and that over the carport are covered with composition materials, while roof extensions over each apartment's outdoor patio area feature a corrugated metal roofing material. The composition roofing material appears to be a replacement covering material, as property records indicate the roof was originally covered with tar and gravel. Windows throughout are vinyl and appear to be replacements to originals of an unknown material, potentially aluminum, which was used commonly for apartment buildings constructed in the 1950s. Entrance doors to each apartment are flush wood, with exterior metal security doors (Attachment 1: Figure 5).

The perimeter of the site is enclosed by a wood board-and-batten fence. Similar fencing divides lawn areas for each of the apartments and largely screens apartments facing Sutter Avenue from public view. Beyond the building and adjacent enclosed lawn areas, the site is paved with asphalt adjacent to the carport structure (Attachment 1: Figure 6).

General Site History

The area surrounding the subject property, much like other areas in the Bay Area's Peninsula region, was widely utilized for agriculture in the early 1900s through World War II. The subject building was constructed within the Bell Tract subdivision, which was recorded in 1953, during a period of broader postwar suburban development in Palo Alto, which followed a similar trend along the Peninsula (Peninsula Times Tribune 1955). Aerial photography from 1948 shows the subject property was vacant land between San Carlos Court (northwest) and the Matadero Canal (southeast), a section of Matadero Creek that runs between El Camino Real and US 101 (NETR 1948) and was culverted during interwar years.

Development of residential subdivisions and some commercial uses in the immediate vicinity commenced in by the late 1940s and Sutter Avenue was laid out to its current length and cul-de-sac form, with developed properties along its length by 1956 (NETR 1948, 1956). Nearby Middlefield Road, from which Sutter Avenue extends to the east, was and remains one of the major north-south



thoroughfares through the city. In 1960s, the planning and construction of the Oregon Expressway to in the immediate area north of Sutter Avenue and the area now known as Midtown, sparked intensive debate over the construction of a four-lane, east-west thoroughfare to serve increasing automobile traffic (PaloAltoHistory.org 2023).

During the 1960s, several residential subdivisions were built in the southern and southwestern areas of the City of Palo Alto, among them several notable subdivisions developed by Joseph Eichler. The entire region south and west of the Bayshore Freeway was fully developed with residential and commercial properties by the late 1960s. Development continued east of the Bayshore Freeway in the early 1980s and has remained largely the same since that time.

Property Specific History

739 Sutter Avenue

The building at 739 Sutter Avenue was built in 1954 (Palo Alto Development Center Records). The subject building was built concurrently with two neighboring apartment buildings of essentially identical design at 717 and 727 Sutter Avenue. Historic property assessment files at the Palo Alto Development Center identify Howard Ruth, Jr. as the original owner-developer of the apartment buildings. Ruth, Jr. contracted with Los Altos-based general contractor Stanley J. Brown for the construction of the three buildings. Since the subject building's original construction, few alterations have been undertaken. It appears that original windows, likely to have been wood or aluminum sash, were replaced by vinyl sash windows at an unknown date. The original tar and gravel roof was replaced by composition/built-up materials. In 1998, the Palo Alto Architectural Review Board approved a permit application that would have resulted in modification of the carport structure to function as a garage, with garage doors in each bay; however, this alteration was never undertaken. The building has otherwise remained unchanged.

Howard Ruth, Jr.

Howard Ruth, Jr. (1918-1992) is listed as the original owner of 739 Sutter Street on the property's assessment card, on file with the city's Development Center. Ruth, Jr. was born in Texas, attended Fresno High School and later Stanford University, and resided in Livermore by 1942, the year he married his wife Martha Ruth (nee Weisert) (1922-1988) while stationed in the region as a U.S. Naval Air Corps instructor (Fresno Bee, 1942). Martha Weisert grew up in Fresno, attended the same high school, and Fresno State College (Fresno Bee, 1942). The 1950 Census recorded Ruth, Jr. and his family as residents of 117 Cowper Street in Palo Alto (Ancestry.com 2023). Ruth, Jr.'s occupation was listed as a sprinkler and irrigation system contractor. A 1951 legal notice published in the *Peninsula Times Tribune* described the dissolution of a business partnership, R&M Heating & Plumbing, between Howard Ruth, Jr. and fellow Palo Alto-based contractor Severne E. Mott (Peninsula Times Tribune, 1951). By 1954, the year the subject building was constructed, the Ruth family lived at 2934 Cowper Street, and Howard's occupation changed to building contractor, similar to the occupation his father held as a Palo Alto resident from 1948-1953 before relocating to San Luis Obispo, where he died in 1956. Ruth, Sr.'s obituary noted that he was an owner-manager of several properties on the Peninsula while a Palo Alto resident (Peninsula Times Tribune 1956). By 1961, Ruth, Jr. and his family relocated to nearby Los Gatos, where Howard Ruth, Jr. worked as President of the Northern California Small Business Investment Co. (1961 Palo Alto City Directory). Public records indicate Ruth, Jr. died in 1992.



Stanley J. Brown

Stanley John Brown (1903-1997) was a Los Altos-based residential contractor at the time of the subject property’s original construction. Brown resided in Alameda, California where he worked as a building trades apprentice before relocating to Los Altos. During the 1950s and 1960s, Brown built houses in Napa, Sunnyvale, Santa Clara, and San Jose, including a number of single-family houses in subdivisions developed by Thomas G. Stone Enterprises of Palo Alto (Daily Independent Journal 1955, Napa Valley Register 1962). One of the houses that Brown constructed was an “Idea Home, ” one of a reported 100 models designed and constructed across the nation based on “the suggestions of *Better Homes & Gardens*” magazine readers (Peninsula Times Tribune 1955). The house was built in San Jose, California and appears to be non-extant. Additional documentation of Brown’s career was not found for years beyond the mid-1960s.

Occupancy History

Typical of a multifamily residential building, 739 Sutter Avenue has had a number of residents. Table 1 below contains occupancy information for the eight units within the building, based upon data published in city directories for the City of Palo Alto. The first city directory to list the subject building’s apartments was published in 1956. The latest available City Directory for Palo Alto was published in 1976¹. Since that time, according to other available directory information, 739 Sutter Avenue has continued to have a number of tenants.

Table 1 Occupancy History for 739 Sutter Avenue (8 Units)

Year	Address and Occupants
1956 (1st year in city directory)	733-Roy Page Jr. 735-Robert Q. Mervin 737-Henry C. Henking 739-John W. McCormick 741-Frank W. Caddell 743-Eric Homestead 745-Leo J. Shannon 747-Jack D. Nelson 749-Emily Holtman 751-Michl E Polom 753-Maurice W. Johnson 755-Marjorie Mitchell

¹ Note, the property’s historic assessment record listed addresses 733 to 747 (odd) as eight units within the subject building, while the Palo Alto Parcel Report lists units 739 to 755 (odd) as nine addresses associated with the building. Thus, it appears that addresses for the apartments within the building may have changed over time. Therefore, Rincon researched occupancy for the identified addresses from 733 to 755 (odd).

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Year	Address and Occupants
1961	733-Larry D. Simmons 735-James A. Bausno 737-Henry C. Henking 739-John W. McCormick 741-Beth Lonon 743-Eric Homestead 745-Harland H. Schmidt 747-Wolfgang Reckendorf 749-L.K. Tilcens 751-Theo Steelman 753-Gunter Lumer 755-Onie E. Hudson
1965	733-Stan P. Mengel 735-Edward Crothers 737-Not listed 739-John W. McCormick 741-Albert Anderson 743-Vacant 745-Donald Lander 747-Gerald Gooch 749-John D. Whittenberger 751-Vacant 753-Herman M. Kaplan 755-Onie E. Hudson
1969	733-Mary Newell 735-Frederick Schotland 737-Sue Washington 739-John W. McCormick 741-Christa Bacq 743-Carl Thomson 745-Olivia Price 747-Sandra Quinn 749-Kathy Shepherd 751-Dean Williamson 753-Mrs. Gayle B. Voll 755-Margaret T. Barnes
1974	733-William J. Capp 735-Luis Canales 737-Eleanor H. Randolph 739-Dennis Erickson 741-Mrs. Maurice Bacq 743-B. Albrecht 745-Olivia R. Price 747-W. Dan Martin 749-Dianne Lowe 751-M.J. Cump 753-Mrs. Gayle Voll 755-Margaret T. Barnes



Year	Address and Occupants
1976	733-William J. Capp 735-Masahiro Kawaguchi 737-Wayne O. Naylor 739-Dennis Erickson 741-Mrs. Maurice Bacq 743-Patricia Morris 745-Olivia R. Price 747-Deborah A. Rose 749-Margaret J. Bell 751-J. Merwin 753-Cath Dearborn 755-Margaret T. Barnes

Historical Resources Evaluation

739 Sutter Avenue

The subject property is recommended ineligible for listing in the NRHP, CRHR or local listing under any eligibility criteria.

Following World War II, Palo Alto experienced rapid population growth, coinciding with a trend of suburbanization across the Peninsula, where agricultural lands between San Francisco and San Jose gave way to suburban tracts, office and industrial parks, and highways. This property was built in 1954, on Sutter Avenue, a cul-de-sac extending eastward off Middletown Road, that was laid down on land within the Bell Tract, a subdivision containing remnant vacant land during the early 1950s. Research did not identify the Bell Tract or Sutter Avenue as developments significant to Palo Alto’s postwar development. Although built during a time of much residential development in Palo Alto during immediate postwar years, the subject building does not appear to be individually significant within the pattern of postwar development, nor was it identified as being the location of any historical events with significance to Palo Alto’s history, or that of the state or nation. The building is therefore recommended ineligible for listing in the NRHP or CRHR under Criterion A/1.

Research through newspapers and Ancestry databases, including Palo Alto city directories, did not yield any information on any significant individuals associated with the property. As a building occupied by numerous residents throughout its existence, with few identified tenants remaining occupants for more than a three to five years, the building is not strongly associated with a particular individual. The building’s original developer, Howard Ruth, Jr., resided in Palo Alto during the early years of his ownership of the subject property, until approximately 1960, but was not found to have made significant contributions to local, state, or national history. Therefore, the property is recommended ineligible for listing to the NRHP or CRHR under Criterion B/2.

Built in 1954, this one-story apartment building with carport was constructed by Stanley J. Brown, a general contractor who practiced in the Bay Area during the 1950s and received occasional publicity as a builder of suburban tract houses. Very little information was otherwise found on Brown’s career, and he does not appear to have made significant contributions to local postwar development or to have contributed to innovation or trend setting construction within his field. As an example of its type, era, and construction method, the subject building does not stand out as individually significant within the framework of Modern architecture or mid-twentieth century architectural design. The building is representative of vernacular regional construction, common to many communities in terms of its form, materiality, and does not stand out for exhibiting characteristics of a particular architectural style. The



property is, therefore, recommended ineligible for listing to the NRHP or CRHR under Criterion C/3. A review of available evidence and records search results does not suggest 739 Sutter Avenue has yielded or has the potential to yield information important to the prehistory or history of Palo Alto or the greater Bay Area, California, or the nation. It is recommended ineligible for listing to the NRHP or CRHR under Criterion D/4.

Additionally, the subject property is recommended ineligible for local designation. As detailed above, the subject property is not identified with the lives of historic people or with important events in the city, state or nation as no significant occupant of the building was identified (Criterion 1). The subject is not representative of an architectural style or way of life important to the city, state or nation (Criterion 2). Furthermore, it is not an example of a type of building which was once common but is now rare as many apartment buildings are located within this area, including two neighboring buildings of similar design (Criterion 3). The subject property is not connected to a business or use which was once common, but now rare. The building was constructed in 1954, and Palo Alto appears to retain a fairly high number of apartment buildings that were present in the area and across other areas of the city, during that time (Criterion 4). Stanley J. Brown does not appear to be a significant design/construction professional (Criterion 5). Lastly, the subject property does not contain elements that demonstrate outstanding attention to architectural design, detail, materials, or craftsmanship as it is an apartment building with a generally restrained design and common features typical of its era of construction (Criterion 6).

Conclusions

As detailed above, the property at 739 Sutter Avenue is recommended ineligible for listing in the NRHP or CRHR or for local listing. As such, the property does not qualify as a historical resource and its demolition would not result in a significant adverse impact as defined by Section 15064.5 of the CEQA Guidelines. Further, the CHRIS records search failed to identify other cultural resources, including historic districts, within close proximity to the project site. Finally, Rincon Consultants did not identify any information to suggest that the project area may be sensitive for archaeological resources. Based on the findings of this investigation, Rincon recommends a finding of **no impact to historical resources** under CEQA.

Should you have any questions concerning this study, please do not hesitate to contact the undersigned at 925-326-1159 or at jmurphy@rinconconsultants.com.

Sincerely,

Rincon Consultants, Inc.

Josh Bevan, AICP, MSHP
Architectural Historian

JulieAnn Murphy, MSHP
Architectural Historian Project Manager

Steven Treffers, MHP
Cultural Resources Director

Attachments

- Attachment 1 Figures
- Attachment 2 CHRIS Records Search Summary
- Attachment 3 California DPR 523 Series Forms



References

Ancestry.com

- 2023 City Directories for City of Palo Alto, 1955-1976. Accessed August 2023, <https://www.ancestry.com/search/collections/2469/>.

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- 1995 *Instructions for Recording Historical Resources*. Department of Parks and Recreation, Sacramento, California.
- 2011 "California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)," *California Office of Historic Preservation Technical Assistance Series #6*. Department of Parks and Recreation, Sacramento, California
- 2011 "California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)," *California Office of Historic Preservation Technical Assistance Series #6*. Department of Parks and Recreation, Sacramento, California

City of Palo Alto – Building Division

- 2023 Historic Property Assessment Card obtained for 739 Sutter Avenue.

Daily Independent Journal

- 2023 "The Better Homes & Gardens Idea Home of the Year." September 17, 1955, H55.

Fresno Bee

- 1942 "Ruth-Weisert Marriage is Solemnized in San Francisco." October 11, 1942.

Napa Valley Register

- 1962 "Contractor Arrested for Grand Theft." June 4, 1962.

National Park Service

- 1983 Secretary of the Interior's Standards Guidelines for Archaeology and Historic Preservation. Department of the Interior.

NETR Online

- 2023 "Historic Aerials." Various historic aerials and topographic maps of the project area. Accessed August 2023, <https://www.historicaerials.com/>.

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- 2023 "The Oregon Expressway: Residentialists [sic] Unite." Palo Alto History.org. Accessed August 2023.

Peninsula Times Tribune

- 1951 "Legal Advertising." February 22, 1951
- 1955 "Idea Home." August 26, 1955, 16.
- 1956 "Howard Ruth Former P.A. Resident, Dies." Peninsula Times Tribune, November 24, 1956.



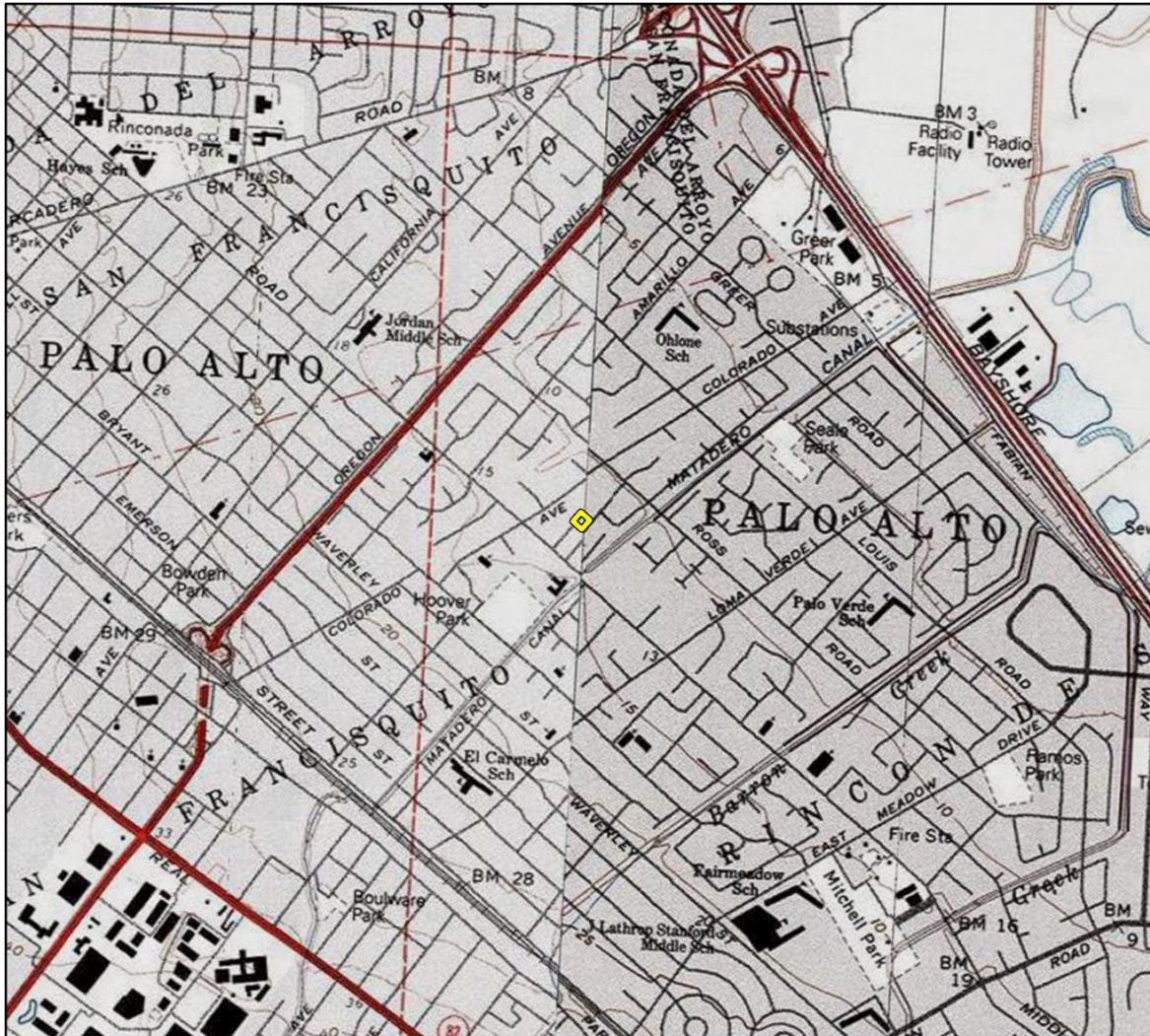
Parcel Quest

2023 Santa Clara County property information for 739 Sutter Avenue. Accessed August 2023,
<https://pqweb.parcelquest.com/#home>.

Attachment 1

Figures

Figure 1 Project Location



Basemap provided by National Geographic Society, Esri and their licensors © 2023. Mountain View and Palo Alto Quadrangles. T06S R02W S06, 07. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

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 CRFig 1 Proj Locn Map

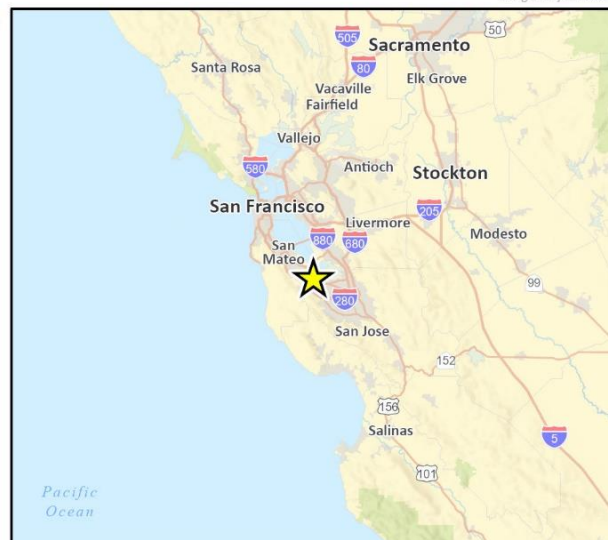
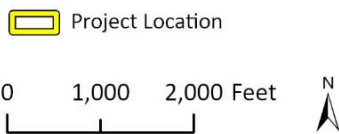


Figure 2 Detailed Project Location



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CRFig 2 Project Site

Figure 3 739 Sutter Avenue Primary Elevation, View West



Figure 4 739 Sutter Avenue Primary Elevation, View Southwest



Figure 5 739 Sutter Avenue Typical Unit Entry, View West



Figure 6 739 Sutter Avenue Carport, View Northeast



Attachment 2

CHRIS Results

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-041536		2001	Michael Corbett and Denise Bradley	Final Survey Report, Palo Alto Historical Survey Update, August 1997 - August 2000	Dames & Moore	43-000551

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-003163	Voided - E-171 SMA	1973	Stephen A. Dietz	An archaeological reconnaissance of the proposed Dumbarton Bridge replacement project (letter report)	Adan E. Treganza Anthropology Museum, San Francisco State College	
S-009442		1987	Robert Cartier	Cultural Resource Evaluation of the Matadero Creek Flood Control Project in the City of Palo Alto, County of Santa Clara	Archeological Resource Management	43-000023, 43-000580, 43-000611
S-020910		1998	Sunshine Psota	Review of Historic Resources for Site SF-142-02, 711 Colorado Avenue, Palo Alto, Santa Clara County, CA (50001 84/98) (letter report)	Anthropological Studies Center, Sonoma State University	
S-022978		2000	Mike Avina	Final Cultural Resources Inventory Report for Williams Communications, Inc. Fiber Optic Cable System Installation Project, San Francisco to Santa Clara, San Francisco, San Mateo, and Santa Clara Counties: Addendum 1	Jones & Stokes	41-000009, 41-000230, 41-000311, 41-000498, 43-000055
S-026045		2000	Richard Carrico, Theodore Cooley, and William Eckhardt	Cultural Resources Reconnaissance Survey and Inventory Report for the Metromedia Fiberoptic Cable Project, San Francisco Bay Area and Los Angeles Basin Networks	Mooney & Associates	01-000038, 01-000040, 01-000042, 01-000068, 01-000072, 01-000091, 01-000092, 01-000108, 01-000120, 01-000233, 01-000239, 01-000240, 01-000241, 01-010527, 01-010528, 01-010529, 01-010530, 01-010531, 01-010532, 01-010533, 01-010534, 01-010535, 07-000719, 21-000034, 21-000097, 21-000529, 21-000536, 21-000563, 38-000015, 41-000009, 41-000044, 41-000077, 41-000095, 41-000105, 41-000152, 41-000169, 41-000172, 41-000174, 41-000187, 41-000230, 41-000231, 41-000232, 41-000281, 41-000302, 41-000310, 41-000311, 41-000312, 41-000315, 41-000318, 41-000640, 43-000021, 43-000024, 43-000028, 43-000042, 43-000050, 43-000058, 43-000141, 43-000338, 43-000369, 43-000382, 43-000383, 43-000388, 43-000396, 43-000398, 43-000418, 43-000424, 43-000444, 43-000462, 43-000467, 43-000472, 43-000551, 43-000565, 43-000595, 43-000617, 43-000619, 43-000621, 43-000669, 43-001010, 43-001071, 43-001083, 43-001084

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-036762		2010	Carrie Wills	Cultural Resources Record Search and Site Visit for Clearwire Candidate CA-SJC0048C (Sprint Midtown), 2701 Middlefield Road, Palo Alto, Santa Clara County, California	Michael Brandman Associates	
S-045231	OHP PRN - FHWA 120531A; Voided - S-45232	2012	Robert Cartier	Environmentally Sensitive Area (ESA) Action Plan for the Oregon-Pagemill Expressway Project, Palo Alto, California: 04-SCL-0-0-CR	Archaeological Resource Management	43-000591, 43-002625
S-045231a		2012	Robert Cartier	Extended Phase I Excavation for CA-SCL-596 and C-434 for the Oregon-Pagemill Expressway Project, Palo Alto, California, 04-SCL-0-0-CR	Archaeological Resource Management	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-43-000055	CA-SCL-000036	Resource Name - Oregon Expressway	Site	Prehistoric	AP15	1951 (D.W. L., [none]); 1984 ([none], Basin Research); 1987 (Barb Bocek, Stanford University)	S-016394, S-022978
P-43-000591	CA-SCL-000596	Resource Name - Ross Road	Site	Prehistoric	AP09; AP15	1986 (Barbara Bocek, Warren Caldwell, Stanford University)	S-008728, S-016394, S-045231, S-045232
P-43-000670	CA-SCL-000708	Resource Name - Louis Road	Site	Prehistoric	AP15	1990 (Barb Bocek, Stanford University)	
P-43-002625	CA-SCL-000896	Resource Name - Louis-Oregon Site; Voided - C-434	Site	Prehistoric	AP15	2001 (Bert Gerow?), Stanford University); 2012 (Robert Cartier, ARM)	S-045231, S-045232

Attachment 3

DPR Forms

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 739 Sutter Avenue

P1. Other Identifier: N/A

***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:** Palo Alto and Mountain View **Date:** 2023 **T 6S ; R 2W; ¼ of ¼ of Sec 6; B.M.**

c. Address: 739 Sutter Avenue Palo Alto **City:** Palo Alto

Zip:

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

e. Other Locational Data: Santa Clara County APN 127-35-200 **Elevation:** 253 feet AMSL

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 739 Sutter Avenue is a multiple-family property on a rectangular parcel in the Midtown area of the City of Palo Alto. The property contains one 8-unit apartment building constructed in 1954. The subject building is a one-story with a wood-frame and a concrete foundation. The building's footprint is L-shaped, formed by the main mass rectangular building mass and an attached carport and laundry facilities structure on the southwest façade. The building contains eight apartment units, each with an entrance door at the exterior of the building and an enclosed outdoor yard area with patio. The apartments are arranged with four facing to the southeast (toward Sutter Avenue) and four facing to the northwest (toward the rear property line). The building is designed in a mid-twentieth century vernacular residential style. The exterior walls are finished with a smooth and unadorned stucco. The overhanging flat roof has an elevated central section (similar to a monitor), with 16 square skylights (two per unit, one slightly larger than the other). The roof is trimmed with metal fascia trim, and has open soffits. The main roof and that over the carport are covered with composition materials, while roof extensions over each apartment's outdoor patio area feature a corrugated metal roofing material. The composition roofing material appears to be a replacement covering material, as property records indicate the roof was originally covered with tar and gravel. Windows throughout are vinyl and appear to be replacements to originals of an unknown material, potentially aluminum, which was used commonly for apartment buildings constructed in the 1950s. Entrance doors to each apartment are flush wood, with exterior metal security doors. The perimeter of the site is enclosed by a wood board-and-batten fence. Similar fencing divides lawn areas for each of the apartments and largely screens apartments facing Sutter Avenue from public view. Beyond the building and adjacent enclosed lawn areas, the site is paved with asphalt adjacent to the carport structure. The building is in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple Family Property (8-unit apartment building)



***P4. Resources Present:**

Building Structure Object Site District

P5b. Description of Photo: (View, date, accession #) 739 Sutter Avenue, Primary Elevation, View West, July 2023

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

Historic Prehistoric Both

***P7. Owner and Address:**

Sutter 739 Associates LLC
950 31st Avenue
San Mateo, California 94403

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

JulieAnn Murphy
Rincon Consultants
449 15th Street #303
Oakland, California 94612

***P9. Date Recorded:** July 26, 2023

***P10. Survey Type:** (Describe)

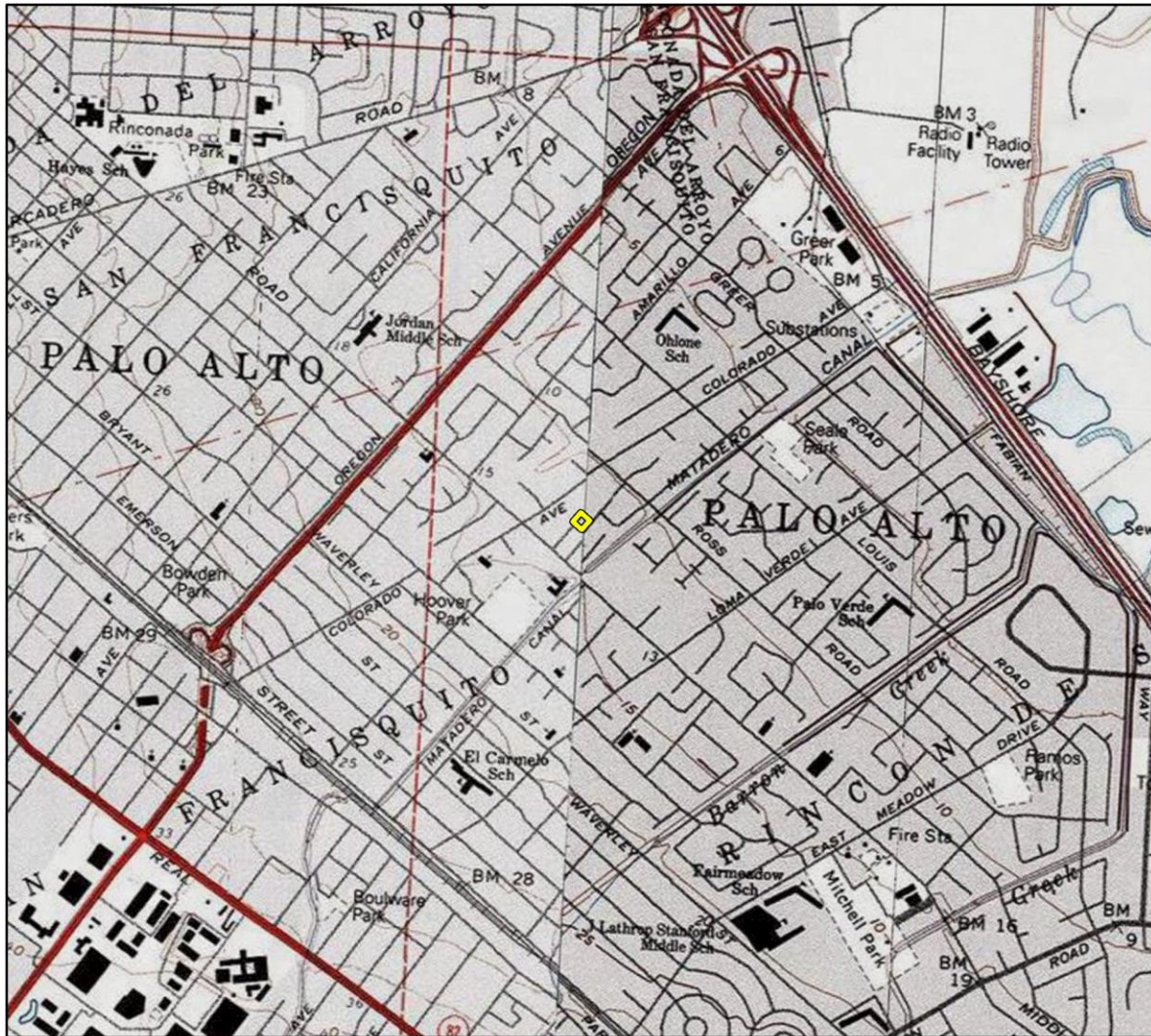
Intensive

***P11. Report Citation:** Rincon Consultants, Inc. Historical Resources Assessment in Support of CEQA Documentation for the Proposed 739 Sutter Avenue Residential Project, Palo Alto, CA, (Ventura, CA: Rincon Consultants, Inc., 2023).

***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

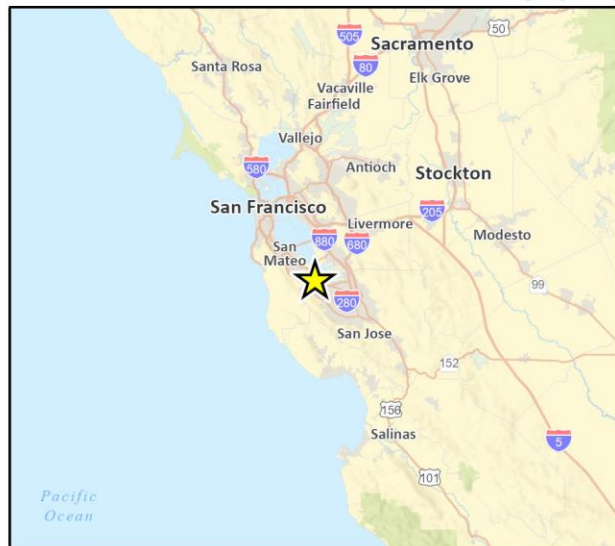
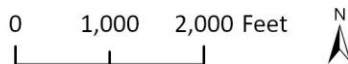
Artifact Record Photograph Record Other (List):



Basemap provided by National Geographic Society, Esri and their licensors © 2023. Mountain View and Palo Alto Quadrangles. T06S R02W S06, 07. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

23-14767 CR
 CRFig 1 Proj Locn Map

 Project Location



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

B1. Historic Name: 739 Sutter Avenue

B2. Common Name: N/A

B3. Original Use: Apartments

B4. Present Use: Apartments

*B5. Architectural Style: Vernacular

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

Constructed in 1954. Original tar and gravel roofing replaced with existing at unknown date. Original windows appear to have been replaced with existing replacement vinyl-sash windows at unknown date.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: Stanley J. Brown, General Contractor

*B10. Significance: Theme: N/A

Area: City of Palo Alto

Period of Significance: N/A

Property Type: Residential

Applicable Criteria: N/A

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

The area surrounding the subject property, much like other areas in the Bay Area's Peninsula region, was widely utilized for agriculture in the early 1900s through World War II. The subject building was constructed within the Bell Tract subdivision, which was recorded in 1953, during a period of broader postwar suburban development in Palo Alto. Development of residential subdivisions and some commercial uses in the immediate vicinity commenced in by the late 1940s and Sutter Avenue was laid out to its current length and cul-de-sac form, with developed properties along its length by the mid-1950s. Nearby Middlefield Road, from which Sutter Avenue extends to the east, was and remains one of the major north-south thoroughfares through the city.

The building at 739 Sutter Avenue was built in 1954. The subject building was built concurrently with two neighboring apartment buildings of essentially identical design at 717 and 727 Sutter Avenue. Historic property assessment files at the Palo Alto Development Center identify Howard Ruth, Jr. as the original owner-developer of the apartment buildings. Ruth, Jr. contracted with Los Altos-based general contractor Stanley J. Brown for the construction of the three buildings. Since the building's original construction, its eight apartments have been occupied by numerous tenants.

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

*B12. References:

See Continuation Sheet.

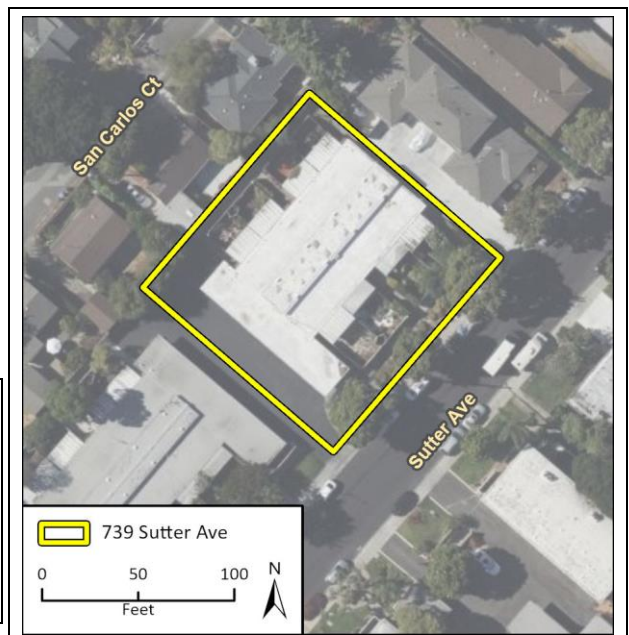
B13. Remarks:

*B14. Evaluator:

Josh Bevan, AICP and JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: September 2023

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 739 Sutter Avenue
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*B10. Significance (Continued):

Howard Ruth, Jr.

Howard Ruth, Jr. (1918-1992) is listed as the original owner of 739 Sutter Street on the property's assessment card, on file with the city's Development Center. Ruth, Jr. was born in Texas, attended Fresno High School and later Stanford University, and resided in Livermore by 1942, the year he married his wife Martha Ruth (nee Weisert) (1922-1988) while stationed in the region as a U.S. Naval Air Corps instructor (Fresno Bee, 1942). Martha Weisert grew up in Fresno, attended the same high school, and Fresno State College (Fresno Bee, 1942). The 1950 Census recorded Ruth, Jr. and his family as residents of 117 Cowper Street in Palo Alto (Ancestry.com 2023). Ruth, Jr.'s occupation was listed as a sprinkler and irrigation system contractor. A 1951 legal notice published in the *Peninsula Times Tribune* described the dissolution of a business partnership, R&M Heating & Plumbing, between Howard Ruth, Jr. and fellow Palo Alto-based contractor Severne E. Mott (Peninsula Times Tribune, 1951). By 1954, the year the subject building was constructed, the Ruth family lived at 2934 Cowper Street, and Howard's occupation changed to building contractor, similar to the occupation his father held as a Palo Alto resident from 1948-1953 before relocating to San Luis Obispo, where he died in 1956. Ruth, Sr.'s obituary noted that he was an owner-manager of several properties on the Peninsula while a Palo Alto resident (Peninsula Times Tribune 1956). By 1961, Ruth, Jr. and his family relocated to nearby Los Gatos, where Howard Ruth, Jr. worked as President of the Northern California Small Business Investment Co. (1961 Palo Alto City Directory). Public records indicate Ruth, Jr. died in 1992.

Stanley J. Brown

Stanley John Brown (1903-1997) was a Los Altos-based residential contractor at the time of the subject property's original construction. Brown resided in Alameda, California where he worked as a building trades apprentice before relocating to Los Altos. During the 1950s and 1960s, Brown built houses in Napa, Sunnyvale, Santa Clara, and San Jose, including a number of single-family houses in subdivisions developed by Thomas G. Stone Enterprises of Palo Alto (Daily Independent Journal 1955, Napa Valley Register 1962). One of the houses that Brown constructed was an "Idea Home," one of a reported 100 models designed and constructed across the nation based on "the suggestions of *Better Homes & Gardens*" magazine readers (Peninsula Times Tribune 1955). The house was built in San Jose, California and appears to be non-extant. Additional documentation of Brown's career was not found for years beyond the mid-1960s.

Historical Resources Evaluation

The subject property is recommended ineligible for listing in the NRHP, CRHR or local listing under any eligibility criteria.

Following World War II, Palo Alto experienced rapid population growth, coinciding with a trend of suburbanization across the Peninsula, where agricultural lands between San Francisco and San Jose gave way to suburban tracts, office and industrial parks, and highways. This property was built in 1954, on Sutter Avenue, a cul-de-sac extending eastward off Middletown Road, that was laid down on land within the Bell Tract, a subdivision containing remnant vacant land during the early 1950s. Research did not identify the Bell Tract or Sutter Avenue as developments significant to Palo Alto's postwar development. Although built during a time of much residential development in Palo Alto during immediate postwar years, the subject building does not appear to be individually significant within the pattern of postwar development, nor was it identified as being the location of any historical events with significance to Palo Alto's history, or that of the state or nation. The building is therefore recommended ineligible for listing in the NRHP or CRHR under Criterion A/1.

Research through newspapers and Ancestry databases, including Palo Alto city directories, did not yield any information on any significant individuals associated with the property. As a building occupied by numerous occupants throughout its existence, with few identified tenants remaining occupants for more than a three to five years, the building is not strongly associated with a particular individual. The building's original developer, Howard Ruth, Jr., resided in Palo Alto during the early years of his ownership of the subject property, until approximately 1960, but was not found to have made significant contributions to local, state, or national history. Therefore, the property is recommended ineligible for listing to the NRHP or CRHR under Criterion B/2.

Built in 1954, this one-story apartment building with carport was constructed by Stanley J. Brown, a general contractor who practiced in the Bay Area during the 1950s and received occasional publicity as a builder of suburban tract houses. Very little information was otherwise found on Brown's career, and he does not appear to have made

CONTINUATION SHEET

Property Name: 739 Sutter Avenue
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significant contributions to local postwar development or to have contributed to innovation or trend setting construction within his field. As an example of its type, era, and construction method, the subject building does not stand out as individually significant within the framework of Modern architecture or mid-twentieth century architectural design. The building is representative of vernacular regional construction, common to many communities in terms of its form, materiality, and does not stand out for exhibiting characteristics of a particular architectural style. The property is, therefore, recommended ineligible for listing to the NRHP or CRHR under Criterion C/3. A review of available evidence and records search results does not suggest 739 Sutter Avenue has yielded or has the potential to yield information important to the prehistory or history of Palo Alto or the greater Bay Area, California, or the nation. It is recommended ineligible for listing to the NRHP or CRHR under Criterion D/4.

Additionally, the subject property is recommended ineligible for local designation. As detailed above, the subject property is not identified with the lives of historic people or with important events in the city, state or nation as no significant occupant of the building was identified (Criterion 1). The subject is not representative of an architectural style or way of life important to the city, state or nation (Criterion 2). Furthermore, it is not an example of a type of building which was once common but is now rare as many apartment buildings are located within this area, including two neighboring buildings of similar design (Criterion 3). The subject property is not connected to a business or use which was once common, but now rare. The building was constructed in 1954, and the City appears to retain a fairly high number of apartment buildings that were present in the area and across other areas of the City, during that time (Criterion 4). Stanley J. Brown does not appear to be a significant design/construction professional (Criterion 5). Lastly, the subject property does not contain elements that demonstrate outstanding attention to architectural design, detail, materials, or craftsmanship as it is an apartment building with a generally restrained design and common features typical of its era of construction (Criterion 6).

*B12. References (Continued)

Ancestry.com

2023 City Directories for City of Palo Alto, 1955-1976. Accessed August 2023, <https://www.ancestry.com/search/collections/2469/>.

California Office of Historic Preservation

1995 *Instructions for Recording Historical Resources*. Department of Parks and Recreation, Sacramento, California.

2011 "California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)," *California Office of Historic Preservation Technical Assistance Series #6*. Department of Parks and Recreation, Sacramento, California

2011 "California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)," *California Office of Historic Preservation Technical Assistance Series #6*. Department of Parks and Recreation, Sacramento, California

City of Palo Alto – Building Division

2023 Historic Property Assessment Card obtained for 739 Sutter Avenue.

Daily Independent Journal

2023 "The Better Homes & Gardens Idea Home of the Year." September 17, 1955, H55.

Fresno Bee

1942 "Ruth-Weisert Marriage is Solemnized in San Francisco." October 11, 1942.

Napa Valley Register

1962 "Contractor Arrested for Grand Theft." June 4, 1962.

National Park Service

1983 Secretary of the Interior's Standards Guidelines for Archaeology and Historic Preservation. Department of the Interior.

NETR Online

2023 "Historic Aerials." Various historic aerials and topographic maps of the project area. Accessed August 2023, <https://www.historicaerials.com/>.

PaloAltoHistory.org

2023 "The Oregon Expressway: Residentialists [sic] Unite." Palo Alto History.org. Accessed August 2023.

Peninsula Times Tribune

1951 "Legal Advertising." February 22, 1951

CONTINUATION SHEET

Property Name: 739 Sutter Avenue
Page 6 of 6

- 1955 "Idea Home." August 26, 1955, 16.
- 1956 "Howard Ruth Former P.A. Resident, Dies." Peninsula Times Tribune, November 24, 1956.

Parcel Quest
2023 Santa Clara County property information for 739 Sutter Avenue. Accessed August 2023,
<https://pqweb.parcelquest.com/#home>.