

Appendix C
DPR Forms

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

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 17 ***Resource Name or #:** (Assigned by recorder) 1655 Lincoln Ave., San Jose CA

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 Location:** Not for Publication **Unrestricted**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** _____ **Date** _____ **T** ___; **R** ___; of ___ of Sec ___; _____ **B.M.**

c. Address 1655 Lincoln Avenue **City** San Jose **Zip** 95125

d. UTM: (Give more than one for large and/or linear resources) **Zone** 10s, 598034.05 **mE/** 41 28650.11 **mN**

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

APN 249-27-026

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

The site is a 1.03 acre parcel that faces onto Lincoln Avenue, a north-south throughfare with a business district beyond the residential neighborhoods north of the subject parcel. The rectangular parcel contains a c.1933 double-gable Bungalow-style house on the front of the parcel and a second unit behind. Mature trees are along the side property lines, while most of the parcel is not landscaped.

The main house is an altered Double-Gable Craftsman Bungalow. Originally a building with wood siding, the house has been covered with stucco. Columns on the front porch have been replaced with brick piers and the porch floor covered with brick. Most windows have been replaced with vinyl, although the front façade windows appear to be the original.



***P3b. Resource Attributes:** (List attributes and codes) HP 2

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

P5b. Description of Photo: (view, date, accession #) Front façade
2022

***P6. Date Constructed/Age and Source:** Historic Prehistoric Both
1933, extensive additions
and remodel. 1955, c.1960

***P7. Owner and Address:**
De Anza Properties
960 N. San Antonio Road #14
Los Altos CA 94022

***P8. Recorded by:** (Name, affiliation, and address) Bonnie Bamburg
Urban Programmers
10710 Ridgeview Ave.
San Jose CA 95127

***P9. Date Recorded:** 1/16/2023

***P10. Survey Type:** Intensive

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

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Features of the original style that remain are the front-facing double gable-covered porch and braces under the eaves, gabled dormer and the one window frame on the side façade. The rear façade exhibits several additions that were constructed over time.

Three-car Garage: The building is a square form with a pyramidal roof and exposed rafters under a small overhang at the front façade only. The roof is covered in manufactured shingles. The building is covered with painted wood siding with 3 lift doors separated by a structural element.

Photographs:



Photograph 1 1655 Lincoln Ave., San Jose

View: North side with addition in the rear and replacement windows.

Date: 12/2022

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Photograph 2 1655 Lincoln Ave., San Jose

View: North side with addition in the rear and replacement windows with new frames.

Date: 12/2022

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Photograph 3 1655 Lincoln Ave., San Jose
View: Rear façade showing the multiple additions.
Date: 1/12/2023

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Photograph 4 1655 Lincoln Ave., San Jose
View: front of 3-car garage constructed in 1952

Date: 1/12/2023

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Photograph 1655 Lincoln Ave., San Jose

View: North side of the garage.

Date: 1/12/2023

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

*Resource Name or # (Assigned by recorder) 1655 Lincoln Avenue, San Jose _____ *NRHP Status Code 6Z
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- B1. Historic Name: _____
- B2. Common Name: None
- B3. Original Use: Single Family Residential
- B4. Present Use: Vacant
- *B5. Architectural Style: Craftsman Bungalow
- *B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed c.1933, remodeled and enlarged c.1952-1979 The garage was constructed in 1952.
- *B7. Moved? No Yes Unknown Date: 1933 Original Location: unknown
- *B8. Related Features:
 3 car garage, mature trees
- B9a. Architect: Unknown b. Builder: Unknown
- *B10. Significance: Theme Residential Architecture Area San Jose
 Period of Significance 1933-1950 Property Type House Applicable Criteria NA
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is not a significant example of the Craftsman Style and has been altered and enlarged destroying the original architectural quality of the building. The property is not a historical resource because it does not meet the criteria of the San Jose Historic Preservation Ordinance or any of the four criteria defining a significance association with an event, important person, significant architecture, or ability to contribute to history or pre-history.

The property at 1655 Lincoln Avenue was part of the San Juan Bautista Narvaez Rancho subdivided prior to 1876 when it showed in the Thompson & West Historical Atlas of Santa Clara County, California 1876 as a portion of the 250 acres owned by F. S. Malone. Further subdivision resulted in five acres of the property selling to Mr. C. Scott. By 1910 Charles Scott was listed in the city directory as an orchardist, on Lincoln Ave. at Pine. The parcel appears to be agricultural- likely orchards with sparce buildings. (continued page 6)

B11. additional Resource Attributes: (List attributes and codes) HP 4 Ancillary building

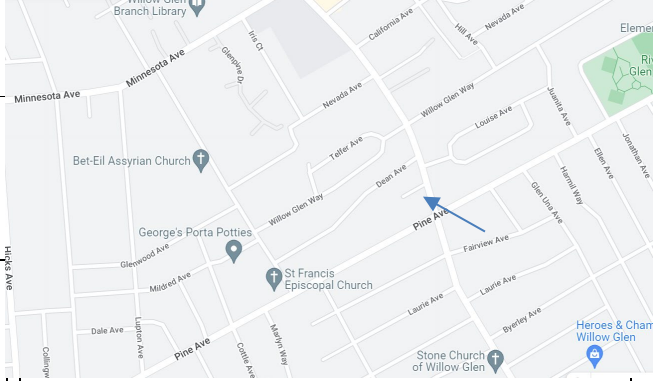
- *B12. References: footnotes
 - ¹ Deed from Katie Hoban and James C. Hoban to Anita Major recorded 7/1/1933 Book 653 Official Records page 49
 2. San Jose City Directory 1933, page 684
 References begin on page 15

B13. Remarks:

*B14. Evaluator: Bonnie Bamburg/William Zavlaris
 *Date of Evaluation: 1/16/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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After a further subdivision, the subject parcel was owned by, James and Katie Hoban, poultry farmers who appear to have been investors and who lived at 367 Lincoln Avenue in 1933.¹ In 1933 the subject parcel was sold to Anita Major-also an investor. Her husband, Jack, owned a gasoline service station at 1457 E. Santa Clara St. It is unclear if the house was moved to the parcel in 1933, when Lincoln Avenue was extended south or if it was constructed there. There is no record of a building on the parcel prior to 1933 and no building permit.

The first tenant was A.M. Mortensen and his wife, Laura, who moved from 1495 Minnesota Avenue.² Andrew (Andy) owned a gasoline service station at 396 S. Second Street and became President of A.M. Mortensen Gas Station Equipment, Manager of Golden State Company, and owner of San Jose Auto Laundry (car wash). In 1936 the couple moved to Hanchett Park. This is the same year that the property was annexed to San Jose as part of the Willow Glen Annexation.

The second tenant is listed in the City Directory of 1937 as Oakley Vern Lewis and his wife Avangeline and their 3 children. O. Vern Lewis was a wholesale hardware salesman. The family moved to 1118 Lincoln Ct. in 1941.

The property continued to be rented for one year at a time until 1945, when it was sold by Anita Majors to Salvatore Gagliardi.³ Gagliardi divorced the next year, and the property passed on to Caterina Gallo in May of 1946.⁴

¹ Deed from Katie Hoban and James C. Hoban to Anita Major recorded 7/1/1933 Book 653 Official Records page 498.

² The San Jose City Directory for 1935 lists Mortensen and th owner but not deed was found.

³Deed from Anita Majors to Salvatore Gagliardi recorded 9/11/1945 Book 1294 Official Records page 205.

⁴ Decree terminating the Joint Tenancy Interest of Salvatore Gallo. (Gagliardi)?
To Caterina Gallo recorded 5/13/1946 Book 1347 Official Records page 522.

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Figure Sanborn Map Co San Jose, Santa Clara 1915 updated 1950. Location Map page 1. The map does show the parcel with a house. The Sanborn Map shows no risk-limited development on the site; likely it was mostly orchards.

Figure Copy of Salvatore Gagliardi's Military Registration Card 1942.

REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)

SERIAL NUMBER	1. NAME (Print)		ORDER NUMBER
U 218	SALVATORE	GAGLIARDI	
	(First)	(Middle) (Last)	
2. PLACE OF RESIDENCE (Print)			
39 GOODYEAR SAN JOSE SANTA CLARA CAL			
[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]			
3. MAILING ADDRESS			
Same			
(Mailing address if other than place indicated on line 2. If same insert word same)			
4. TELEPHONE	5. AGE IN YEARS	6. PLACE OF BIRTH	
	54	Piano Cresti	
		(Town or county) (State)	
	DATE OF BIRTH	Italy	
	Dec. 25 1887	(Mo.) (Day) (Yr.) (State or country)	
7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS			
Mrs. Angela Gagliardi, 39 Goodyear San Jose Cal			
8. EMPLOYER'S NAME AND ADDRESS			
San Martin Winery San Martin Cal			
9. PLACE OF EMPLOYMENT OR BUSINESS			
San Martin Winery San Martin Santa Clara Cal			
(Number and street or R. F. D.) (Town) (County) (State)			
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.			
d. ... Gagliardi			

In September 1946, the property was sold to Joseph M. and Angelina LoBono, also investors.⁵ Salvatore LoBono was born in Italy on September 8, 1892, and emigrated from Italy in 1914. He worked as a farm worker and mechanic at San Martin Winery. He was listed in the City Directory of 1931 as a plumber

⁵ Deed from Caterina Gallo to Joseph M. LoBono and Angelina LoBono recorded 9/5/1946 Book 1351 Official Records page 592.

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before opening a liquor store in 1932. The liquor store was at 493 W. San Carlos, where the family lived in part of the building at 495 W. San Carlos. The subject property continued to be leased or was vacant until 1946 when Joseph Lo Bono obtained a building permit to alter the house.

1077
CITY OF SAN JOSE LINCOLN BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT
Date 10/13 1946 Permit No. 7610
Application is hereby made for a permit to alter
a 1 1/2 story, Type I Res. Building
at 1655 Lincoln
to be occupied only as 1 fam.
in accordance with Plans, Specifications and Plot-plan filed herewith.
Estimated Value of Improvements, \$ 200.00
It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.
Owner J.M. Lo Bono Address 495 W San Carlos
By X Contractor, Agent Address _____
1655 Lincoln Lo Bono

Figure San Jose Building permit to alter the house at 1655 Lincoln Avenue, October 15, 1946.

Apparently the alteration permit was the a beginning of a remodeling that took several years to complete. In 1952, another permit was issued to build a 3 car garage.⁶ At that time the family, including daughter Concetta (Connie) a nurse, lived on the property.

⁶ 1952 Building permit 1952 015535 000 00 BD

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CITY OF SAN JOSE BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

Date 9-2 1952 Permit No. 15535

Application is hereby made for a permit to add

a 1 story, Type acc Building

at 1655 Lincoln

to be occupied only as 3 car priv Garage + storage of personal goods

in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ _____

It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

Owner Lo Bona Address 1655 Lincoln

By Al Vollen Address 914 S. Twilton
Contractor, Agent

FORM 280 - 1655 Lincoln La Bona

Figure San Jose Building Permit
15535
Construct a 3 car garage.
September 2, 1952

Additional permits were issued for electrical and plumbing.

After moving to Lincoln Ave, the LoBonos continued to operate the liquor store and La Cantin, a delicatessen until retiring in early 1970. During that time they owned the property it was planted with orchard trees and vegetable gardens.⁷ Joseph passed away leaving the property to Angelina, his wife who deeded it to their son Philip Lo Bono in may of 1975.⁸ The property transferred to their daughter Connie and remained in the Lo Bono family until after 2000.⁹

Evaluation of a Potential Historic Resource

Historical Context for the residential building constructed in 1933 and extensively remodeled in the 1950s:

The history of San Jose is divided into eras that coincide with changes in the government, the economy and the social or lifestyle of the City. The historical era in which the subject property was developed is after the five preceding eras; The Spanish(1777-1822), The Mexican(1823-1845), The Early American (1856-1870), The Horticulture Era (1871-1918), The Inter War era (1919-1945), and the Industrialization and Suburbanization era(1946-1991) beginning 176 years after the founding of the City.

⁷ Remembrances of the author who passed the property daily in the 1960ss.

⁸ Deed from Angelina LoBono to Philip LoBono recorded 5/12/1975 Book B402 page 647.

⁹ Deed Connie Magnano to August J. Magnano and Concetta A. Magnano, Trustees, recorded 5/30/1996 Series #13310676.

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The Inter War era (1919-1945)

The period is noted for agriculture and the fruit-processing industry until WWI, which was followed by turbulent pricing and production, particularly in the 1930s, as WWII was underway in Europe where the international market was lost. When the United States entered the war, government price stabilization for fruit and vegetables held the industry until the end of WWII, and the decline of fruit orchards and processing resumed. Population grew following WWI and increased during WWII leading to the explosion after 1945. During this era, parcels were divided for residential development, extending the City boundaries, including annexing the incorporated City of Willow Glen in 1936. The subject house was constructed in 1933 for an investor who rented the house until it sold in 1945 and again in 1946, to the LoBono family who remodeled it for their permanent home.

The period of significance is 1933-1950 when the house was remodeled. The theme is Shelter and Residential Architecture.

Evaluation of Significance, City of San Jose Municipal Code Section # 14.48.020 (Criteria to evaluate historical and architectural significance)

A. Historical, Architectural, Cultural, Aesthetic or Engineering Interest or Value of a Historical Nature.

The term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" shall mean a quality that derives from, is based upon, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;

The house at 1655 Lincoln was developed for an investor that was not important in the history of San Jose. The occupants and later owners were families with businesses in San Jose and were part of the small business workforce of the community. Research did not identify any significant innovation, or any event or person important to the history of San Jose. The house does not represent an association with significant persons or events that have contributed to local, regional, state, or national history or heritage in a distinctive, significant, or important way.

2. Identification as, or association with, a distinctive, significant, or important work or vestige:

- a. Of an architectural style, design or method of construction;

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- b. Of a master architect, builder, artist or craftsman;
- c. Of high artistic merit;
- d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
- e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
- f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

2.a,b,c, The buildings at 1655 Lincoln Avenue are not identified as artistic, and are a style of Craftsman design that has been extensively altered diminishing the original architectural style, design and method of construction. The building is not unique nor unusual in the architectural history of the City, nor is it associated with an important architect. The construction and materials are not unique to a particular challenge of design or use; they are common materials of wood frame construction with stucco covering the exterior walls.

2.d. The house and garage do not create an architecturally distinctive combination.

2.e. The property at 1655 Lincoln Avenue contains buildings constructed of common wood frame and stucco. They are not likely to yield significant information about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked.

2.f. The construction materials used to construct the house and garage are common and not engineered in a way that is unique or uniquely architecturally effective.

3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant, or important example thereof no longer exists.

The Craftsman Bungalow style building was constructed in 1933 and extensively remodeled in the 1950s. Many homes of the Craftsman Style exist in the residential areas of San Jose.

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The property at 1655 Lincoln Avenue is not significant to the history or architectural heritage of San Jose. During the 1930s, many Craftsman homes were constructed, some by the leading architects of the period. This property was most likely designed by a contractor and, after the remodeling and additions of the 1950s designed by the owner, the house is a mishmash of architectural elements. It is not fine design or exemplary of the Craftsman style, of which there are many fine examples in San Jose.

Evaluation - California Register of Historical Resources -Criteria for Designation

Properties that qualify for listing in the CRHR are considered historic resources. The alteration or demolition of these resources would cause a significant adverse change to the environment.

The criteria for listing in the CRHR are;

Criterion 1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

The property at 1655 Lincoln Avenue is not associated with events that have made a significant contribution to broad patterns of history.

The private residence is not connected to important events or patterns.

Criterion 2. Associated with the lives of persons important to local, California or national history.

Research did not identify the original owners (investors), developers and/or tenants as significant persons in the history of San Jose.

Criterion 3. 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.

The residential building at 1655 Lincoln Avenue is an altered and enlarged Craftsman style house and garage. The buildings do not embody distinctive characteristics and do not represent the work of a master designer.

Criterion 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The property at 1655 Lincoln Avenue has been in agricultural use with discing, irrigation, and trees before and for many years after the house was constructed. It is unlikely that the land would yield important information about prehistory; however, this evaluation did not include an archaeological survey.

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Conclusion: As described above, the property at 1655 Lincoln Avenue., does not meet the standard of significance under any of the above criteria for San Jose City Landmark or for listing the California Register of Historical Resources. It is not a historic resource property

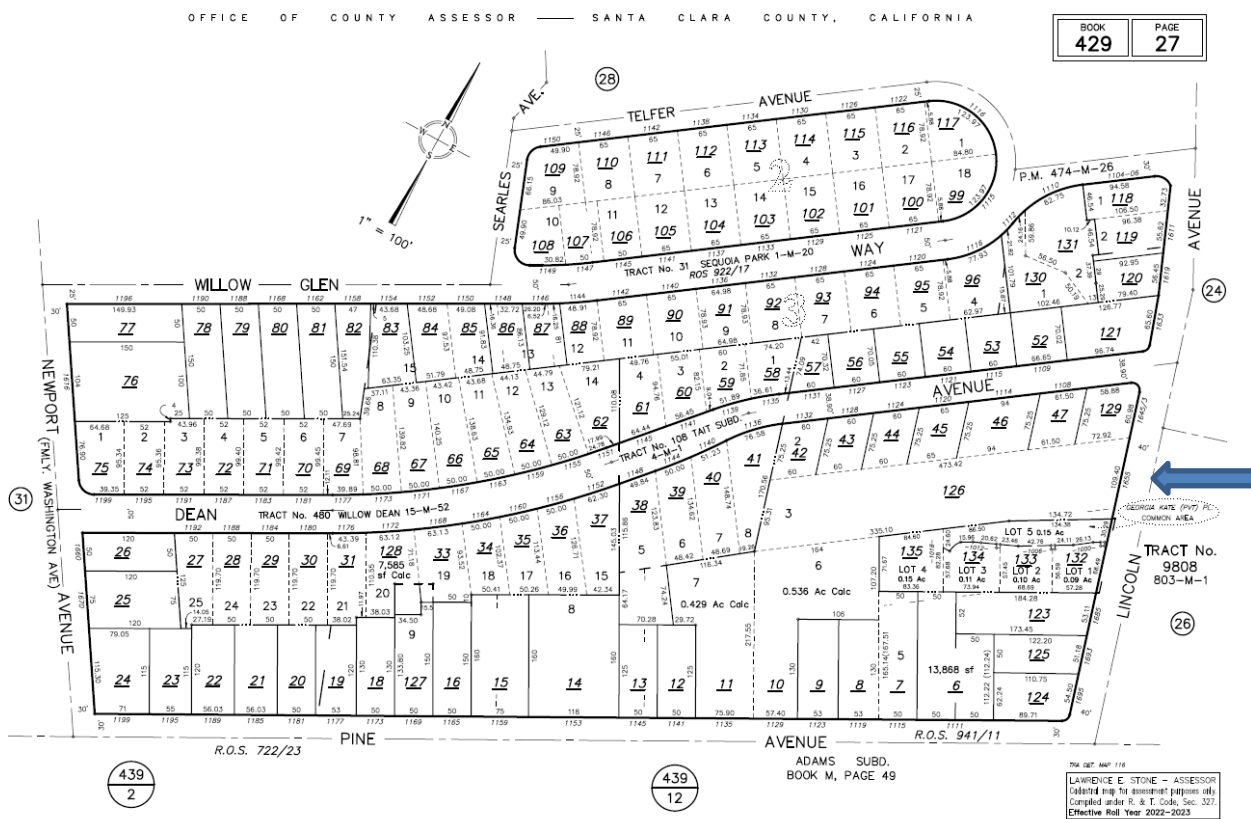


Figure Santa Clara County Assessor's Map
APN 429-27-126 1655 Lincoln Avenue, San Jose CA

B 12: Sources consulted and References: (Continued)

Unpublished:

City Building Permits 1946-20001 Specific to 1655 Lincoln Avenue
City of San Jose Historic Resources Inventory, San Jose Historic Landmarks Commission, 1987, Revised 1994, 1996, 1997- as updated.

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City of San Jose, *Your Old House-Guide for Preserving San Jose Homes*,
2003

Official Records:

1. Deed from Katie Hoban and James C. Hoban to Anita Major recorded
7/1/1933 Book 653 Official Records page 498.
2. Deed from Anita Majors to Salvatore Gagliardi recorded 9/11/1945
Book 1294 Official Records page 205.
3. Decree terminating the Joint Tenancy Interest of Salvatore Gallo.
(Gagliardi) to Caterina Gallo recorded 5/13/1946 Book 1347 Official
Records page 522.
4. Deed from Caterina Gallo to Joseph M. LoBono and Angelina LoBono
recorded 9/5/1946 Book 1351 Official Records page 592.
5. Deed from Angelina LoBono to Philip LoBono recorded 5/12/1975 Book
B402 page 647.
6. Deed from Connie Magnano to August J. Magnano and Concetta A.
Magnano Trustees, recorded 5/30 1996 Series #13310676. (Connie Magnano
was also known as Connie LoBono Magnano and Connie LoBono.)

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