

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings\

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*Resource Name or #: (Assigned by recorder) 19277 Shubert Drive, Saratoga, CA 95070

P1. Other Identifier: Kenji Matsuda House

*P2. Location: **Not for Publication** x **Unrestricted**

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _; R _; of _ of Sec _; B.M.

c. Address 19277 Shubert Drive City Saratoga Zip 95070

d. UTM: (Give more than one for large and/or linear resources) Zone 10s, 587811 mE/ 4126634 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Parcel # APN-389-04-007 (see attached Assessor's map page 4, book 389)

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This mid-century home was designed by well-known architect Claude Oakland and built in 1965. The developer was Joseph Eichler. The model plan number of the home is #674 (see Continuation page 6). The home is one of several built as part of the "Eichler Homes of Saratoga", a development located along DeHavilland Drive, Shubert Drive, and three courts or cul-de-sacs (see Continuation pages 8, 10 & 11). Shubert is bordered at both ends by DeHavilland Drive. DeHavilland is a u-shaped street, an Eichler feature, along with cul-de-sacs, used in his developments. Such street designs were incorporated for the express purpose, according to Eichler, to slow down traffic and create quieter environments. Eichler became very involved in site planning, not just home design and construction. The development was begun in 1964. This home exemplifies typical Eichler design features. It has been extremely well maintained as determined from its exterior views. The plan for this home was known as the Gallery House Plan #674. It was one of several plans available when this subdivision was built.

The Shubert home exhibits a central arched gallery over a very low sloped roof line to the right and left of the gallery. As originally built the gallery would be covering an open area that would allow light into the home. Large expanses of glass are used to create clearstory windows which appear in the upper portions under the roof line. Little fenestration except for the two tall, vertical windows at the far left and far right appears along the front. Panels of vertical grooved wood siding cover the front walls and are matched on the original side-sliding garage doors. Eichler gravitated towards the use of vertical wood siding in the 1960s. In his earlier homes in the 1950s more horizontal siding was used. A large horizontal beam is built left to right over the two narrow linear windows and front entry. The roof extends out beyond the main structural beam crossing over a row of seven projecting roof beams. These visible structural beams add to the overall modern look of the home and are a Claude Oakland design innovation. The basic building materials become design highlights. The importance of these materials and structural features used as esthetic elements was typical of Eichler homes. The wood and stone block wall at the left front yard was added in 2015, replacing the original wood fencing. The horizontal lines of the wall and materials are consistent with the style of the front of the home and mid-century, Eichler design. The red front entry doorway is slightly off center which is also original to the "Gallery" plan and an Eichler design scheme. The door knob is surrounded by what was known as a "Saturn" escutcheon plate, also favored by the architect and builder. A simple, original black metal and frosted, white glass "globe lamp", used on many Eichler homes, provides illumination at the entry door. Also noted are the period block address numbers on a simple wood plaque. Many of the Eichlers were built with the unorthodox and off center front door placement. The door itself, along with the attached entry light, is in keeping with the mid-century modern esthetic.

Exteriors facing the street such as this one are simple in design. The more involved design elements were reserved for the private interior spaces and outdoor patios, away from public view. Architecture that maintained privacy was a key factor. The recent contemporary landscape visible in the front is noted because it connects successfully with the simplicity of the home. The intersecting, low stone block walls to the immediate right and left of the driveway at the front curb mirror the taller cement block and wood wall & gate on the far left. This 2015 landscape is consistent with the home's modern design. It also demonstrates the home owner's commitment to the architectural history and integrity.

The current homeowner, Keith Hendley, stated that the first owner, Kenji Matsuda, who owned the home from 1965 until his death in 2005, added 576 square feet of living area in 1980 to the kitchen, pantry, and a small bath. Part of this addition is visible at the front facade to the far left of the front left vertical window. During that project the same exterior paneling was added to blend with the original. The current homeowner mentioned that the commercial name for the siding is Plank-Tex. This siding has a unique swirl pattern in the wood. According to City records and homeowner comments, in 1980 work was also performed on the atrium (not visible for survey) converting

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the area to interior living space. A roof with skylights was added. The front garden was redesigned in 2015. The new driveway was completed with the new landscape project. The front re-landscape and hardscape design work seamlessly with the modern period home.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family house

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

P5b. Description of Photo: (view, date, accession #) Front facade of home, period wall & gate and landscaping photo taken March 2017 at 19277 Shubert Drive, Saratoga, CA 95070



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

Historic · Prehistoric Both
1965; Assessor's Office records

*P7. **Owner and Address:**

Keith Hendly and Misako K. Miyahara
19277 Shubert Drive, Saratoga, CA 95070

*P8. **Recorded by:** (Name, affiliation, and address) Alexandra Nugent, Saratoga Heritage Preservation Commission, 13777 Fruitvale Avenue, Saratoga, CA 95070

*P9. **Date Recorded:**

September 5, 2017 (completed)

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

Project Specific - Individual property

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

*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):

State of California C The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

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B1. Historic Name: Kenji Matsuda House B2. Common Name:

B3. Original Use: Single family residence B4. Present Use: Single family residence

*B5. Architectural Style: Mid-Century Modern / California Modern *B6. Construction History: (Construction date, alterations, and date of alterations)

The home was constructed in 1965. In 1980 the home's first owners added approximately 576 square feet to the original 2,019 by extending the kitchen, pantry and small bath and altered the central atrium space to become part of the interior. This addition brought the total square footage of living space to 3,008. Period designed projects completed in 2015 included: new landscaping, cement & wood block fence with gate and new driveway.

*B7. Moved? **No** Date: n/a Original Location: n/a *B8.

Related Features:

B9a. Architect: Claude Oakland b. Builder: Joseph Eichler

*B10. Significance: Theme Mid-Century or California Modern Eichler Area

Period of Significance Mid-Century/California Modern Property Type Private residence

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

- a) "It exemplifies or reflects special elements of the cultural, social, economic political, aesthetic, engineering or architectural history of Saratoga.
- c) "It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials."
- d) "It is representative of the notable design or craft of a builder, designer, or architect."

The Kenji Matsuda House appears eligible for the California Register of Historic Resources under Criterion 3: "Embodies the distinctive characteristics of a type, period, region or method of construction..." and as noted on page 39 of the Historic Context Statement (Heritage Resources Inventory, City of Saratoga) regarding mid-century significance.

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

***B12. References:**

See DPR 523L Continuation page 5, Bibliography and Sources.

B13. Remarks:

*B14. Evaluator: Alexandra Nugent, HPC Commissioner *Date of Evaluation: September 5, 2017

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Historical Background

This 1965 Eichler home was built during a robust period of development of mid-century modern homes in the Bay area. Most of the Eichler homes were located in larger developments North of Saratoga, such as Sunnyvale and Palo Alto. This tract in Saratoga, known as "Eichler Homes of Saratoga", is unique and the only one of its kind in the City. The tract encompasses a horseshoe shaped street and cul-de-sacs which are typical of Eichler developments. These street designs were meant to slow down the pace of car and foot traffic throughout the development. On both ends of the u-shaped DeHavilland Drive which terminates on Cox Avenue, there are two very large concrete, contemporary entry planters which act as formal entries to the development. Each planter contains a tree and the rims of the planters are designed as benches. Many of the originally plotted Eichler homes on Shubert and DeHavilland Drives still exist and are little changed from the plans. Building plans for the eligible homes in this development are still available online for purchase. These original plans were used to determine the integrity of this nominated property on Shubert. Distinctive architectural qualities and style of the home include: exposed structural and finishing materials used as distinctive design elements; central A-frame with low pitched roofs extending on each side; wide overhangs; exposed roof beams; large structural central beam; simple limited fenestration; vertical grooved wood siding known as Plank-Tex; original period entry lighting and hardware. There is an emphasis on privacy unique to Eichler design: limited fenestration at street level; wood and glass materials used to enhance the flatter, linear feel, simple and the offset solid front door with no side light windows. This home retains the unique integrity of the original design and remains in exemplary condition.

Joseph Eichler is considered one of the most innovative and influential developers of what is known as California Modern homes, a branch of Mid-Century Modern design. He introduced site planning guidelines and standard sources for quality materials that have been used by developers today. His developments promoted privacy and a more leisurely pace to life by the use of cul-de-sacs and curved streets. Eichler aimed to build highly usable, simple and affordable modern homes using top quality materials. The unorthodox construction and material used in of all his homes included: post and beam, low pitched roofs, atriums, exposed beams, 2" vertical grooved wood siding, simple bands of front windows or vertical slot windows, open spaces and radiant floor heating. The earlier sidings in the 1950s were horizontal. Solid front, off set from center doors also added to the privacy, quirky and linear feel of the homes. His houses were built to connect the homeowner with natural light in the private areas by the use of lots of glass doors and atriums. Privacy across the front of the home was emphasized and unique. Over 11,000 homes were built in California by Eichler. It is important to note the he, who opposed discrimination, was the first "large, tract builder to sell to minorities." Joseph Eichler was also the first to achieve bringing unique, innovative but affordable designs for living to the middle class America.

Claude Oakland was one of the leading mid-century design architects for Eichler homes. Oakland, whose firm was located in San Francisco, established himself as a well-known and successful architect of mid-century modern homes. He originally worked under Anshen & Allen, the primary architects for Eichler's earlier houses, before breaking out on his own. While at Anshen & Allen, Oakland was the chief designer for all Eichler structures. While managing his own firm, he worked with Eichler on numerous developments in the 1960s in California. He redesigned the homes with simpler, more organized, but more pleasing schemes. One of the innovations included the use of numerous roof beams, flowing in one direction creating a more impressive and impactful design. These design changes led to increased interest, sales and distinction for Eichler homes. The Gallery home, model #674, noted in this survey is one of Oakland's very successful and desired homes. In essence Oakland designed more Eichler homes than any other architect.

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Bibliography and sources:

Ditto, Jerry. Design for Living, Eichler Homes. San Francisco: Chronicle Books, 1995

Adamson, Paul & Marty Arbunich. Eichler/Modernism Rebuilds the American Dream. Salt Lake City: Gibbs Smith, 2002

City of Sunnyvale. "Eichler Design Guidelines"; "Eichler Home Characteristics" chapter. 2009

Environmental Design Archives website: Site plans by Claude Oakland, Architect

Eichler Network website, eichlernetwork.com:

- Weinstein, Dave. "The Late, Great Eichler Designs of Architect Claude Oakland".
- Nichols, Jeff. "Sound Advice and Vigilant Maintenance Lead to Protection and Lasting Exterior Beauty"(Plank-Tex siding)

Rubin, Adam. "Eichler Tract a Class Act". CA-Modern magazine. Eichler Network. San Francisco. Winter 2009 edition: pages 30-31

City of Saratoga archives: George S. Nolte, Civil Engineer. "Eichler Homes of Saratoga" development tract plans. Approved 1963

Photo of house front. Heritage Preservation Staff Liaison. March 2017

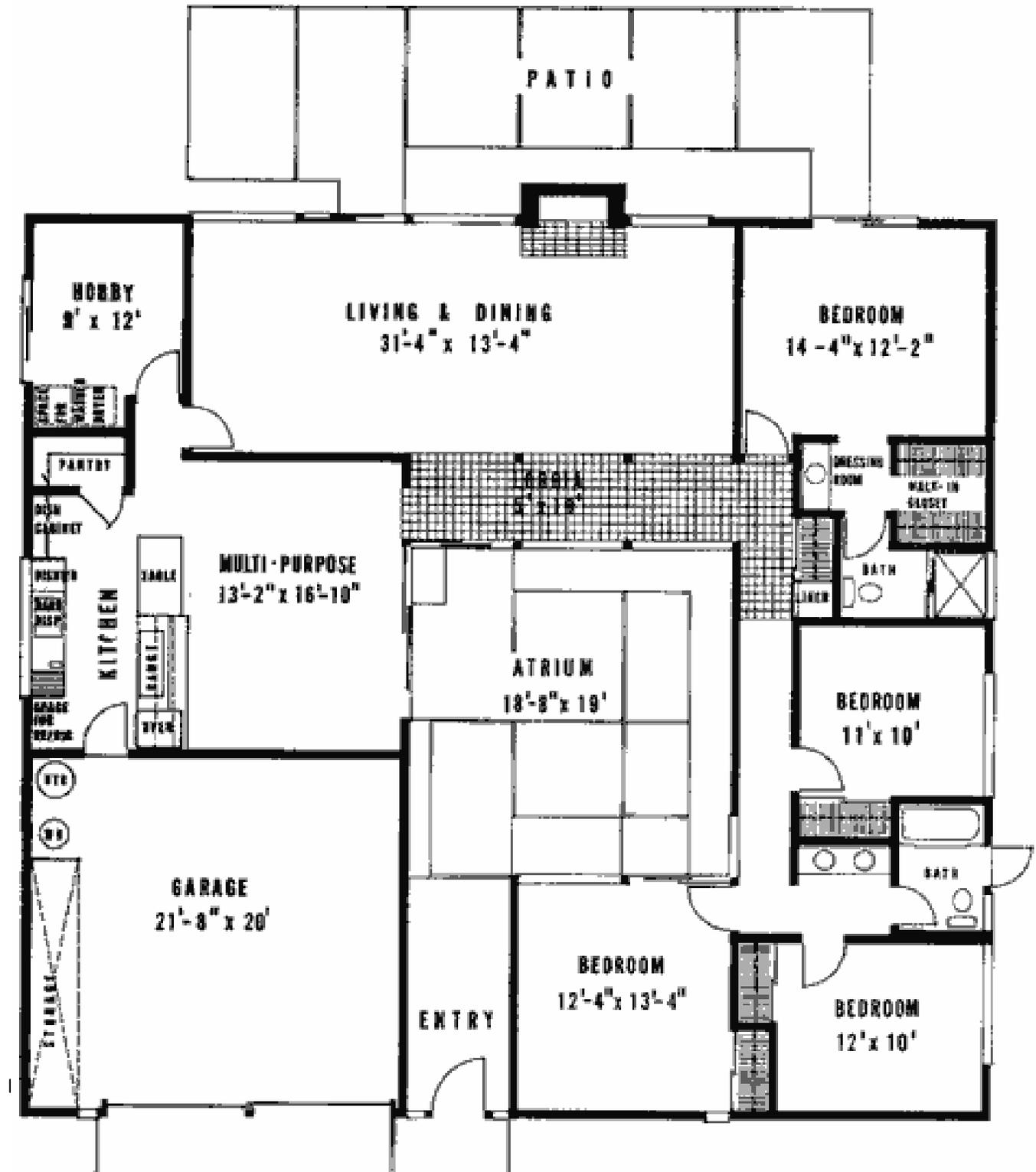
Hendley, Keith. Homeowner's files & photos: Floor plan #674; partial page for roof framing plan for house model #674; photo of floor plan #674; plan #674 from Eichler archives; photos of: "globe" light fixture, block address number plaque; "Saturn" door knob escutcheon; front entry close up.

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19277 Shubert Drive - 1965 Floor plan #674 designed by Claude Oakland for Eichler Homes

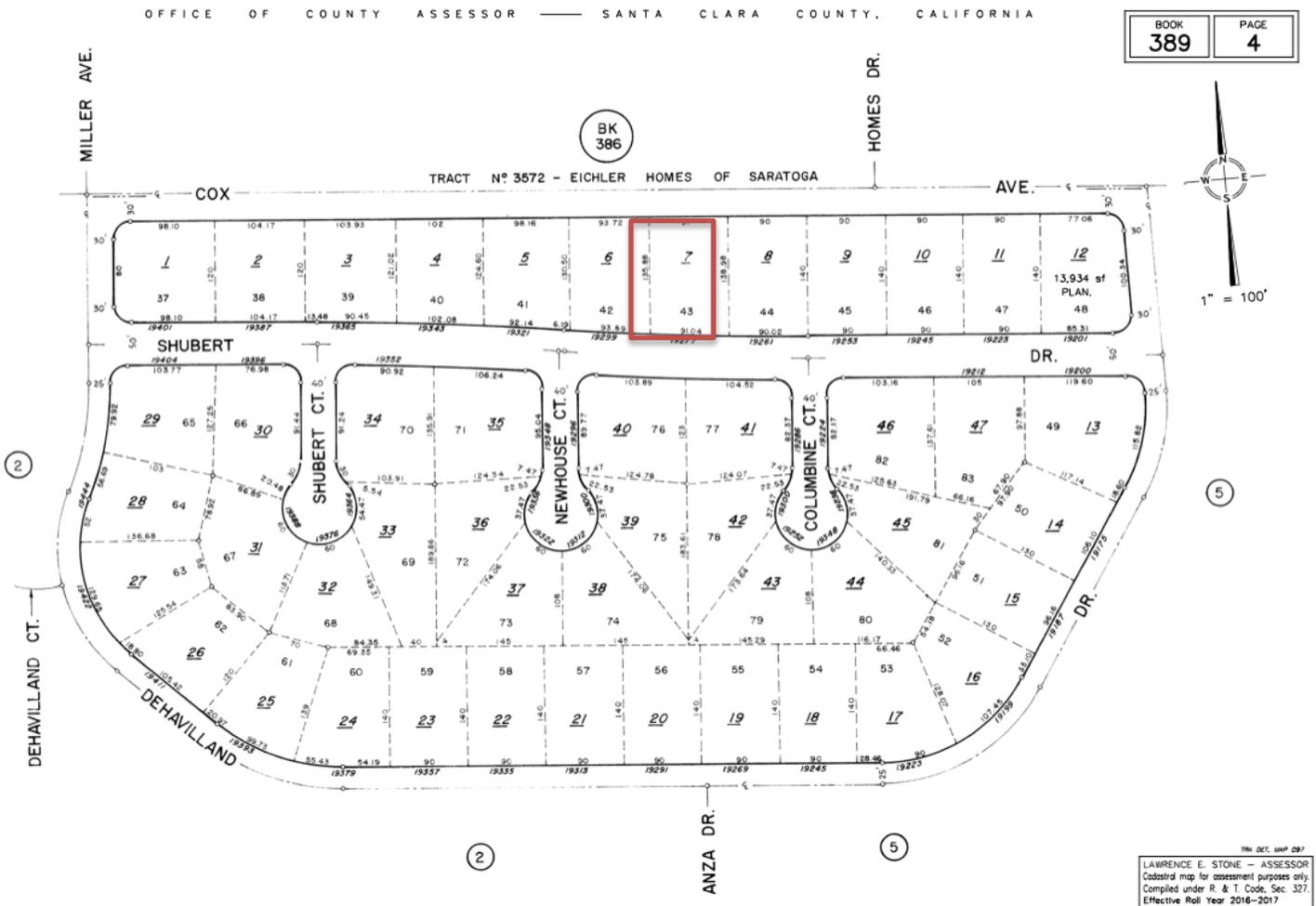


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Santa Clara County Assessor's map that highlights 19277 Shubert Drive location

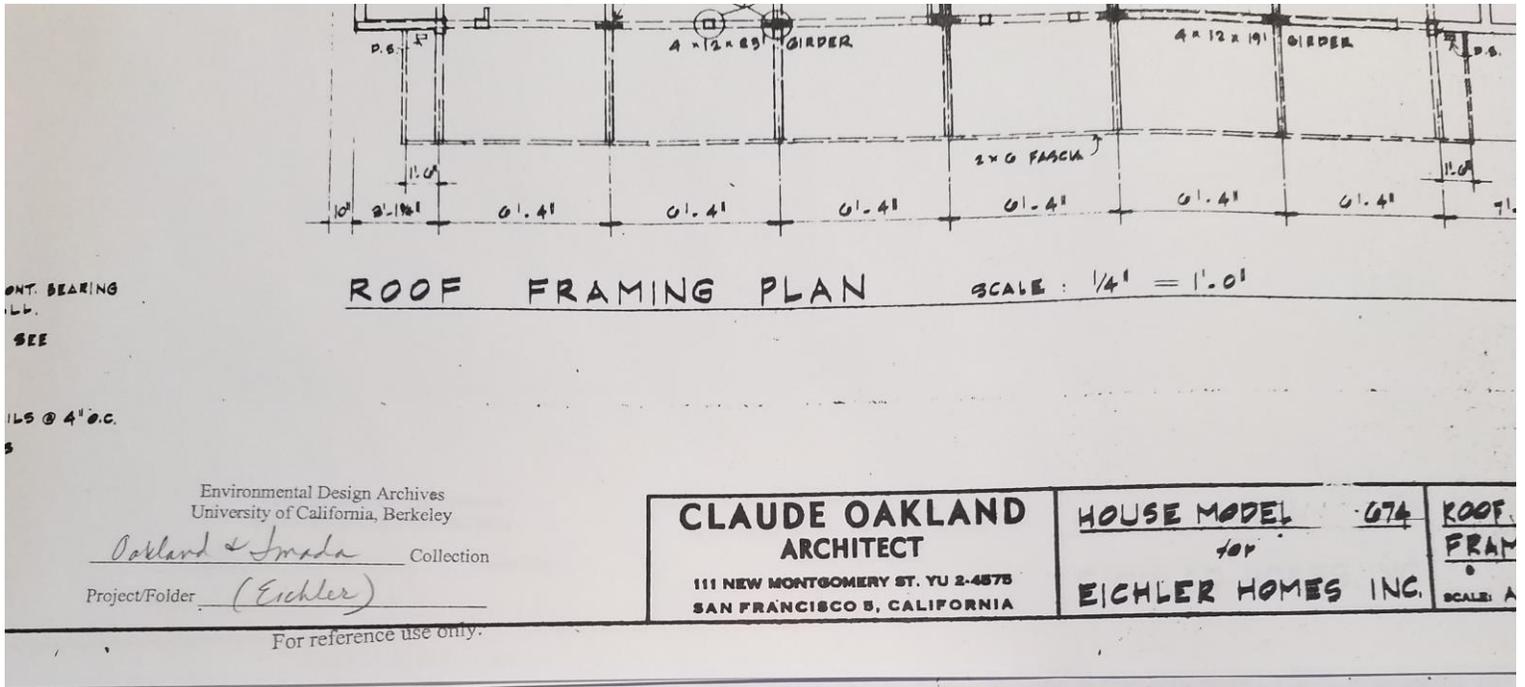


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Portion of Roof Framing Plan; provided by current homeowner.

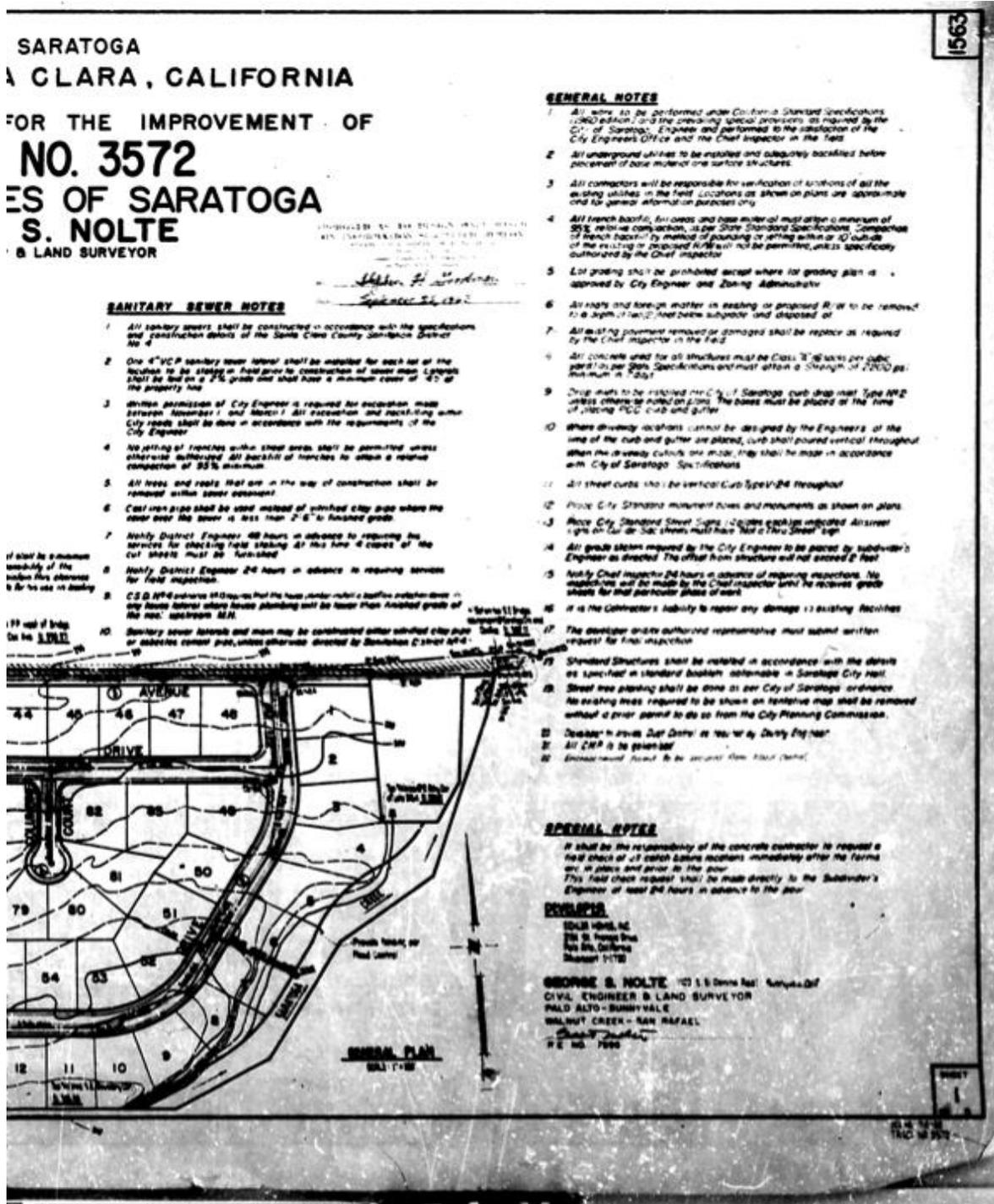


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Part of tract plan #3572 "Eichler Homes of Saratoga" from City archives (2 sides)

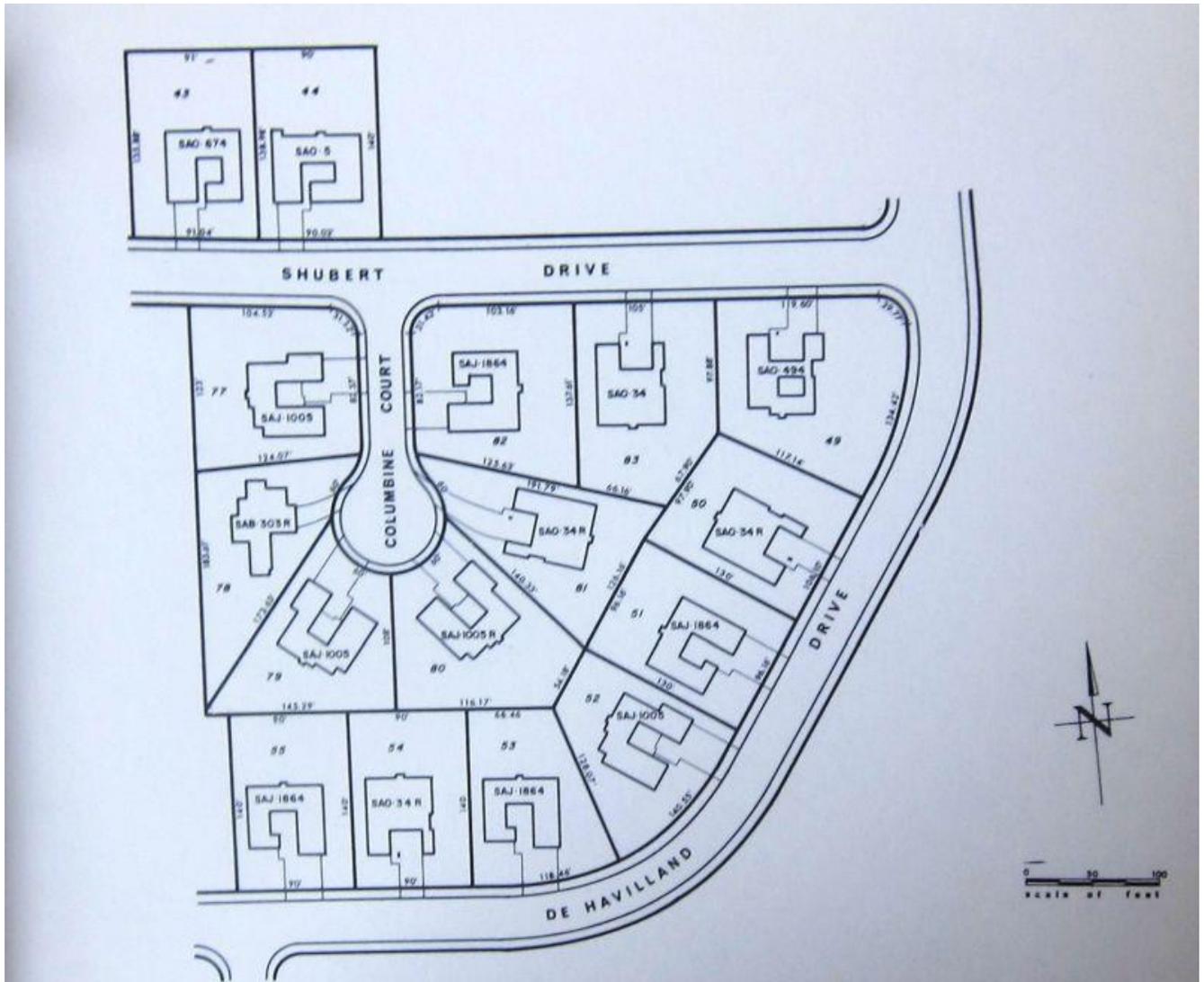


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19277 Shubert Drive home site is located in upper left side of this partial plan document. Note the faint image the #674 indicating the house plan.



EICHLER HOMES of SARATOGA

CLAUDE OAKLAND, ARCHITECT
A. QUINCY JONES · FREDERICK E. EMMONS, ARCHITECTS
JOHN BROOKS BOYD, ARCHITECT

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Photo of vertical siding, known commercially as Plank-Tex, used on 19277 Shubert Drive for the original plan and 1980 addition. Note the swirl pattern.



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Four front entry photos with original, period fixtures: globe entry light fixture, "Saturn" door escutcheon, block number address plaque, full entry photo.

Period globe entry light fixture.



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Period block number address plaque at front entry.



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Period "Saturn" door knob escutcheon at front entry door.



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Full view of front entry with period fixtures: globe entry light fixture, block number address plaque and "Saturn" escutcheon door knob.



