



PAGE & TURNBULL

Historic Preservation Ordinance & Register Update Community Workshop #3

Introduction by
City of Mountain View
Community Development Department

Presented by
Page & Turnbull

MOUNTAIN VIEW

Southern Pacific Railroad Depot.
Source: Mountain View Public Library.

August 13, 2024

Historic Preservation Ordinance & Register Update

Agenda

1. Purpose of this Community Workshop
2. Deliverables of Mountain View Register & Ordinance Update
 - a) Updated Ordinance & Register
 - b) Citywide Survey
 - c) Historic Context Statement (HCS)
3. Overview of HCS
4. Next Steps in Project Schedule
5. Comment Cards & Email to Provide Comments on the Public Review Draft



Castro Street, 1915. Source: Mountain View Public Library.

What is the purpose of this Community Workshop?

- Status update on the **tasks** involved with the Historic Preservation Register & Ordinance Update project
- Overview of the Public Review Draft of the Historic Context Statement to solicit **community feedback**
- Share how to **stay engaged** with this process.



Japanese Language School at 260 View Street, 1925. Source: Mountain View Public Library.

Updated Ordinance & Register

Updated Ordinance:

- Criteria for designating local historic resources
- Process for listing, de-listing, and modifications
- Outlines the incentives associated with historic preservation

Updated Mountain View Register:

- List of the historic resources which will be updated by the survey
- Determined by significance and integrity (per HCS) and criteria (per Ordinance)



Castro Street, 1957. Source: Mountain View Public Library.

Citywide Survey [1 of 2]

Reconnaissance Survey (Completed)

- Windshield survey of all properties 45+ years old
- Properties that appeared potentially eligible for individual listing were identified and photographed from the street

Intensive Survey (occurring now)

- Pedestrian survey:
 - Properties that appear to be eligible historic resources (excluding single-family residential properties)
 - All properties in the 100-300 blocks of Castro Street (Area H of Downtown Precise Plan)



Citywide Survey [2 of 2]

Intensive Survey (Occurring now)

Pedestrian survey (continued):

- Properties currently or formerly listed on the Mountain View Register
- Properties documented in the previous 2008 citywide survey.
- Documentation includes a photograph, architectural description, summary of property history, and statement of significance with character-defining features.
- Recommendations about individual additions to/removals from the Mountain View Register of Historic Resources as well as eligibility for the California Register and National Register



Citywide Historic Context Statement (HCS)

What is a Historic Context Statement?

- Presents an overview of the City's history through the lens of the built environment
- Identifies important periods, events, themes, and patterns of development
- Mentions some properties and neighborhoods but does not explicitly state they are historic
- Provides a framework for evaluating individual historic properties
- It is not intended to be a comprehensive community history

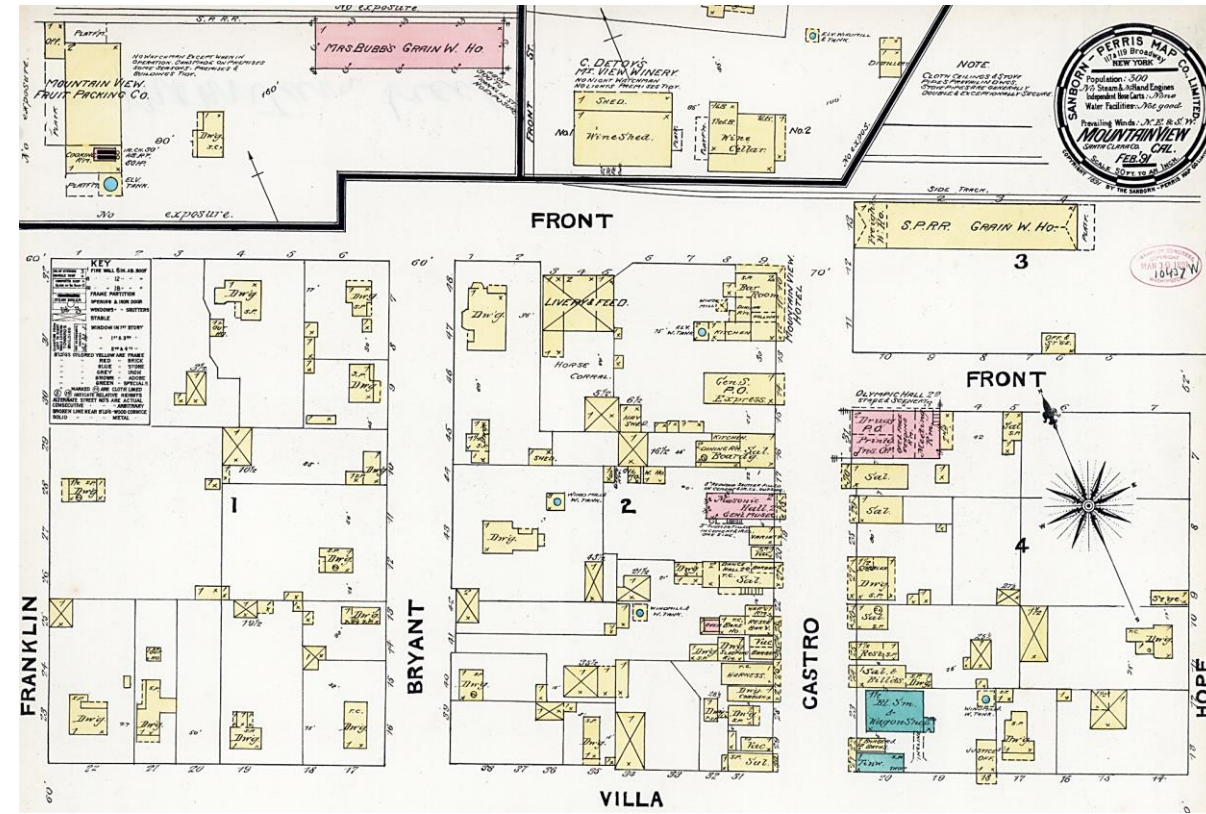


Parkinson Lumber & Hardware on Castro Street, 1910.
Source: Mountain View Public Library.

Citywide Historic Context Statement (HCS)

How is the Historic Context Statement helpful?

- To better understand historic properties, even in the absence of comprehensive knowledge about specific buildings
- To establish preservation goals and strategies
- To support and update the Mountain View Register of historic properties
- To provide the basis for future preservation planning decisions and programs
- To inform other aspects of larger planning processes



1891 Sanborn map of New Mountain View's core downtown.
Source: Sanborn Map Company.

Citywide Historic Context Statement (HCS)

Who uses Historic Context Statements?

- City Staff
- Property Owners
- Residents
- CEQA Consultants
- Historians
- Decision-making bodies (Environmental Planning Commission, City Council)



New Police Services & Fire Administration Building, 1978.
Source: Mountain View Public Library.

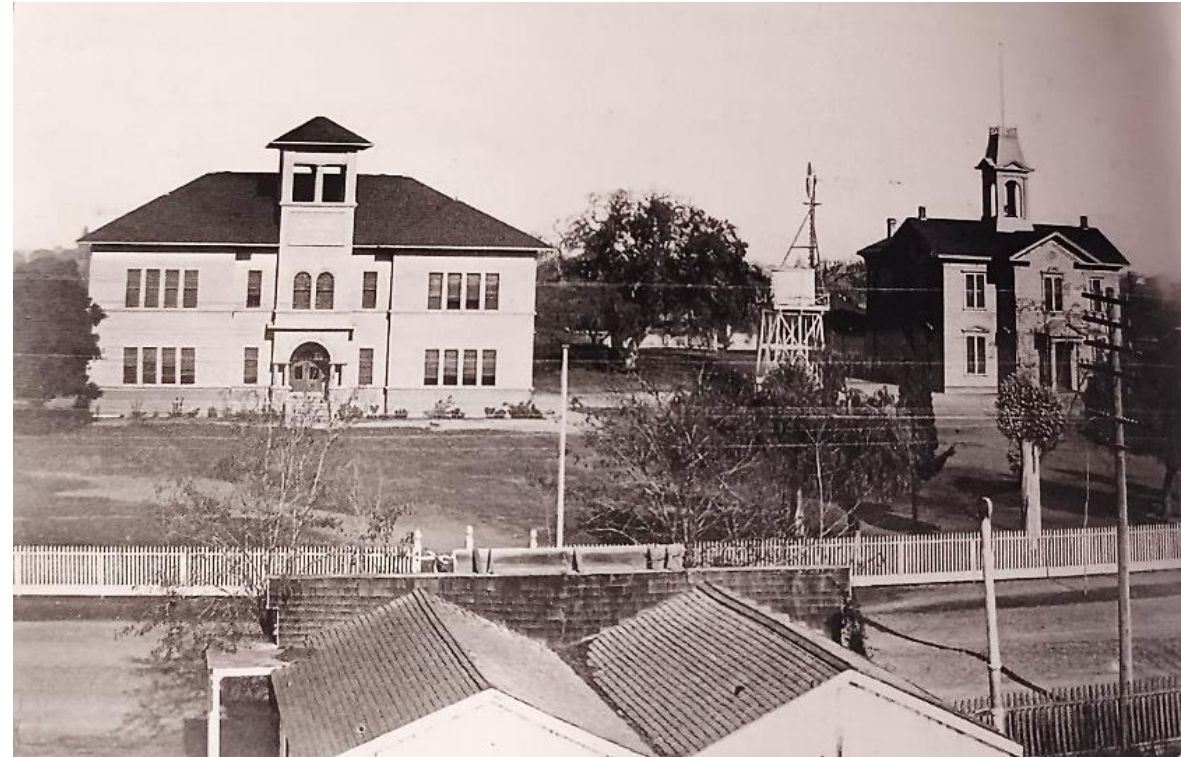
Citywide Historic Context Statement (HCS)

Significant Historic Themes:

- Residential Development
- Commercial Development
- Agricultural & Industrial Development
- Transportation & Infrastructure
- Civic Growth and Social, Cultural & Institutional Development
- Technology & Innovation

*Ethnic and cultural diversity runs through all these themes

*Intangible cultural heritage is also considered



Mountain View High School and Grammar School, 1902.
Source: Mountain View Historical Association.

Citywide Historic Context Statement (HCS)

Property Types:

- Residential properties
- Commercial properties
- Agricultural and industrial properties
- Civic, cultural, and institutional properties
- Transportation and infrastructure properties
- Corporate and technology campuses/offices
- Historic districts
- Archaeological resources



Mountain View Theatre at 228 Castro Street circa 1930.
Source: California Revealed.

Citywide Historic Context Statement (HCS)

Registration Requirements:

Evaluation frameworks for each theme and property type are based on National Register, California Register, and Mountain View register significance and integrity thresholds.

Significance Criteria (NR/CR/MVRHR)	Significance Discussion
A/1/b (Events)	Residential buildings from this period (1851-1909) may be significant for their association with the early patterns of agricultural and industrial development in Mountain View. In particular, properties associated with fruit growing, farming, and packing were significant to the early agricultural history of Mountain View. A property may also be eligible for its association tied to the establishment of New Mountain View and the building out of blocks surrounding Castro Street, an early business venture, or as the site of a historical event. The oldest extant residences in Mountain View are generally clustered around Old Mountain View and Shoreline West, which just began to be developed in association with the Pacific Press facilities, with scattered examples in former agricultural areas. A property may also be eligible as the site of a historical event.
B/2/a (Persons)	Residential buildings from this period (1851-1909) may be significant for their association with persons significant to the early agricultural and industrial development of Mountain View, such as a prominent pioneer, landowner, entrepreneur, or labor organizer. Notable Mountain View pioneers include, but are not limited to, Mariano Castro, Edward Dale, Nathaniel Eaton, the Manfredis, Jacob Mockbee, the Rengstorffs, the Rogers, John Showers, the Sleepers, Samuel Taylor, the Weilheimers, and the Whelans. If a property is identified as associated with a significant person, that property should be compared to other associated properties to identify which extant property(s) best represent that person's achievements or reasons for significance.
C/3/c (Architecture & Design)	Residential buildings from this period (1851-1909) may be significant for their architecture, as expressed by intact stylistic features, forms or construction methods. Individual resources qualified under these criteria should be good examples of types and/or styles and retain most of their original features. Modest homes and grander residences may both be significant under these criteria as examples of their respective typologies. Buildings may also qualify as the work of a notable architect, builder, or other designer and/or for possessing high artistic value. Refer also to IV. Historic Contexts-G. Architecture & Design (1850s-1980) .

Citywide Historic Context Statement (HCS)

Significant Historic Periods:

- Indigenous Settlement (Before 1775)
- Spanish Trails & Mexican Ranchos (1775-1850)
- American Pioneers & Agricultural Expansion (1851-1909)
- Early Twentieth-Century Development, Immigration & Multiculturalism (1910-1944)
- Postwar Suburbanization, City Building & Silicon Valley Innovation (1945-1979)
- Recent Past (1980-2024)

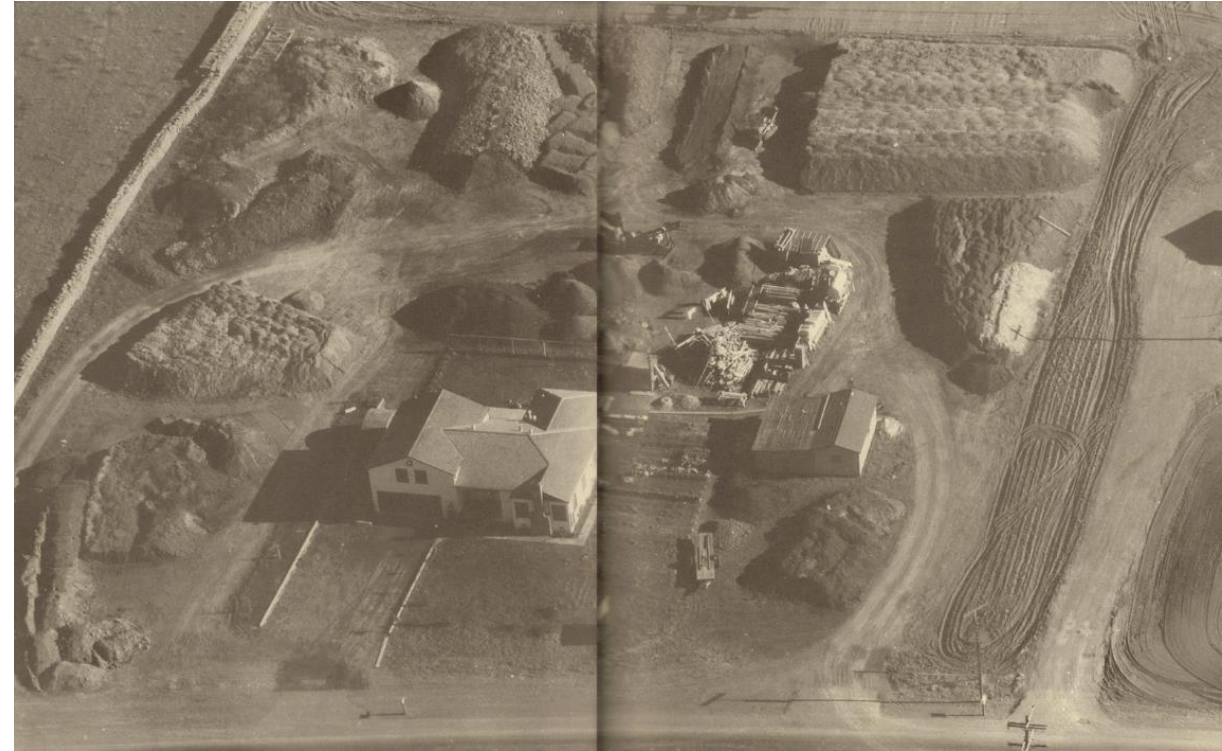


Mountain View Historical Association's first historical marker.
Source: Mountain View Historical Association.

Citywide Historic Context Statement (HCS)

Indigenous Settlement (Before 1775):

- Tamien Nation of the Ohlone lived in Mountain View
- Castro Mound (no longer extant) once located in the Monta Loma neighborhood.
- If archaeological resources are found during a construction project, the City has a review process involving a qualified archaeologist.

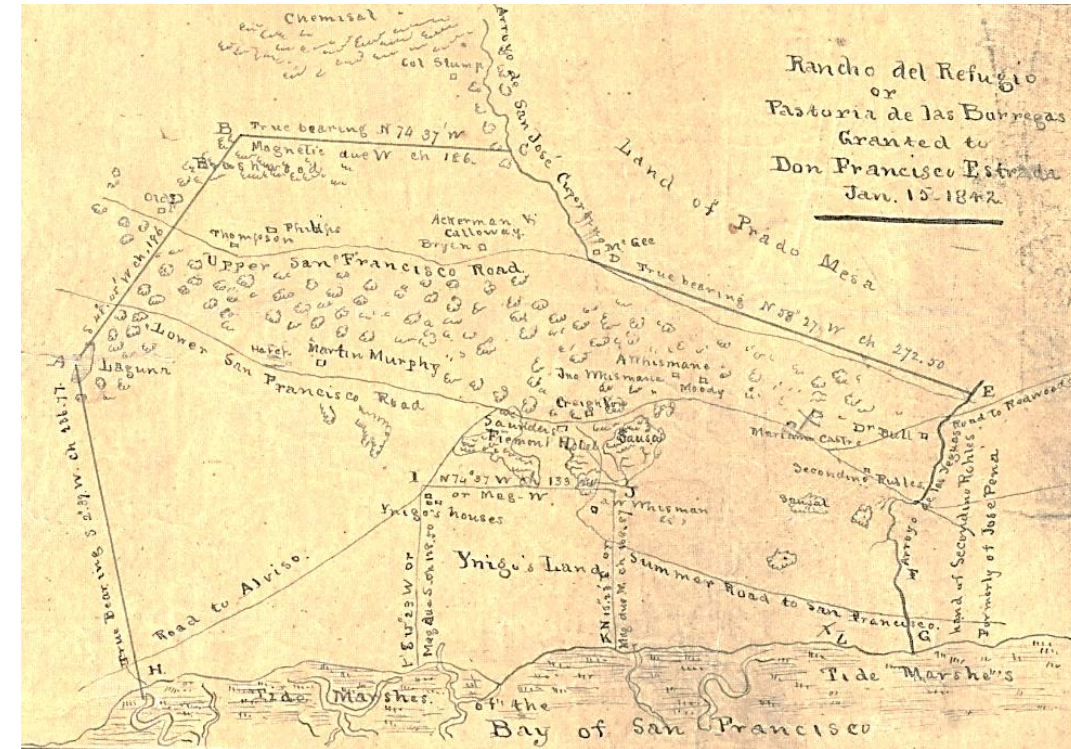


1947 aerial photograph of the Castro Mound being leveled.
Source: Gullard and Lund, *History of Palo Alto: The Early Years* (1989).

Citywide Historic Context Statement (HCS)

Spanish Trails & Mexican Ranchos (1775-1850):

- Mexican War of Independence (1810-1821) placed the entirety of California under Mexican rule
- Former Spanish Mission lands were divided into privately held ranchos
- Rancho Pastoría de las Borregas (also known as Rancho del Refugio) and Rancho Posolmi in present-day Mountain View

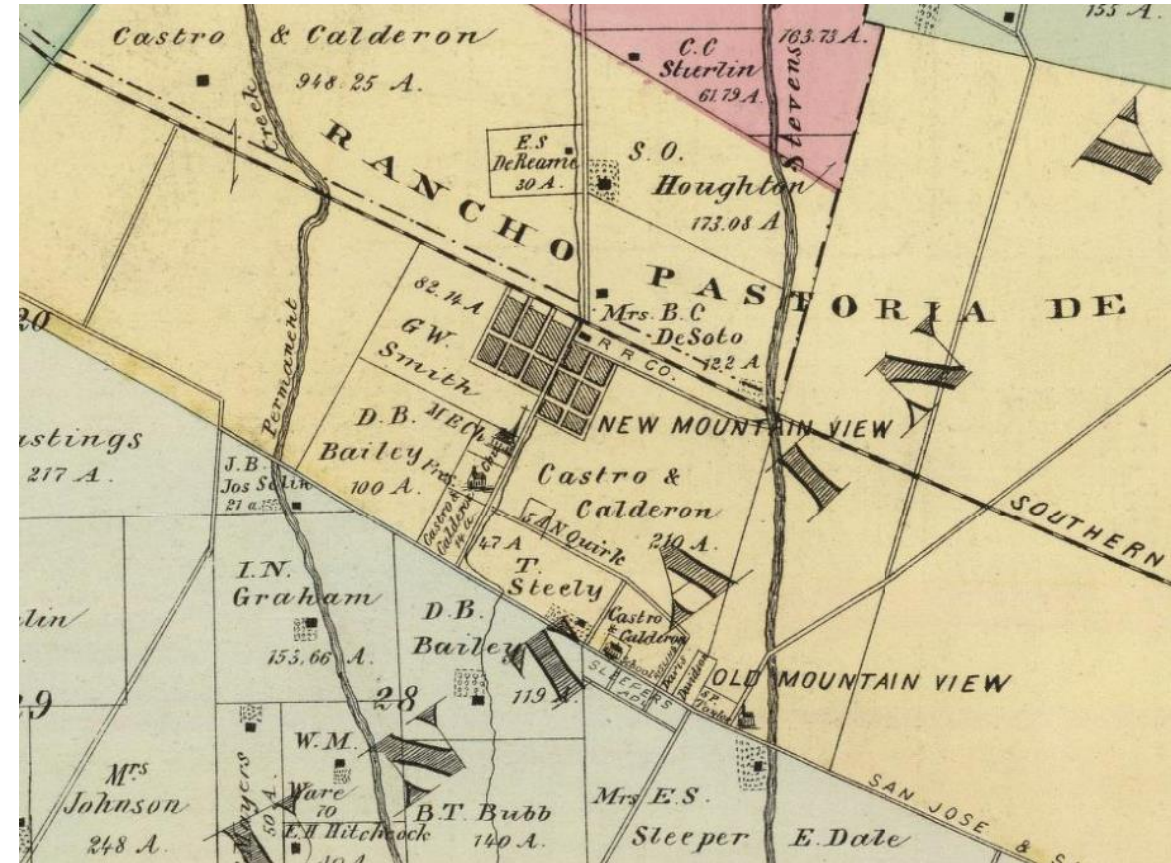


Rancho del Refugio with a black dot marking Mariano Castro's adobe.
Source: UC Berkeley, Bancroft Library Digital Archives.

Citywide Historic Context Statement (HCS)

American Pioneers & Agricultural Expansion (1850-1909):

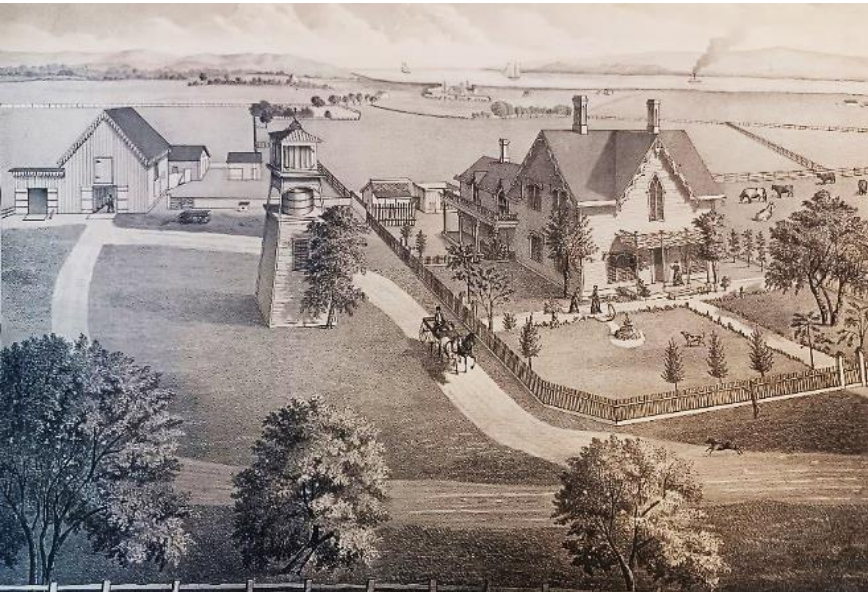
- Agricultural interests attracted settlers like German immigrant Henry Rengstorff
- 1852 – Old Mountain View formed around stagecoach stop along El Camino Real
- 1860s – Southern Pacific Railroad depot near Castro Street spurred development of New Mountain View
- 1902 - City of Mountain View was incorporated on November 7



1876 map showing Old Mountain View (at lower right) and New Mountain View (at upper center). Source: David Rumsey Map Collection.

Citywide Historic Context Statement (HCS)

American Pioneers & Agricultural Expansion (1850-1909):



Residence of Mountain View's first mayor Daniel Frink circa 1870s. Source: Thompson & West Historical Atlas of Santa Clara County.



The Rengstorff House pictured in 1974, prior to relocation. Source: Mountain View Public Library.



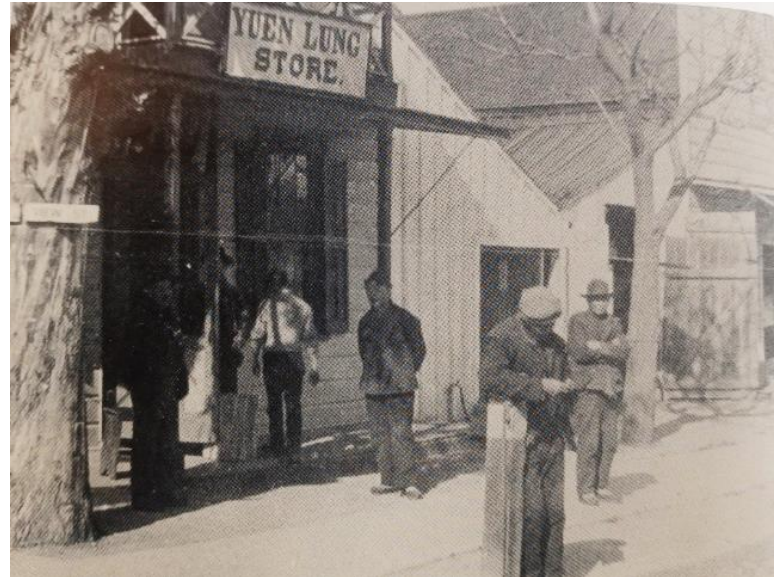
S. Weilheimer's "Farmer's Store" (left) circa 1865, next to the Weilheimer Hotel, later the American Hotel (right). Source: Mountain View Public Library.

Citywide Historic Context Statement (HCS)

American Pioneers & Agricultural Expansion (1850-1909):



Pacific Press c. 1905.
Source: Mountain View Public Library.



Chinese immigrant Yuen Lung's store at Villa and View Streets
circa 1910s. Source: Mountain View Public Library.



The completely reconstructed Mountain View Fruit Exchange building in
1906, following the earthquake, located at the end of Oak Street along
the railroad tracks. Source: Mountain View Public Library

Citywide Historic Context Statement (HCS)

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

- Castro Street developed as downtown core
- Agricultural jobs drew immigrants from many countries
- Great Depression (1929-1939) stifled economy and growth
- 1933 - Moffett Naval Air Station
- 1939 - Ames Research Center
- Japanese citizens were sent to internment camps during World War II and many did not return to the Bay Area.



Castro Street circa 1910. Source: Mountain View Public Library

Citywide Historic Context Statement (HCS)

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



Spanish Colonial Revival-style bungalow court near Shoreline West.



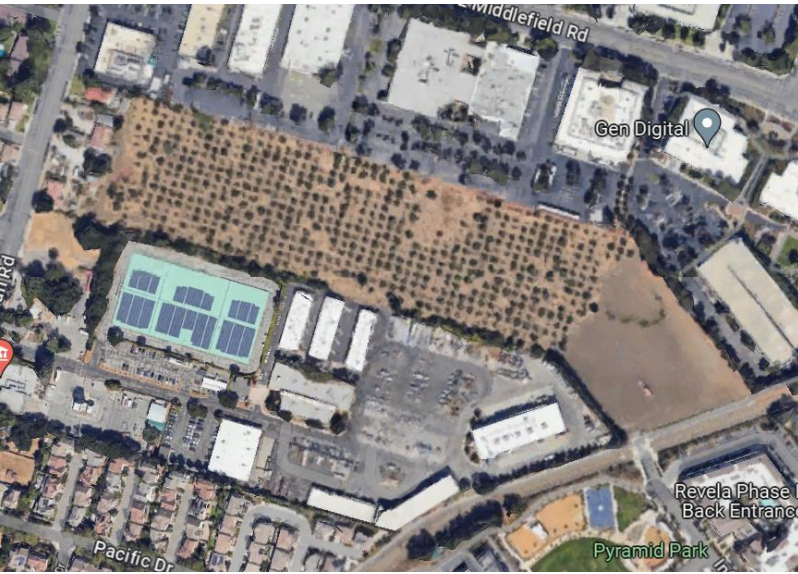
A 1938 ad for Spangler Mortuary. Source: www.spanglermortuary.com.



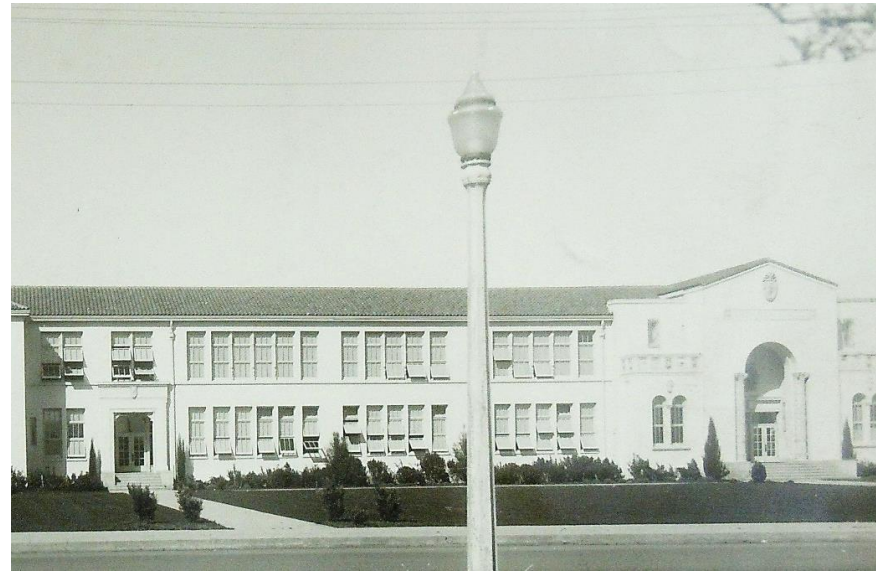
Packing shed in Mountain View in 1931 highlighting its diverse workforce. Source: Mountain View Public Library.

Citywide Historic Context Statement (HCS)

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



Francia Apricot Orchard. Source: Google Maps, 2023.



Mountain View Union School, late 1920s (demolished in 1987).
Source: Angel Santuario, "Then & Now: Mountain View Union High School," Patch, November 7, 2010.



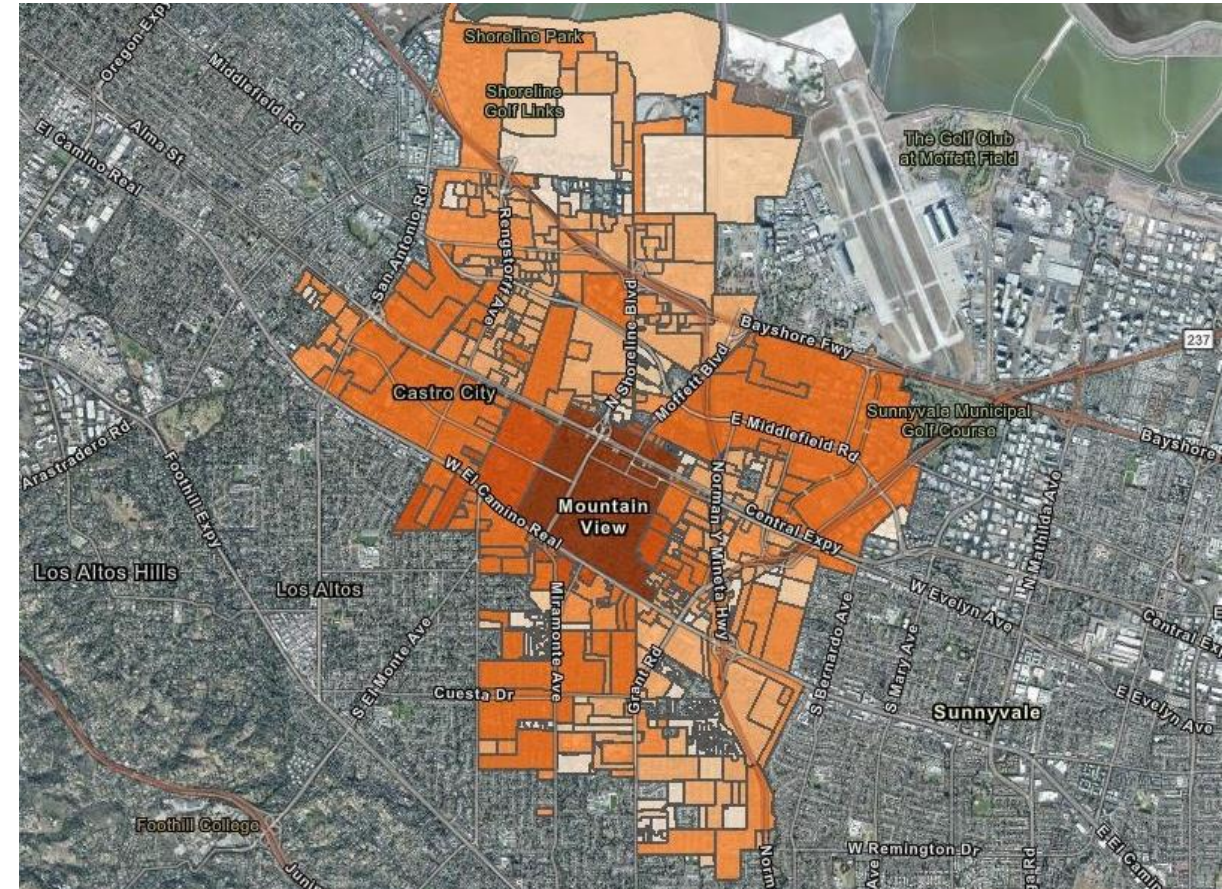
The Japanese language school at 260 View Street in 1925 (demolished in 1962). Source: Mountain View Public Library.

A 1938 ad for Spangler Mortuary. Source:
www.spanglermortuary.com.

Citywide Historic Context Statement (HCS)

Postwar Suburbanization, City Building & Silicon Valley Innovation (1945-1979):

- 1956 - William Shockley established the first silicon-device research and manufacturing laboratory
- Other early technology-based innovators included GTE Sylvania, Fairchild Semiconductors, and Intel
- Population boom
- Orchards were redeveloped for new housing and tech campuses
- Suburbanization of retail



Map of City of Mountain View boundaries at the end of the 1970s.
Source: City of Mountain View.

Citywide Historic Context Statement (HCS)

Postwar Suburbanization, City Building & Silicon Valley Innovation (1945-1979):



Shockley Semiconductor Laboratory, 391 San Antonio Road (since demolished).
Source: Arnold and Mabel Beckman Foundation.



Fairchild Semiconductor aka the "Rusty Bucket."
Demolished in 1993. Source: Mountain View Public Library.



Mountain View Community Center pool, 1959.

Citywide Historic Context Statement (HCS)

Postwar Suburbanization, City Building & Silicon Valley Innovation (1945-1979):



Rex Manor, developed by William Blackfield, 1950.
Source: Mountain View Public Library



Mountain View Home Savings & Loan Association at 501 Castro Street, built 1959 by Hollis Logue, Jr.



Andy's Chinese Restaurant (174 Castro Street) opening ribbon cutting, 1963. The restaurant has since closed, and the façade altered. Source: Mountain View Public Library.

Citywide Historic Context Statement (HCS)

Postwar Suburbanization, City Building & Silicon Valley Innovation (1945-1979):



Sundial Motel. Source: CardCow.com.



The IED Building under construction in 1970.
Source: Mountain View Public Library.



Blossom Valley Plaza, 1957. Source: Mountain View Public Library.

Citywide Historic Context Statement (HCS)

Recent Past (1980-2024):

- H-1B visa in the 1990s attracted diverse workforce to tech industry
- Silicon Graphics Incorporated (SGI)'s Charleston Park headquarters were converted to serve as Google's global headquarters
- Large city projects included Shoreline Park and Amphitheatre
- Redevelopment of Castro Street and the Civic Center



Mountain View Civic Center by William Turnbull Architects, completed in 1991.
Source: Daedalus Structural Engineering.

Citywide Historic Context Statement (HCS)

Recent Past (1980-2024):



Shoreline Amphitheatre under construction c. 1980s.
Source: Robert Weaver.



SGI's campus at headquarters 1401 N. Shoreline Boulevard, 1995.
Now, Computer History Museum.
Source: Mountain View Public Library.



SGI Headquarters at 1600 Amphitheatre Parkway, built 1997
and then, in 2003, became the Googleplex. Source: Studios
Architecture.

Next Steps in Project Schedule

Q3 2024	Q4 2024	Q1/Q2 2025	Q3 2025	Q4 2025
<ul style="list-style-type: none"> • HCS available for public comment* • Intensive-level historic resources survey underway 	<ul style="list-style-type: none"> • National Register nominations to be submitted 	<ul style="list-style-type: none"> • EPC/City Council Study Sessions <ul style="list-style-type: none"> ○ HCS ○ historic eligibility criteria • Stakeholder/community outreach • Prepare Draft Ordinance 	<ul style="list-style-type: none"> • EPC/City Council Study Sessions <ul style="list-style-type: none"> ○ Draft Ordinance components ○ Register update 	<ul style="list-style-type: none"> • Adoption of HCS, Ordinance, and updated Mountain View Register

* Comments on Public Review Draft Historic Context Statement (HCS) due by **Monday, September 9**

Comment Cards:

- Share your thoughts by submitting a comment sheet
- Comments can be general or specific
- If possible, include citations or references to specific information / sources
- Provide contact information
- Drop your card in the box by the door

Comments on HCS due by **September 9.**

Thank you!



**Please send your comments on the Public Review Draft of the
Historic Context Statement to:**

Elaheh Kerachian

Senior Planner, Mountain View Community Development Department

Elaheh.Kerachian@mountainview.gov

Deadline to receive comments: Sept 9, 2024



Primary Benefits of the Ordinance and Register Update Project [1 of 2]

- Creates transparent procedures and streamlines the development review process – historic resources are identified, and the information will be accessible to the community and property owners *before they start the development process*
 - Via the Citywide Historic Resources Survey, Mountain View property owners will know whether their property is a historic resource or not



Primary Benefits of the Ordinance and Register Update Project [2 of 2]

- Provides and extends benefits/incentives to historic resource property owners
 - Mills Act
 - Exemption from certain permit fees
 - Zoning flexibility in certain instances
 - Use of State Historic Building Code
- Creates a framework for designating local historic districts (e.g., Downtown/Castro Street Commercial District).

