

HISTORIC RESOURCES EVALUATION

& HISTORIC RESOURCES PROJECT ASSESSMENT

Student Housing, North Fourth Street and Saint John Street
North Fourth St., San José, Santa Clara County, California
(APNs #467-20-019, -020, -021, -022, -040, and -074)



Prepared for:

City of San José

Department of Planning, Building and Code Enforcement

300 E. Santa Clara St. 3rd Floor Tower

San José, CA 95113

C/o David J. Powers & Associates, Inc.

09.18.2019



ARCHIVES & ARCHITECTURE, LLC

PO Box 1332

San José, CA 95109-1332

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Introduction

A mixed-use high-rise project is being proposed for a five-parcel property at the northeast corner of North Fourth Street in downtown San José. The project is identified by the applicant as “Student Housing, North Fourth Street and Saint John Street.”

The site currently contains two nineteenth-century residential structures addressed as 146 and 152 North Fourth St. The project as proposed will include relocation of these two structures to a vacant parcel to the immediate east of the project site on North Fifth Street (APN #467-20-074) in order to accommodate the project.

The project has been proposed and submitted to the City of San José under Site Development Permit application H19-021. A General Plan amendment application (GP16-013) was filed in 2016 and approved by the San José City Council, and companion applications have been filed this year including a rezoning request (C19-017).

David J. Powers & Associates, Inc. is assisting the Planning Division of San José’s Department of Planning, Building and Code Enforcement in the preparation of the environmental documentation of the project necessary to conduct review under the California Environmental Quality Act (CEQA), and has contracted with Archives & Architecture, LLC to prepare this report to be included as a part of this review. The practice of the Planning Division is to require that a historic property survey, evaluation, and assessment be conducted of the subject property and nearby historic properties by a qualified architectural historian when a project involves an existing identified historic resource or property with (an) extant building(s) and/or structure(s) over 50 years in age that might be considered historically significant, or when historic properties nearby might be affected by the project. Since the proposed project is located on a site that has two nineteenth century buildings and is within an area that includes a number of historic buildings within the immediate vicinity, these properties are identified and described within this report in order to help consider planning measures if necessary to protect their historic integrity.

Attached to this report is a Historic Resources Project Assessment report that analyzes the proposed project with regard to the CEQA and the City’s Regulatory Policies, Standards, and Guidelines, identifies potential impacts, and presents possible mitigation measures.

This report is being prepared under direction of the Planning Division and is intended for inclusion as a part of an Initial Study or other environmental document to be used in making an environmental determination on the project under CEQA.

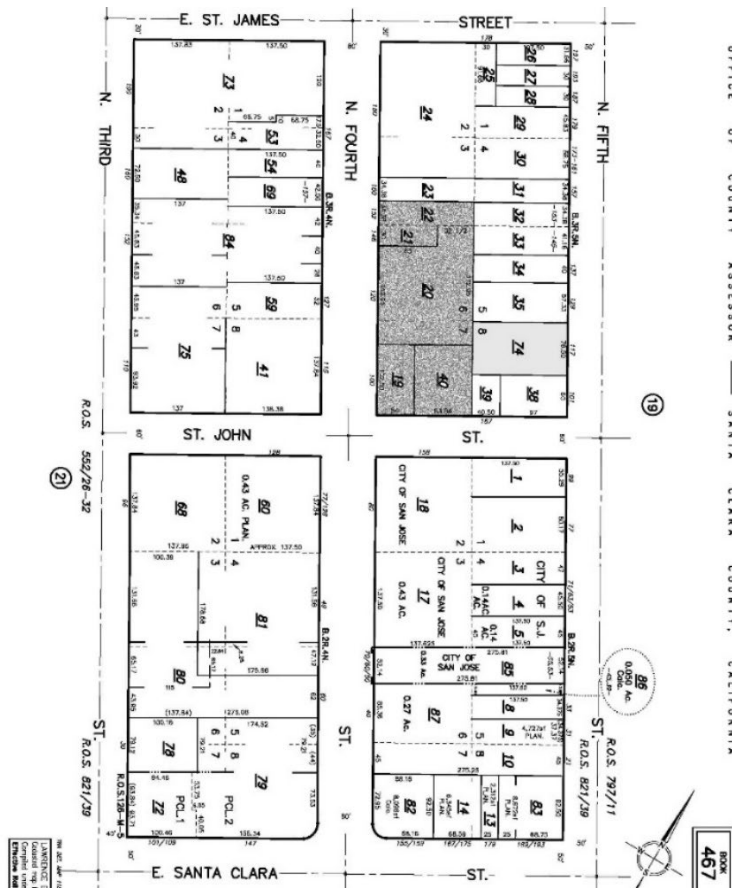
Site and Location

The project site is located at the northeast corner of North Fourth Street and East St. John Street and an expanded site is located on the west side of North Fifth Street north of East

St. John Street, in Downtown San José. This site was first platted within San José's Original City as established in 1851 based on earlier surveys of the pueblo that preceded it. The current site is a portion of Lot 3 and Lots 6 and 7 of Block 3, Range 5 North (B3R5N). The vacant target site for the two residential structures is a portion of Lot 8 of B3R5N and had once been occupied by a large late-1880s single family residence later expanded and converted to a boarding house.

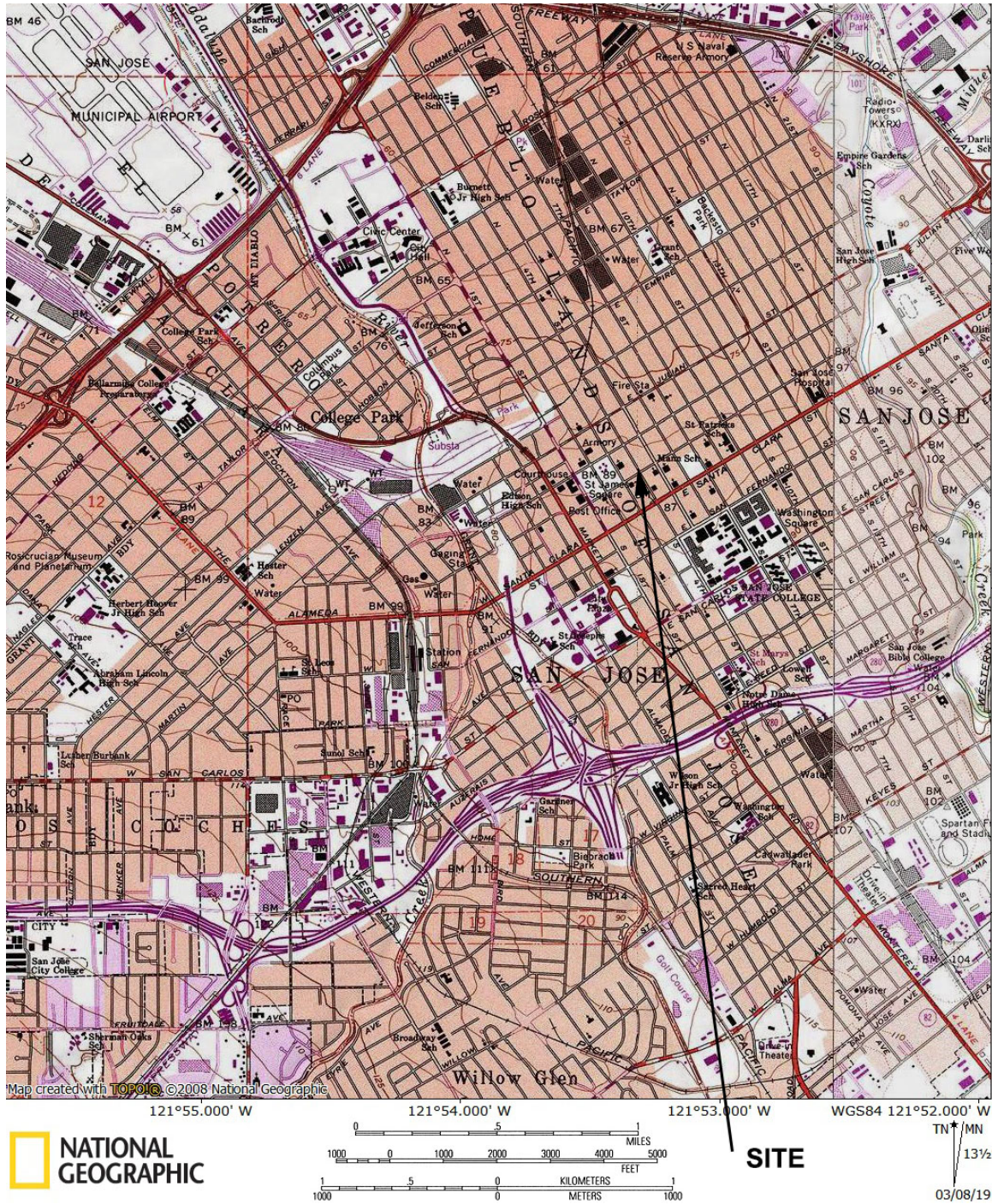
Since the mid-nineteenth century, the block has contained a variety of buildings and uses beginning with and prior to the construction of the two buildings on the site today. Later commercial buildings were built on the southerly portion of the site after World War II that replaced the early residential buildings. Those commercial buildings were cleared from the site in the early 2000s, with only buildings at 146 and 152 North Fourth St. remaining today. Both residential buildings are presently vacant.

The residential portion of the property on North Fourth Street also contains six ordinance-sized trees, one of which is located in the parking strip. These trees are proposed for removal. None are associated with the early development of the property.



Block map, from Santa Clara County Assessor, showing project site within dark shaded area and vacant target site for the two residential structures in the lighter shaded area.

Area Map



Area map by USGS from National Geographic (San Jose West and East composite)

Qualifications

Archives & Architecture, LLC is a partnership of Leslie A.G. Dill, Historic Architect, Franklin Maggi, Architectural Historian, and Charlene Duval, Public Historian. The partners of the firm are qualified historical consultants. The firm was founded in 1989 by the late Glory Anne Laffey, Historian, and has been constituted in its current form since 2003. It was converted to an LLC in 2008.

The principal author of this report was Franklin Maggi, Architectural Historian. Franklin Maggi is a preservation planner who consults in the field of historic architecture and urban development and has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley. He meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History in compliance with state and federal environmental laws and has been listed by the California Historical Resources Information System (CHRIS) operated under the auspices of the Office of Historic Preservation. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Collaborating in the preparation of the report, focusing on the attached Historic Resources Project Assessment, was Leslie A.G. Dill, Historic Architect and Architectural Historian and partner of Archives & Architecture, LLC. Leslie Dill has a Master of Architecture with a Program Certificate in Historic Preservation from the University of Virginia, Charlottesville, and is an architect licensed in the State of California. She meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the fields of Architecture History and Historic Architecture in compliance with state and federal environmental laws and has been listed by the California Historical Resources Information System under both disciplines.

Methodology of this Study

This document is presented in a report format and investigates the extant buildings on the project site as well as nearby structures within around 200 feet of the project perimeter. It has generally been prepared according to the City of San José *Revised Guidelines for Historic Reports*, as issued by Planning Division on February 26, 2010.

The project site was examined in March and May 2019 by Franklin Maggi and Leslie Dill. Digital photographs of the exterior of the structures and views of the adjacent setting and nearby buildings were taken at that time. Photographic documentation is included within the attached DPR523 recording forms and within this report.

Historical research was conducted by the staff of Archives & Architecture and consisted of review of primary and secondary sources of historical information. The research and historical investigation was prepared utilizing the methodology recommended by the

National Park Service, as outlined in Preservation Briefs #17 -*Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and #35 -*Understanding Old Buildings: The Process of Architectural Investigation* (1994).

Attached to this report are evaluations for historical significance of the two extant buildings on the project site located at 146 and 152 North Fourth St. The evaluations have been conducted using the criteria of the California Register of Historical Resources and City of San José policies and regulations related to historic resources. The evaluations are in the format of DPR523 series recording forms, which present property data, a detailed description of physical characteristics, historical and architectural context, integrity, and significance, as well as a bibliography that contains sources of information.

The report summarizes the findings within the DPR523 forms. The report also provides a more robust narrative of the historic context of the site and adjacent properties.

As a part of this investigation, properties with buildings within around 200 feet of the project site underwent a reconnaissance survey and were photographed from the street. Preliminary research was then undertaken for those properties to determine their historical status if any, construction date, building type and style, and any readily known historic personages that might be associated with individual properties that could cause those properties to be considered historically significant. The information gathered is summarized in a table. Documentation for properties that have been previously surveyed and recorded are included in the. The summary listing within this report indicates whether the earlier recording and historical status remains applicable.

Attached to this Historic Resources Evaluation report is a Historic Resources Project Assessment that presents impacts analysis on historical resources as required in the historic report guidelines. Recommendations are provided to reduce or mitigate any potential impacts of the project on historic resources to a less than significant level.

Previous Surveys and Historical Status

The first comprehensive property-by-property historic resources survey that included portions of the nearby area was conducted by Dill Design Group in 1999-2000. The project site itself was not included in that survey, as was not considered as a part of the downtown core at that time. The survey of Downtown San José followed several prior reconnaissance surveys beginning as early as 1964, including City of San José initiated surveys in 1973, 1977, 1989, and 1991.

Prior to the 1999-2000 survey, the properties along North Fifth Street in the vicinity of the project site (100 block) were the subject of an intensive-level investigation by students at San José State University. The study was a part of course-work within the History Department during the Spring semester 1979 within the History 185 class taught

by Dr. David Eakins. The course was entitled “A Living History of San Jose,” and involved students in discovering and telling the history of one block of a neighborhood in an older part of town. The late Dr. Eakins also served as a Historic Landmarks Commissioner for the City of San José during this period and later.

In 2006 the area was part of the historical context survey conducted by Archives & Architecture of the *13th Street Neighborhoods - San José's Historic Second Ward*. The study was funded by the National Trust for Historic Preservation in partnership with the 13th Street Neighborhood Advisory Committee (NAC) that had been formed through the City of San José's Strong Neighborhoods Initiative (SNI).

At present, five properties near the project site are listed on the San José Historic Resources Inventory:

- 77 North Fourth St. (Non-contributors within St. James Square Historic District)
- 152 North Third St. (Addition to a contributor within St. James Square Historic District)
- 157 North Fourth St. (Structure of Merit)
- 145 North Fifth St. (Structure of Merit)
- 156 East St. John St. (Historic Site)

Additionally, the property at 97-99 North Fifth St. was recorded as a part of the Civic Plaza Redevelopment Plan area EIR and was found by the evaluator that it may be eligible for the California Register of Historical Resources after further evaluation.

Summary of Significance Findings

The survey and investigation within this evaluation report considers the potential historic significance and integrity of the two existing buildings on the subject site to determine if the buildings are significant historic resources under the California Environmental Quality Act (CEQA) and the City's Historic Preservation Ordinance and General Plan. The related Project Assessment attached to this report can be used by the City to help determine if the proposed project would or would not have an adverse effect on a historic resource.

In considering the potential significance of the buildings based on the City of San José criteria for historical significance, the residential structures at 146 and 152 North Fourth St. appear eligible for the San José Historic Resources Inventory as Candidate City Landmarks based on their architecture, and, therefore, are eligible for listing on the California Register of Historical Resources. These two structures should be considered historic resources under CEQA.

Neither of these two buildings is presently listed on the San José Historic Resources Inventory.

Additionally, properties within around 200 feet of the project site underwent a reconnaissance survey and were the subject of a preliminary investigation as to their historic significance. Of the seventeen properties investigated, five are currently listed on the San José Historic Resources Inventory, while another five appear eligible for the Inventory based on preliminary research.

The larger residential neighborhood to the east has not been the subject of a detailed historic resources survey, although the area was briefly discussed in a 2007/2008 Historic Context Survey this firm conducted for the 13th Street Neighborhoods and the National Trust for Historic Preservation. The area is today represented by the Horace Mann Neighborhood Association, which extends from North Fourth to North Eleventh Streets between East San Fernando and East Julian Streets. This residential neighborhood, part of San José's Original City, is a dense mix of residential properties of which most are over 50 years of age and a large portion associated with San José's period of Horticultural Development (1879-1918). The neighborhood has an urban character with identifiable attributes embodied by its historic architecture and related setting that is clearly associated with the City's early history. As such, with further study, it may be found to qualify for designation as a Conservation Area based upon criteria in the City's Historic Preservation Ordinance.

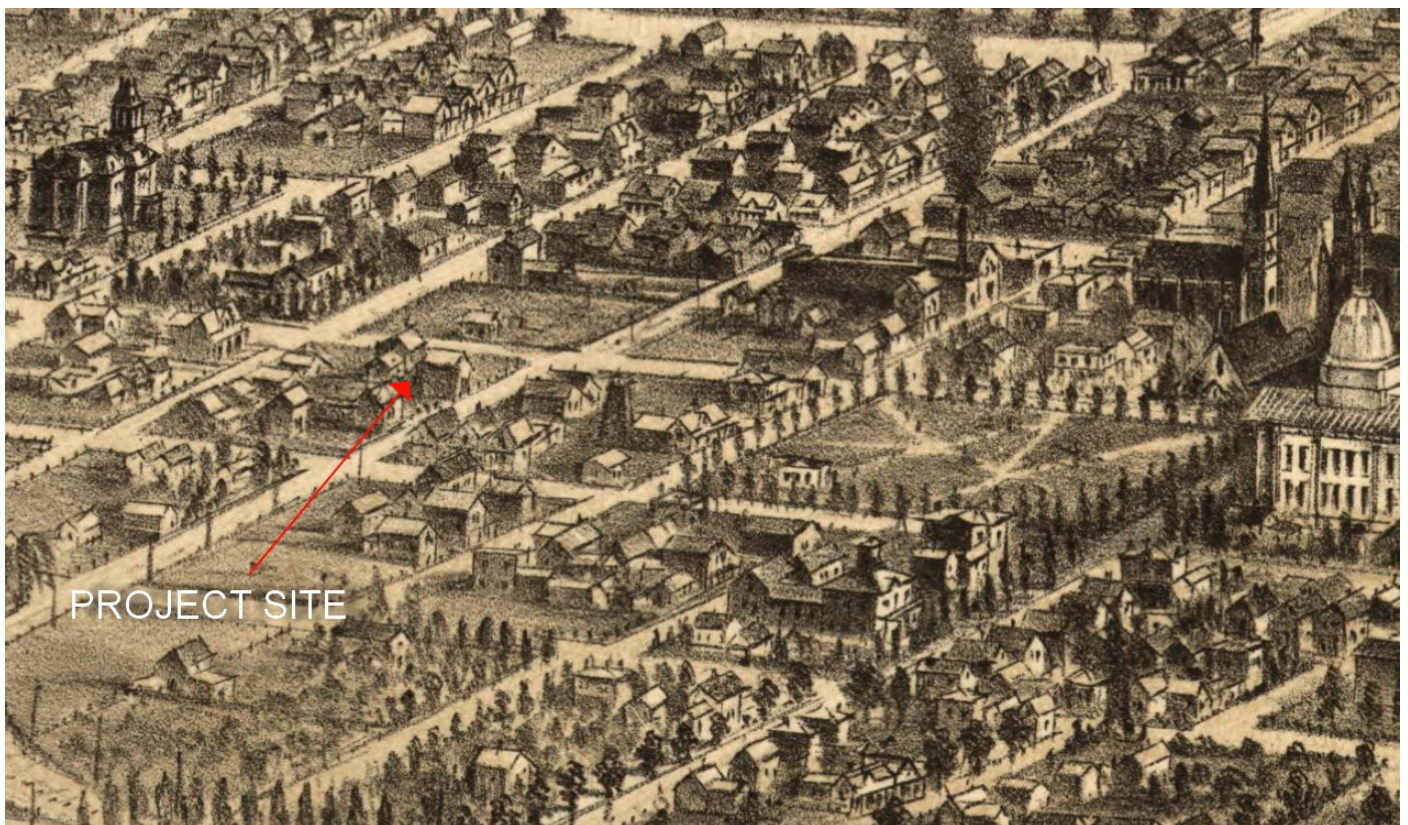
Historical Context

The site for this mixed-use project is to the east of the area that was once the *Pueblo de San José de Guadalupe*. The pueblo was originally established in November of 1777 when Spanish colonists from *España Nueva* (New Spain) settled north of present-day Downtown San José around what is now Hobson and San Pedro Streets. The pueblo was relocated in the late 1780s or early 1790s about one mile south, centered at what is now the intersection of Santa Clara and Market streets. Each of the colonists was assigned a *solare* (house lot) and a *suerte* (agricultural plot).

During the colonial period, as well as during the era that Mexico had jurisdiction over the region from 1821 to 1846, the lands east of the pueblo, known as the *ejidos*, were used for grazing of cattle and were not individually owned. The project site lies within this area known as the *ejidos*.

During American territorial control prior to the concession of California by Mexico in the Treaty of Guadalupe Hidalgo, residents in San José began to plan the future city along the traditional grid pattern. By 1847, the grid had been formally established based on the work of William Campbell and Chester Lyman. It extended from Market Street to Eighth Street and Julian Street to Reed Street and included the subject property. The completion of these surveys paved the way for future land ownership, development, traffic flow, and expansion.

By 1850, when attempts were first made to map out the Original City, large sections of the future areas of the northeastern portions of the city were owned by local leaders Charles White, Isaac Branham, Pedro Sainsevain, Henry Naglee, and others. These properties would ultimately become part of the Original City. The Original City was an area bounded by Berryessa Road and Taylor Street on the north, the Coyote Creek on the east, Humboldt Street on the south, and a northwesterly to southeasterly line to the west of the Guadalupe River within the Los Coches and Stockton Ranchos that framed the west side of the city. The ownership of these lands was caught in civic controversy revolving around municipal debt associated with early City operations and with acquisition of the adobe that would temporarily serve as California's first State Capitol building. Local histories do not clearly decipher these series of transactions that occurred at mid-nineteenth century in this area that would ultimately become the Second Ward.



Site in 1869, viewed facing southeast. From Geo. H. Hare - BIRD'S EYE VIEW OF THE CITY OF SAN JOSE, a lithographic designed by W. Vallance Gray & C B Gifford (Library of Congress). This overview shows a city growing into the rural farmland northeast of the urban core.

The block that contains the subject property, Block 3 Range 5 North (B3R5N) was first developed with residential structures as early as 1848. Construction of brick residences occurred early on Fifth Street near St. John and St. James Streets, and at least three had been constructed by 1853 (Hall 1871). The exact location of those structures is unknown,

as by the time of publication of the Sanborn Map Company's first local map in 1884, the structures were gone. This *Early American*¹ period also saw the construction of small wood structures, most of which were removed or demolished as "modern" late-nineteenth- and early-to-mid-twentieth-century buildings built out the downtown. The original lots, based on the Spanish *solare* (around 137.5' x 137.5' in size), were re-subdivided as infill development densified the center part of the city.

Prominent local property owners owned much of the subject block during the Early American period, such as Dr. Davis Devine, a New York lawyer, Ransom G. Moody, a flour mill operator who became mayor in 1857. Both were among the founders of the Pioneer Horticultural Society in 1853.

By 1868 the Southern Pacific Railroad laid tracks down Fourth Street adjacent the subject site where it connected the Santa Clara and Pajaro Valley line. The railroad line resulted in an intensification of development of the area, and housing began to fill in the larger rural setting that had existed northeast of the city up to the 1860s. This era of expansion of the city is now identified as the *City's Horticultural Development* period (1870-1918), known for the development and expansion of the agricultural base of Santa Clara Valley. By the end of the century, as can be seen in the 1901 bird's eye view diagram below, the neighborhood in which the North Fourth St. John Student Housing project is being proposed had become engulfed by the expanding urban area of the city.



Site in 1901, viewed facing south. N.J. STONE COMPANY - SAN JOSE CALIFORNIA, an excerpt from the lithographic by Britton & Rey (Library of Congress).

¹ San José historic periods are defined in the City's Historic Context Statement. *Early American* defines the span of years from 1846 to 1870.

Early Development of the Project Site and Vicinity

The primary project site consists of parts of three lots (3, 6, and 7) from the Original City that were created within Block 3 Range 4 North. The vacant target site for the proposed relocation of the two extant houses is a part of Lot 5 on the same block. By the time of the publication of the 1876 *Thompson and West Atlas of Santa Clara County*, these lots appeared to still exist in their original configuration, and, as can be seen in the later 1884 Sanborn Company map, structures appear to be located on both St. John and Fourth Streets as well as Fifth Street. However, the earlier 1870 city directory shows no addresses on the east side of the block of Fourth Street between St. James and St. John Streets, and five years later a subsequent directory shows no new addresses within this block. An early house on St. John Street, which no longer exists, appears to have been occupied by George Colborne, a boot and shoe dealer.

By the time of the publication of the first Sanborn Map Company fire insurance map of the downtown in 1884, the residence at 152 North Fourth St. is shown as it exists today, indicating that it was built sometime between 1875 and 1884. The residence at 160 North Fourth St. directly north of the project site also existed by this time.

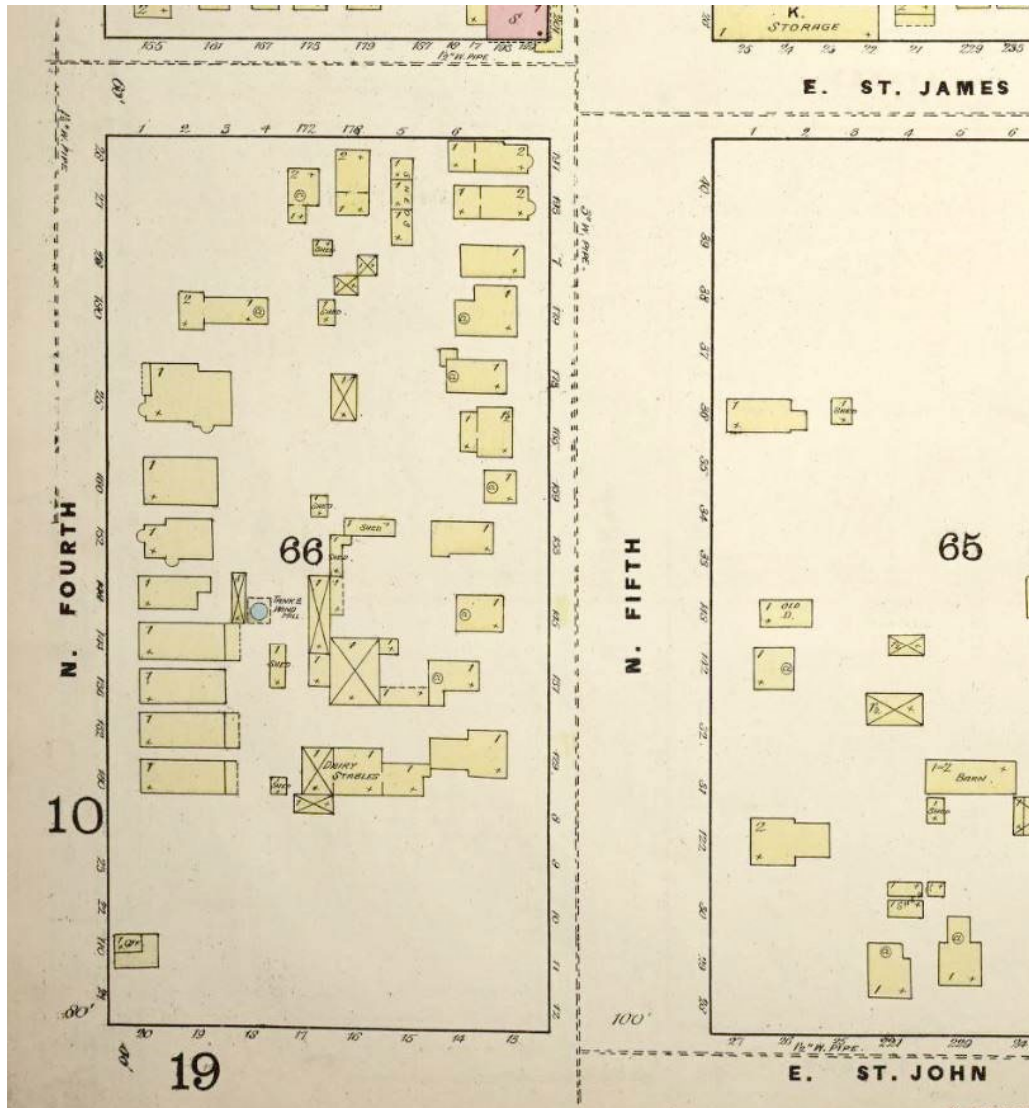
By this same year (1884), as the neighborhood began to evolve, extensive residential development had occurred within the subject block and adjacent blocks (see Sanborn map next page). A small house had been built with related tank and windmill and ancillary building on the site that now contains the residence at 146 North Fourth Street. Four rectangular houses of matching shapes had also been built to the south along the block, and to the east facing North Fifth Street to the rear of the subject site a house and large dairy stable had been constructed. It is possible that the large undeveloped area (that had previously been the site of a house in 1869) at the south end of the block contained livestock associated with this stables that appears to have been operated by George Lenz who resided at 129 North Fifth Street (now the site of a 1950s apartment building) and later 137 North Fifth St. A small building near the corner of North Fourth and East St. John Street contained an office.

By 1887 (from directories) the southern portion of the subject site had also been developed with houses, and the dairy stables use was gone. The house associated with the dairy was then occupied by a family of tailors who likely were renters.

The city directory in 1887 shows a mix of occupants, many of them students. Occupants included a butcher, barber, teachers, and bookkeeper. The residence at 152 North Fourth St. had by that time been occupied by Thomas C. Bethell, superintendent of the Electric Improvement Company (also known as United Gas and Electric Company). The company had been founded that year in San Francisco. The site to the south that now is addressed as 146 North Fourth St. was then occupied by a number of apparently unrelated persons, including James Clark, a bookkeeper with the electric Improvement

Company, Samuel Denkert, a glove manufacturer, and Mrs. Helene Dahman, a teacher at Washington School.

All but one house and the building near the corner had rear outbuildings, including one with a water tank, but these sheds and water tank appear to be associated with the stables associated with 129 North Fifth St.

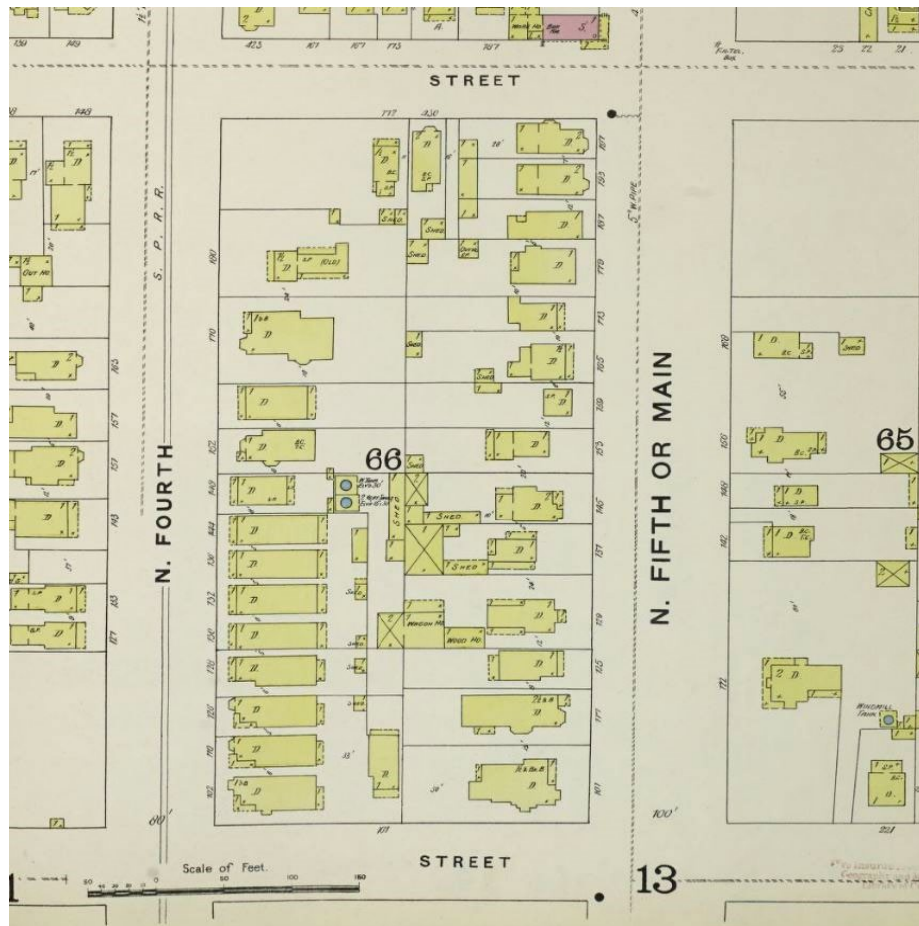


1884 Sanborn Map Company excerpt. The “dairy stables” at 129 North Fifth St. appear to be associated with a large semi-urban dairy operation on multiple parcels on the south end of the block, including a water tank, windmill, and large sheds.

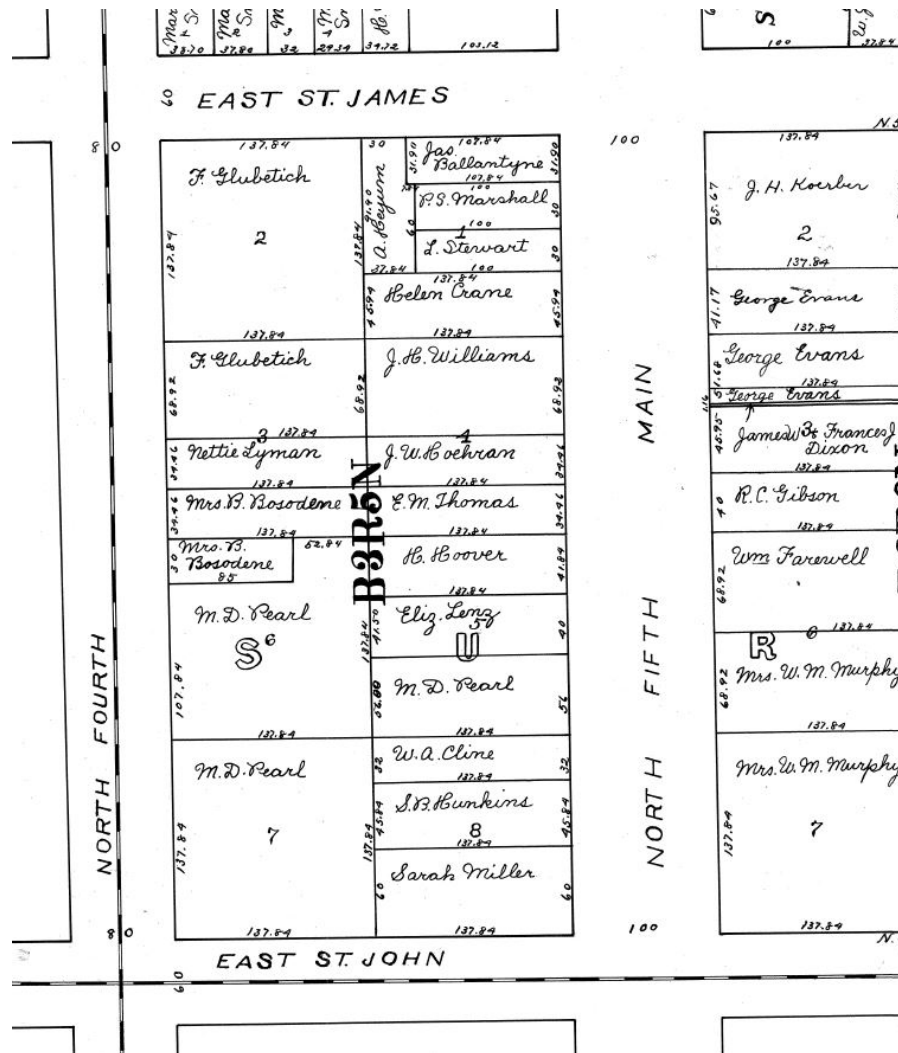
By 1891, front and rear additions were shown on the Sanborn map and additional houses had been constructed in the southern part of the Project Area (Sanborn Insurance Company 1891 – see next page). Ten houses faced North Fourth Street and another one faced St. John Street; these may have all been rentals. A narrow swath in the back of each

of the current parcels was used as a separate parcel related to 129 North Fifth St. It is likely that this area by then had contained a horse stables, and the Sanborn map illustrates a wagon house and two water tanks as well as extensive sheds.

In the 1890s, additional infill occurred on the block, with new, more distinguished houses built on both North Fourth and North Fifth Streets. Many of these houses continue to exist today, including the two-story Bosodena house at 146 North Fourth St. on the project site, the one-story William P. Miller house at 101 North Fifth St., and the two-story James D. Stewart house at 145 North Fifth Street. A large (no longer extant) residence was constructed at 117 North Fifth St. in 1897, that would later be known as the short-lived Belvedere Hospital and, later, The Ramona boarding home. The building was expanded during the twentieth century but is now demolished. The vacant lot is the target site for the two North Fourth Street residences to be relocated as a part of the project.

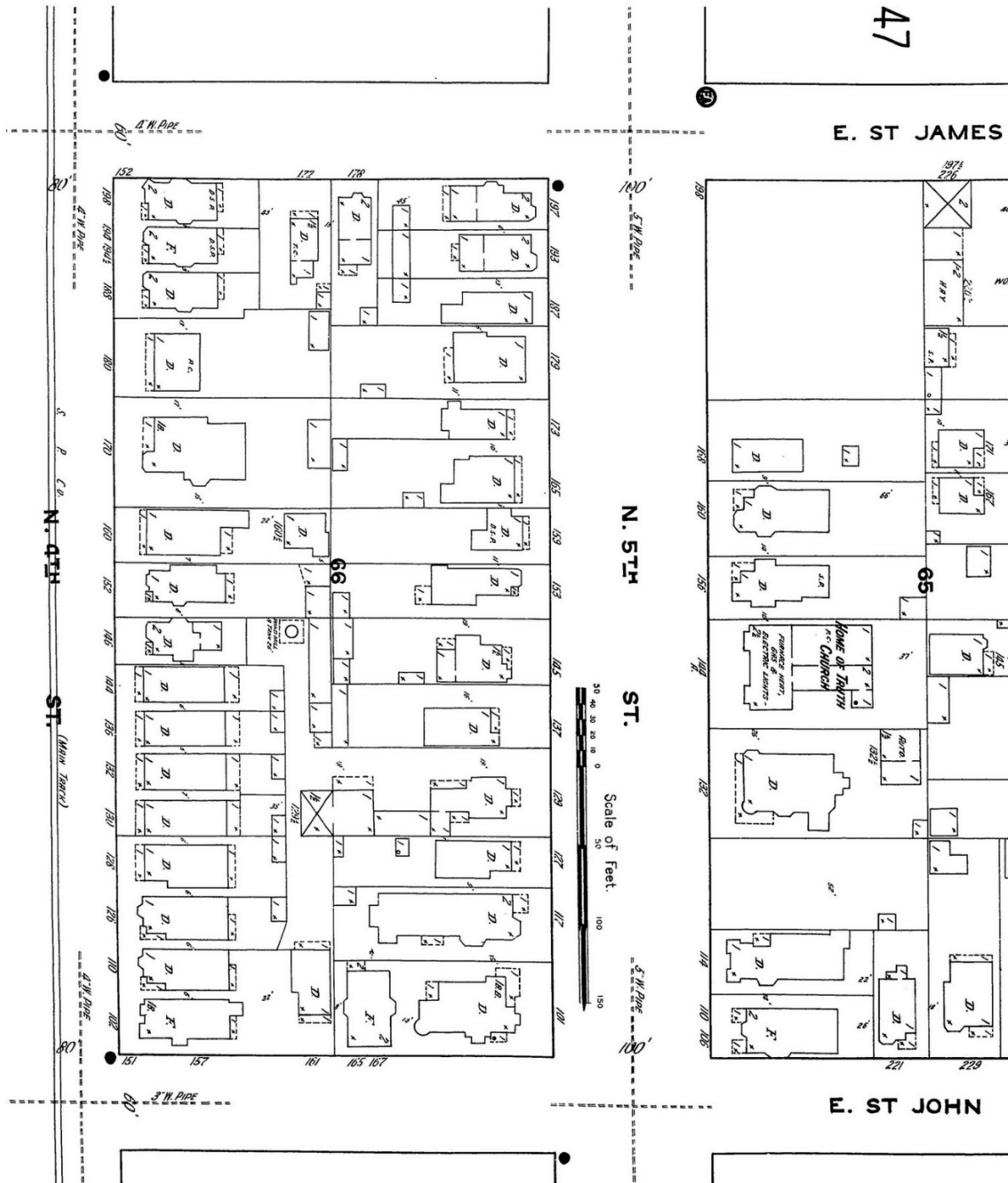


1891 Sanborn Map Company excerpt. The dairy use was gone, but the south half of the block contained a number of rental units and a wagon house. It was likely by this time a small horse stable within the block had replaced the dairy that had been accessed from 129 North Fifth St.

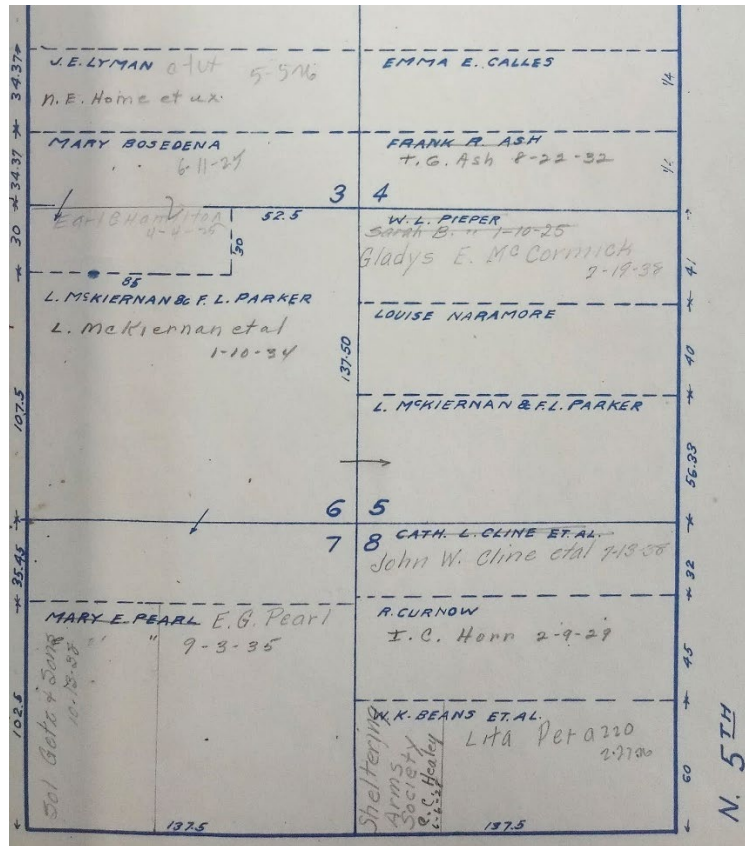


1909 block book excerpt showing property ownership. M.D. Pearl (Marcellos Pearl), associated with the early dairy stables with George Lenz, by then owned most of the project site. Mrs. B. Bosodena owned both houses that exist on the project site today.

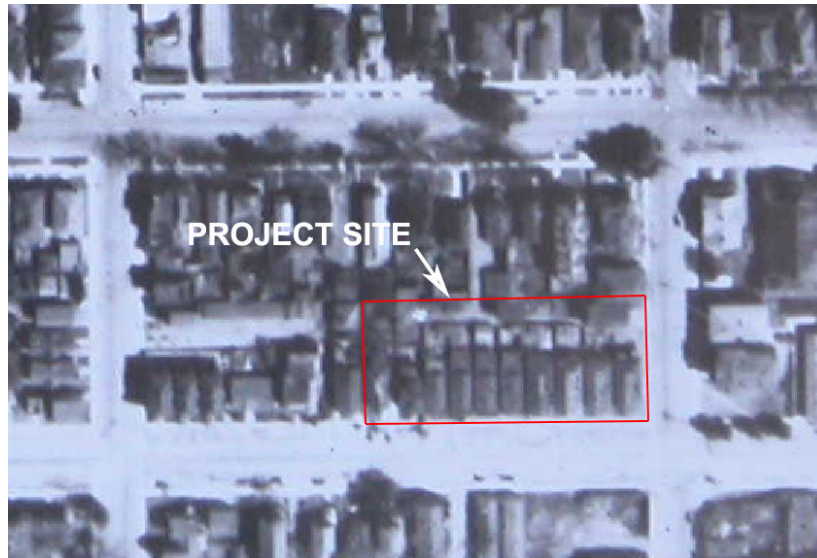
During the early years of the twentieth century, George Roberts, a capitalist and spiritualist, built the house at the southwest corner of North Fifth and East St. John Streets, as well as building the Roberts Spiritualist Temple to the immediate south, both around 1910. On the subject block around 1910, a two-story duplex was built to the rear of the Miller House at 101 North Fifth St, and, in 1929, the modest house at 153 North Fifth St. was built. The duplex is now on a separate parcel and addressed as 167 East St. John Street. No other development occurred on the block near the project site until the 1950s when modern apartment buildings replaced many of the earlier houses on North Fifth Street, and all of the eight houses south of 146 North Fourth St. were removed for the construction of a one-story office complex (now demolished).



1915 Sanborn Map excerpt. Although the stables at the center of the block appeared to be gone by 1915, the properties were still configured with a shared rear alley. One of the water tanks had been removed. The Ramona boarding house at 117 North Fifth St. had been expanded to the rear to fill the lot.



1924-1943 Thomas Bros. Block Book excerpt showing property ownership. The south portion of the project site continued to be owned by members of the Pearl family into the World War II era, while the northern portion, excluding the two house sites, was owned by L. McKiernan, et al. Following Mary Bosodena's death, Earl Hamilton owned the properties with the subject houses.



1931 aerial with North to the left (Fairchild maps, California Room, SJPL)



1932 Sanborn Map Company map excerpt. Most of the project site was owned by McKiernan, et al, and Mary Pearl, their holdings contained nine houses. The rear of 146 North Fourth St. was still associated with those properties while being accessed at 127 North Fifth St. By this time, an ancillary unit had been built at the rear of 152 North Fourth St.



1950 Sanborn Map Company map excerpt. Residential uses had been cleared from the project site by mid-century except for the two residences at 146 and 152 North Fourth St. An ancillary dwelling had by then been constructed at the rear of 146 North Fourth St. (now gone).



1958 Sanborn Map Company map excerpt. The only change to the project site during the 1950s was the construction of an additional office building at the center of the project site. The northwest portion of the block would soon be cleared of residential buildings and the 99-unit Shires Apartments mid-rise built.

On-Site Resources

146 North Fourth St. (APN #47-20-021)

The earliest evidence of improvement at this address in Polk/Husted's directories was in 1896 when Jacob and Mary Bosodena are listed as residents. Jacob had been a barber who operated his business out of the house, but he died the prior year on May 22, 1895. His widow, Mary (Maria), is associated with this property for many years until her death in 1923. She had immigrated to the United States from Germany in 1863, and she and Jacob appeared to have come to San José by the late 1880s. She left the house at 146 North Fourth St. shortly after his death and continued to own the house as a rental while living in a house that she had purchased on North Third Street.²

In the late 1890s, tenants Fred Gilchrist and his family lived in the house, and by 1901 Frederick and Dahman are listed. Frederick C. Dahman, was a druggist who had worked at Callisch's drug store, and his wife Helen was a teacher. He had suffered from paralysis for two years prior to his death that same year in August 1901. The obituary in the *San Jose Evening News* on August 15, 1901 noted that the funeral was held in his residence at 146 North Fourth Street. Helen continued to live at this address at least another two years. Prior to 1901, they had lived at various addresses.

It is difficult to determine by what date a prior house on the site disappeared and when the current building was constructed. The lot had been reduced in depth at the rear prior to the 1890s, as had others to the south, which were all apparently built as rentals. The rear of these lots served as a corral for livery stables at 127 East St. John St. that were accessed to the north of a house at 129 North Fifth St. The subject house at 146 North Fourth St. is missing from the 1900 federal census enumeration of this block, although the 1901 Bird's Eye View of San Jose shows the outline of the current house.

The stylistic features of this house are closely associated with architect Francis Reid, who had one commission on North Fourth Street that is mentioned in local newspapers in 1891 for J. W. Cowen (and built by Z.O. Field). The location of that residence is not known, and Cowen cannot be found in local directories. Stylistically, the house is associated with that early-to-mid-1890s period.

By 1907 the house was occupied by Alfred and George Adler of Adler Bros. Alliance Bazaar; they followed Ada Rucker who was living in the house in 1905. Two years later Mrs. Elizabeth Armstrong, a masseuse, lived at this address. Occupants continued to change as the rental was operated by Mary Bosodena. By 1911 William and Christine McNeil lived in the house, and then Mary McVay was an occupant from 1912-1920,

² Directories, census enumerations, and other references spell Bosodena in many different ways. At the time of her death, her name was listed as Mary Bosedina. For the purposes of this study, she is identified as Mary Bosodena.

although other residents are listed in directories during this period at this address. By the early 1920s, George and Louise Williamson were renters of the house. George G. Williamson had been a carpenter, and he and his wife Louise and son Henry only lived at this address a few years until moving further up the block.

Following Mary Bosodena's death in 1923, property ownership transferred to Earle Hamilton, and then to Ernest Meng. The house remained a rental during these years, and Elizabeth Lannon, a stenographer, lived at this address for a year or two; she appears in the 1930 census at this address, but the house was vacant by 1931. The following year John Smiley, a laborer, was the occupant. He stayed only briefly, as the following years, during the height of the Great Depression, the building sat vacant for about three years. In 1936, Minnie Hayden was the occupant, followed shortly by George and Winona Payton. George worked as a furniture finisher. By the end of World War II, the Paytons had been replaced by Harry and Jesse Hawkins. Harry worked as a bartender at the end of the war, then later in construction as a lather. During the 1920s and 1930s, other tenants are listed briefly in local directories, including José Quijada, Charles Hart, P.T. Docstatter, Elton G. Cole, Mildred Stata, O.C. Ozbun, and Nellie Studer.

The Hawkins acquired the property in the mid-1940s, ending a long succession of renters who had occupied the house, although Jesse took on boarders soon after separating from Harry in the late 1940s. She then apparently sold or rented the property, as, by 1950, it was again a rental occupied by Herman and Helen Brown. Herman worked as a clerk for the postal service; he is listed a few years later as an owner. By 1957 the occupant, under a subsequent owner, was Herbert Woods, and later in the 1950s by Otis Booth. Clarice Book remained on the property for around ten years until the property became the home of Dorothy Santiago, followed by José Viramontes in 1981. Later, near the end of the twentieth century, the property remained mostly vacant, as it has for the last two decades while under the ownership of Cornerstone Properties and other investment entities.

None of these occupants that historically have been associated with this property are known to be significant personages.

152 North Fourth St. (APN #467-20-022)

This house, built approximately 1880 to 1885, is first identified with Thomas C. Bethell. Bethell was superintendent of the Electric Improvement Company and a member of a prominent local family. Although Bethell is otherwise listed in directories as living in the Bethell Building constructed by his mother Ann Youree on South First Street, he is again shown as residing at 152 North Fourth St in the 1899-1901 city directories.

During the 1890s, other tenants are associated with this house, including Fred L. Foster, who in 1890 was City Editor of the *San Jose Daily Herald*. Foster later was an editorial

writer for the *San Jose Mercury*. By the early 1890s, Katie Malspina, a dressmaker, is shown in directories as a tenant along with Mrs. N. Infantino, also a dressmaker. By the mid-1890s, John Hartzoke, a cigar maker, is shown as an occupant along with his employee Thomas Wheeler, followed by Frank David, owner of David & Duggan stables that was located around the corner at 127 East St. John St., and then James Howard who owned a horseshoeing business in 1898.

It appears that during the first decade of the twentieth century, Mary Bosodena acquired the property as a rental. She had by then moved from her neighboring house at 146 North Fourth St. to a house she purchased on North Third Street. With Bosodena as landlord, the property became the home to a number of short-term residents until the 1920s when Mary Bosodena died. Renters included Frank Miotfe, a tailor, in 1905-1906. By 1910 Clarence and Millie Grieve were residents. Earle (Earl) G. Hamilton acquired the property from Mary Bosodena's estate following her death (OR 148:425) while the Grieves were still renters.

Millie Grieve (1864-1943) was the widow of John Grieve, who had been a grocer in San José. Their son Clarence (1887-1965), born in San Miguel, California in the late 1880s, worked as a salesman for various companies. Millie Grieve née Patterson had been born in Illinois in 1864. The family remained associated with this property into the mid-1960s. Millie acquired the property in the mid-1930s, and by the late 1940s, after Millie's death, Clarence converted the property to a duplex under permit #4071 as owner/occupant. After his death, the property remained a rental unit with a unit at the rear. That rear structure was demolished in 2010 under permit #B10008241.

None of these occupants historically associated with this property are known to be significant personages.

Development of Nearby Properties

The proposed project site is located partially within but more accurately characterized as adjacent to the western edge of a mixed-use, dense, neighborhood with many structures constructed over 50 years ago. Among the buildings and sites that are situated within 200 feet of the project boundaries, five are currently listed on the San José Historic Resources Inventory. One of these properties is listed as an addition to a contributing structure and one is listed as a non-contributing property to the St. James Square Historic District. Two of these properties are listed as Structures of Merit but have been evaluated in this survey as a Candidate City Landmarks. Another five properties appear eligible for the Inventory based on the reconnaissance survey conducted as a part of this report preparation; two as Candidate City Landmarks and three as Structures of Merit. The larger residential neighborhood to the east has not been the subject of a detailed historic resources survey, although the area was briefly discussed in the Historic Context Survey for the 13th Street Neighborhoods mentioned previously. The area is today

represented by the Horace Mann Neighborhood Association, which extends from North Fourth to North Eleventh Streets between East San Fernando and East Julian Streets.

The following discussion identifies the nearby properties studied for this report. The date of construction and both historic and common names are listed for each of these properties. For those built over 50 years ago, a summary narrative in this report presents information from DPR523 recordings which are included within the appendix. For other historic properties that have not yet been recorded, Primary Records (DPR523a) have been prepared by the authors of this report to present the information. They are also included in the appendix. The summary narratives note potential significance as well as distance from the project site (the proposed building setback is around 11' from interior property lines and 6.5 feet from street frontages).



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Author's name
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The table below lists the properties, and the diagram on the previous page is keyed to graphically identify the property locations:

	Building Name	Address	Resource Name	Yr. Built	Status
1	Donner House Lofts	158 E St. John St.	Donner House site (156 E St. John St.)	demolished	CL
2	Single family residence	99 N 5 th St.	Roberts House and Pekin Herb Company	Ca. 1910	E-CCL
3	Duplex	165-167 E St. John St..	Sarah Miller rental duplex	1909-1910	E-SM
4	Multi-family	101 N 5th St.	Miller House	1880s	E-CCL
5	16-unit Apartments	129 N 5 th St.	None	1965	None
6	Duplex	137 N 5 th St.	None	1970s	None
7	Single family residence	145 N 5 th St.	Stewart House	1888	CS, E-CCL
8	Multi-family residence	153 N 5 th St.	Ash House	1929	None
9	6-unit Apartments	157 N 5 th St.	None	1960	None
10	8-unit multi-family	161-173 N 5 th St.	Bungalow Court	1939-1942	E-SM
11	Shires Apartments	180 N 4 th St.		1964	E-SM
12	Duplex	160 N 4 th St.	Lyman House	Ca. 1870s	None
13	San Jose Ballet	157 N 4 th St.	San Jose Ballet School	1954	SM, E-CCL
14	152 N 3 rd St WeWork	152 N 3 rd St.	Eagles Hall (façade only)	1909-1985	CLD-C
15	Offices	127 N 4 th St.	Johns Diaper Service	Ca. 1934	None
16	Retail and offices	115 N 4 th St.	Bank of America Clearing House	1956	None
17	Vacant and storage	77 N 4 th St. and 128 E St. John St.	Loomis Armored Car Service / French Laundry, Service station	Pre-1948	CLD -NC

(CL) City Landmark, (E-CCD) Eligible Candidate City Landmark, (E-SM) Eligible Structure of Merit, (CS) Contributing Structure, (SM) Structure of Merit, (CLD-C) Contributing to City Landmark District, (CLD-NC) Non-contributing to City Landmark District, (None) none.

Nearby Property Summary Narratives (with resource names)

1. 158 East St. John St. (467-20-018) - Donner Loft Apartments

This recently constructed 6-story apartment complex replaced the Landmark Donner-Houghton House that suffered a fire in July 2007. The fire completely destroyed the 126-year-old, National Register-listed and locally designated landmark building. The site is directly to the south of the project site, across East St. John Street about 60 feet in distance. Donner Lofts Apartments contains exhibits embedded into the building that commemorates the Donner-Houghton house and its original occupants.



The property remains listed on the San José Historic Resources Inventory as a landmark site. The resource was removed from the National Register on July 17, 2013.

2. 99 North Fifth St. (467-20-001) – Roberts House

This two-story Craftsman Bungalow was built for George and Nancy Roberts in 1910. It was designed by prominent local architect George W. Page. The house is located diagonally south of the project site at the corner of North Fifth and East St. John Streets; the property is about 60 feet from the project site. It was recorded and given a preliminary evaluation for historical significance by Ward Hill and Glory Anne Laffey in 1998 as a part of the Civic Plaza Project EIR. They considered it potentially eligible for the California Register, but in need of more in-depth study.



Nancy Roberts was considered to be a gifted healing medium, and she and her husband's earlier home on The Alameda, known as the "White Temple," was considered at the time to be the center of the prominent spiritualist movement in San José. As a result of one of her séances, she induced her husband to build the Roberts

Spiritualist Temple. The temple was later constructed at 77 North Fifth St., adjacent to where they built their new house in 1910. Mrs. Roberts died in 1916 and George in 1920, and the temple transitioned to the Universal Brotherhood of Spiritualists, later known as the First Spiritual Church, which moved to 65 South Seventh St. in 1942.

During a later period of ownership, beginning in 1929, a portion of the Roberts House was rented to George K. Lee, a Chinese herbalist who operated the Pekin Herb Company out of the building. Other family members later lived in this house and operated both the herb company and a chiropractor's office. James R. Lee, who was an osteopath, continued to operate the herb company at this address until 1984. The Lee and Kee run herb company was at this address for about 60 years, and the Lee family still owned the building by the beginning of the twenty-first century.

Character-defining features include its prominent cross-gable roof with broad eaves, heavy stuccoed walls, over-scaled, curved brackets at the gables, leaded glass top lights with diamond patterns on some windows, and second floor balcony over a full-width porch with blocky wood columns.

The building retains substantial integrity to its 1910 design but has not been listed on the San José Historic Resources Inventory. As a distinctive Craftsman design of architect George W. Page, and with its distinguished history as both the Roberts residence and that of the Lee family who operated a Chinese herbalist company out of the building for around 60 years, the property appears eligible for designation as a city landmark (CCL).

3. 165-167 East St. John St. – Sarah Miller rental duplex

This 1909-1910 two-story duplex was built at the rear of the corner lot at 101 North Fifth St. and was later parceled out into a separate property when owned for a time by the Sheltering Arms Society beginning in 1928. The building is located approximately 5 to 6 feet immediate east of the project site.



The building is a Craftsman style house with Colonial influences, typical of the work of Wolfe & McKenzie during the first decade of the twentieth century (although the architect has not been confirmed and similar styled buildings have been identified with local architect Louis Lenzen). Character-defining features include scroll-cut rafter tails, bracketing of bay windows, squared wood columns fronting a recessed porch, and a hipped dormer that serves as a roof vent. Recent modifications include replacement of window sash and brick wainscot facings. The property is not listed on the San José Historic Resources Inventory but based on its architectural qualities and age would likely qualify for listing as a Structure of Merit (SM).

4. 101 North Fifth St. (467-20-038) – William and Sarah Miller House

Built in the late 1880s, this one-story house over an occupied basement was built for William P. and Sarah E. Miller. Originally a single-family house that is now multi-family housing, the building is separated from the project site, by about 40 feet, by the adjacent property at 167 East St. John St. The building is a unique Queen Anne, mostly original, and features Mansard topped projecting bays, arched windows, ornate surface patterning, bracketed friezes, Eastlake porch detailing and a prominent circular projecting bay at the southwest corner.



William was an Oregon stock raiser and farmer and had moved to San José in 1884 with his wife, the former Sarah Elizabeth Rafferty whom he had married in 1864 in Oregon, daughter, Wana, and son, Ben. Known formally as Colonel William P. Miller, he was on the staff of General Gates during the Umatilla Indian war in the Columbia River region, and also served in the Rogue River war in southern Oregon. He had traveled to Oregon in 1849, and later became the first warden of the Oregon penitentiary. William died in 1896, and Sarah in 1925.

In more recent years, the property has been recognized as the “Good Brothers House.” Chuck Alexander came to San José in 1955 to study and play football at San Jose State

College when the school's athletic program was just beginning to integrate African American students. Many of Alexander's African American teammates and friends, who later became world-class athletes, were first in their families to attend college, but much of the nation was still segregated, and black students struggled to find a place to live. Alexander and a friend, Benny Walker, rented the house at 101 North Fifth St., and between 1955 and 1968, many black students and student-athletes lived at what became known as the Good Brothers House, where they supported each other socially, financially, and academically. The Good Brothers held study groups and, when they struggled to put food on the table or pay rent, they worked odd jobs to support each other. John Cotton Stevenson, a documentarian has been working on a film about the Good Brothers, has noted that nearly all of them graduated and many went on to become successful professional athletes. Many of the Good Brothers came to San José State under the college's football and track programs under Bob Bronzan and Lloyd "Bud" Winter, who were actively recruiting African American athletes during that period. Under Winter, San José State had one of the nation's best track programs. Between 1941 and 1970, dubbed the "Speed City" era, 91 Spartans were ranked in the top 10 worldwide by *Track and Field News* and 27 were Olympians.

The building retains substantial integrity to its late 1880s design but has not been listed on the San José Historic Resources Inventory. As a distinctive Queen Anne building with a distinguished history, the property appears eligible for designation as a city landmark (CCL).

5. 129 North Fifth St. (467-20-035) – Contemporary 16-unit apartments

Built in 1965 as a 16-unit apartment building complex by contractor H. Frank Oliver, no architect has been identified for this building. H. Frank Oliver was a prolific builder of small apartment buildings in the downtown frame during the post-World War II period. The contemporary but vernacular building is now 54 years in age and is representative of multi-family structures built in the downtown frame during the first 25 years after World War II.



The property is located adjacent the project site to the immediate east. The property does not appear eligible for the San José Historic Resources Inventory, as it is a vernacular building without any distinctive features or character.

6. 137 North Fifth St. (467-20-034) – Contemporary duplex

Built sometime in the 1950s (no permits are available in the City's database, but the footprint of this building can be seen on the 1958 Sanborn map for this block), this contemporary duplex contains one upstairs and one downstairs unit. The property is located immediately adjacent to the east of the project site.



The property does not appear eligible for the San José Historic Resources Inventory, as it is a vernacular building without any distinctive features or character.

7. 145 North Fifth St. (467-20-033) – James Stewart House

Built around 1888, this single-family Queen Anne residence was first occupied by James Stewart, a carpenter and building contractor. Stewart had been a resident in the neighborhood beginning around 1878. Born in 1843 in Kentucky, he married his wife Eugenia in Missouri in the early 1870s before they relocated to San José in 1876. Like many builders of his time, he and Eugenia lived in several houses in the neighborhood, which he likely built speculatively, including 145 North Fifth Street. They lived at 145 North Fifth St. as their primary residence throughout the 1890s.

The building is a unique Queen Anne with Eastlake detailing, mostly original except for replacement windows, and features steeply gabled roofs, turned posts and railings, ornate windows casings and aprons, and multi-textured siding. The property is situated to the immediate east of the project site.



The building retains substantial integrity to its late 1880s design and has been listed on the San José Historic Resources Inventory as (CS) Contributing Structure. As a distinctive Queen Anne design from the late 1880s that can be attributed to a specific craftsman builder, the property appears eligible for designation as a city landmark (CCL).

8. 153 North Fifth St. (467-20-032) – Ash House

This house was built in 1929 for Frank and Grace Ash as a duplex, with a rear ancillary dwelling. Frank operated a shoe store on South First Street in the downtown with his son Elbert called Ash & Son. The house replaced an earlier single-family dwelling on the site that had been owned by the Ash family.

The building is a modest Craftsman design, built late within the Craftsman era. It features a front angled bay, wood surface detailing, and outriggers enhancing the moderately sloped gabled roof. The building has a disjointed footprint, likely due to a sequenced construction that exploited the site for rentable units. Three units existed by the time of the survey for the 1932 Sanborn Fire Insurance map. The property is situated to the immediate east of the project site.



Except for window changes, the building appears to retain substantial integrity to its 1929 design; however, the property does not appear to meet the threshold for listing on the San José Historic Resources Inventory as it lacks the qualities normally associated with Craftsman style.

9. 157 North Fifth St. (467-20-031) – Contemporary 6-unit apartments

Built in 1960 as a 6-unit apartment building complex by contractor Leo Rehm, no architect has been identified for this building. The contemporary but vernacular building is now 59 years in age and is representative of multi-family structures built in the downtown frame during the first 25 years after World War II.

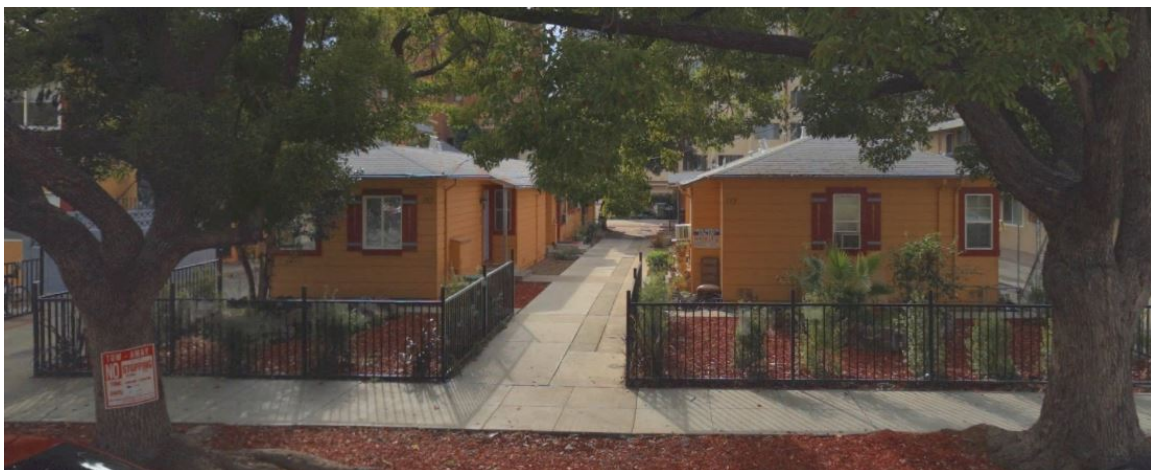


The property is located adjacent the project site to the immediate east. The property does not appear eligible for the San José Historic Resources Inventory, as it is a vernacular building without any distinctive features or character.

10. 161-173 North Fifth St. (467-20-030) – 8-unit bungalow court

This 8-unit two-building Bungalow Court was built around 1939-1941 replacing an older single-family residence that had existed on the site since the late-nineteenth century. The style is typical of modest, vernacular residential buildings during the late Depression era just prior to World War II. The property is about 35 feet from the project site.

A somewhat rare building type, a small number of one-story Bungalow courts were built throughout the downtown frame just before the mid-twentieth century. They represent working class housing during this period of economic recovery.



The site has substantial integrity to its original form and detailing except for replacement windows. The property is not listed on the San José Historic Resources Inventory but based on its unique architectural character would likely qualify for listing as a Structure of Merit (SM).

11. 180 North Fourth St. (467-20-024) – Shires Memorial Center

This 10-story apartment property contains 99 affordable residential units and is oriented towards seniors. It was built by Carl Swenson Co., Inc. in 1964-1965. A contemporary mid-rise of modern concrete design, the building encompasses units that face nominally east and west in vertical bays three units wide. There are nine stories of residential units over a podium parking level featuring individual parking garages enclosed with doors. The west façade contains a square entry portico with office area and the front setback at the southwest corner of the site contains open space for the residents. This portico structure is embellished with abstract textured formwork in the vertical planes.



The property is about 35 feet north of the project site. The building is now around 55 years in age and represents an early residential mid-rise in the downtown frame. The design is modern, but not a distinctive entity within this era; however, it may qualify for the San José Historic Resources Inventory as a Structure of Merit (SM), based on its early association with modern downtown development, and its unique architectural qualities within the Downtown.

12. 160 North Fourth St. (467-20-023) – 2-unit house

This two-family residence was initially built in the late 1870s or slightly later, and the earliest identified occupants were members of the Joseph Lyman family, who owned the property until 1926. Joseph Lyman is identified in early city directories as an inventor and working in manufacturing, but little is known of him.

The building is a modest National Style design with simple proportions and detailing. A fire around 2012 was followed by a complete rebuild of this structure, including a

complete interior remodeling and new interior walls, addition, removal of porches and replacement of all windows, doors, and siding. The property is situated to the immediate north of the project site.



Although the building appears to retain its primary original shape, the changes in materials following the fire have resulting in a substantial loss of historic integrity, and the property does not appear to meet the threshold for listing on the San José Historic Resources Inventory.

13. 157 North Fourth St. (467-20-069) – San Jose Ballet

This one-story commercial building was designed by architect Kurt Gross in 1954 and built to house San Jose Academy of Ballet, a dance studio. Set within a small interior parcel across from the project site, it is reflective of a Modernist vocabulary of the International Style in architectural design. The massing is horizontal emphasized by a deeply overhanging flat roof and a plain bold roof fascia that wraps down the face of the north wall creating an L-shaped cantilevered edge. High horizontal ribbon windows accentuate the horizontality, and the thin metal posts fade out visually, heightening the impact of the cantilever. The building retains its original historic integrity and continues to serve as originally designed.



The building is listed on the San José Historic Resources Inventory as a Structure of Merit (SM); it was identified for the Inventory when it was less than 50 years in age. Given its current age of 63 years and its distinctive design, it appears eligible as a Candidate City Landmark (CCL).

14. 152 North Third St. (467-20-084) WeWork (Eagles hall façade)

The site for this mid-rise office building straddles the block to the west of the project site, 80 feet across North Fourth Street. The building replaced the *ca.* 1909 Eagles Hall building on the front portion of the site, across from St. James Park, in 1985. The Greek Revival façade of Eagles Hall remains embedded in the building facing North Third Street. The building steps back from this historic façade; the rear replacement structure provides seven levels of offices above a parking garage in a tower adjacent to North Fourth Street. Presently housing WeWork, the building is located within the St. James Square Historic District (both National Register and City Landmark Districts).



The property is listed on the San José Historic Resources Inventory as a Contributing Structure to the landmark district. The demolition of the bulk of the building in 1984 was subsequent to the listing of St. James Square on the National Register. The replacement building is now 34 years old. It is not eligible for listing by itself as a historic resource due to its young age and lack of exceptional importance.

15. 127 North Fourth St. (467-20-059) – Johns Clothes Cleaners

Built around 1934 as Johns Clothes Cleaners, this one-story building has a narrow frontage and deep footprint on its mid-block parcel, and it has housed a variety of commercial uses since built. It is located 80 feet west from the project site across North Fourth Street. The building has been heavily remodeled at the exterior and has a square false-front façade that hides the moderately sloped roof to the rear. Permits are not

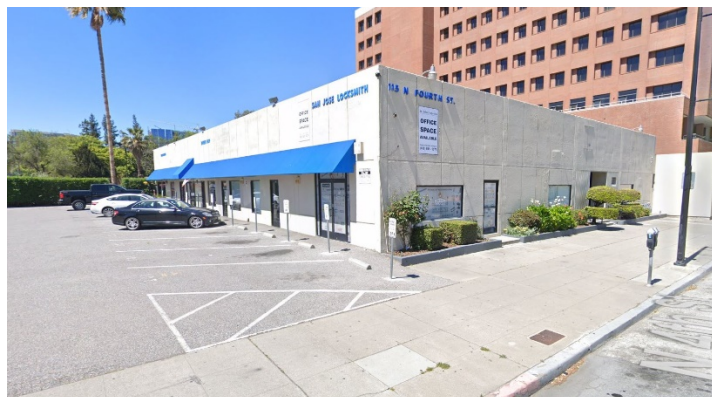
available for this building, but Polk directories from the 1930s show this address occupied beginning in 1934.



The building lacks architectural distinction and has no associations with personages or significant patterns of history in the Downtown. The building does not meet the qualitative criteria for consideration as a historic resource, and it does not qualify for the San José Historic Resources Inventory.

16. 115 North Fourth St. (467-20-041) – Bank of America Clearing House

Built in 1956 as a clearing house facility for Bank of America, this one-story commercial building has had its façade remodeled over time and now houses a mix of retail, service, and restaurant uses. It is located 80 feet west from the project site across North Fourth Street. The concrete building is of modern construction, although the original façade design is unknown. The building sits on the north half of the corner property with a large parking area located along East St. John Street.



The building lacks architectural distinction and has only a secondary association with the Bank of America branches that were located in the area during the 1950s and 1960s.

The building does not meet the qualitative criteria for consideration as a historic resource, and therefore is not eligible for the San José Historic Resources Inventory.

17.77 North Fourth St./128 East St. John St. (467-20-060) – Baby’s Diaper Service/Loomis Armored Car Service

This three-building site located at the southwest corner of East St. John and North Fourth Streets is located diagonally across the intersection from the project site. The site includes a stand-alone unaddressed building that had been an automobile service station, a small commercial building to the south that was built for a French laundry service and later used for pottery sales addressed as 77 North Fourth St., and a structure that had originally been a parking garage for Loomis Car Company addressed as 128 East St. John St., more recently used for furniture sales. Original building permits are not available for these three buildings. The French Laundry was built in the early 1930s, the gas station in the late 1940s, and the parking garage replaced the Continental Bakery at this site in the mid-1940s. Of concrete construction, all three buildings appear to have substantial integrity to their original construction but are vernacular designs from the period.

These buildings lack architectural distinction and have only secondary importance to mid-century development in the downtown. Individually they do not meet the qualitative criteria for consideration as historic resources. The structures on this site, however, are included as developed-but-noncontributing structures within the St. James Square Historic District, and, as such, the site is subject to the St. James Square Historic District Design Guidelines and is listed on the San José Historic Resources Inventory.



Determining Historic Significance

California Register of Historical Resources

The California Register of Historical Resources was created to identify resources deemed worthy of preservation and was modeled closely after the National Register of Historic

Places. The criteria are nearly identical to those of the National Register, which includes resources of local, state, and regional and/or national levels of significance.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is 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.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Properties of local significance that have been designated under a local preservation ordinance (e.g., local landmarks register or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be historical resources for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 5024.1g; California Code of Regulations, Title 14, Section 4850).

City of San José Historic Preservation Ordinance

Under the City of San José Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), preservation of old historic or architecturally worthy structures and neighborhoods which impart a distinct aspect to the City of San José and which serve as visible reminders of the historical and cultural heritage of the City of San José, the state, and the nation is promoted in order to stabilize neighborhoods and areas of the city; to enhance, preserve and increase property values; carry out the goals and policies of the city's general plan; increase cultural, economic and aesthetic benefits to the city and its residents; preserve, continue and encourage the development of the city to reflect its historical, architectural, cultural, and aesthetic value or traditions; protect and enhance the city's cultural and aesthetic heritage; and to promote and encourage continued private ownership and utilization of such structures.

The landmark designation process itself requires that findings be made that proposed landmarks have special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that designation as a landmark conforms to

the goals and polices of the General Plan. The following factors can be considered to make those findings among other relevant factors:

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

Historic Resources Evaluation

The two extant residential buildings located at 146 and 152 North Fourth St. are evaluated for historical significance in the attached DPR523 series forms. These evaluations found that both structures are distinctive architectural specimens associated with local nineteenth-century residential architecture, and, thus are eligible for listing on the California Register of Historical Resources under Criterion 3 and for designation as City of San José landmark structures.

Under the City's Historic Preservation Ordinance, the following factors are considered relevant in determining eligibility for landmark status:

6. [their] embodiment of distinguishing characteristics of an architectural type or specimen; and
8. [their] embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation, or which is unique.

Additionally, nearby properties that have been the subject of prior evaluations were identified within the body of this report, and for those nearby properties not yet evaluated, a reconnaissance survey was conducted that included preliminary

evaluations for historic significance. These evaluations were done in order to help identify potential impacts of the project on the immediate urban setting. Of the nearby properties within around 200 feet of the project site, five were found to be on the San José Historic Resources Inventory, and another five were found eligible. Of those ten properties, it appears that five are or may be significant historic resources under the criteria of the California Register of Historical Resources and/or as local landmark structures or sites.

Of consideration is the larger residential neighborhood to the east, of which the project site was once a part. This portion of San José's Original City, now identified as the Horace Mann Neighborhood, is a dense mix of residential properties of which most are over 50 years of age and a large portion associated with San José's period of Horticultural Development (1879-1918). The neighborhood has an urban character with identifiable attributes embodied by its historic architecture and related setting that is clearly associated with the City's early history. With more study, it may be determined that this neighborhood is eligible for designation as a City of San José Conservation Area.

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Attachments

DPR523 forms for 146 and 152 North Fourth St.

Historic Resources Project Assessment

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 8 *Resource Name or #: (Assigned by recorder) Bosodena House

P1. Other Identifier: None

*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 San Jose West Date 1980 photorevised T.7S.;R.1E.; Mount Diablo B.M.

c. Address 146 North Fourth St. City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; mE/ mN

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

Assessor's Parcel Number: 467-20-021

East side of North Fourth Street north of East St. John Street.

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

This two-story Queen Anne house was built in the mid-1890s. The property has been used for single family use since the house was first identified in the 1896 R.L. Polk Directory of San Jose.

Located along North Fourth Street, a major one-way thoroughfare of the downtown, the site is situated south of two other remaining residential structures on this block, and north of what is now a large vacant lot. The Horace Mann neighborhood lies to the east, and across North Fourth Street to the west is a mix of commercial buildings. This mix of uses developed over time. The original subdivision of this block was part of San Jose's Original City in the late 1840s.

The Queen Anne style of the house is a distinctive design of the Victorian era in which houses

(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5b. Description of Photo: (View, date, accession #)

View facing north, Oct. 2017

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Ca. 1894-1896, Polk directories, 123+ years old.

*P7. Owner and Address:

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

Franklin Maggi
 Archives & Architecture, LLC
 PO Box 1332
 San Jose, CA 95109-1332

*P9. Date Recorded: Sept. 18, 2019

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and

Archives & Architecture, LLC: Historic Resources Evaluation, 4th Street and Saint John Street Student Housing, 2019.

other sources, or enter "none".)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)



*Recorded by Franklin Maggi

*Date 9/18/2019

Continuation Update

of this type were built locally, from about 1887 to 1898. The house today is original to its construction in the 1890s.

A unique composition of form, materials, and detailing distinguishes this house among other properties within the downtown. Queen Anne houses, at their peak in the early 1890s in San José, can be recognized for their raised, asymmetrical forms, their verticality of detailing, and their use of decorative elements.

The building has a rectangular footprint with a front protruding wing and is centered on the site without driveway, as access during much of its history had been via an alley that bisected the south portion of the block north/south. The house has a typical residential front setback although not landscaped but framed with a concrete curb and step with a concrete path leading to the front wood stairs (now missing). The rear portion of the property is open to the larger open area to the south that is enclosed with chain link fencing.

The house has a fairly steep gabled roof with front and side facing gable ends sided with checkerboard paneling. The rear is hipped, and the roof is covered with composition shingles. The depth of the boxed eaves is moderate, and roof fascias are covered with gutters or are missing. Soffits are trimmed at their inner ends above a wide flat board frieze that frames the upper portions of the wall and windows.

The walls are v-groove drop siding that rise from a wide-boarded watertable at the floor line. The siding is trimmed by flat boards at the corners. The stem wall siding matches that of the main walls and has boarded up window openings.

Entry is through a front door that is covered with boards for security, as are the windows. The rear one-story wing, which is original to the building, is hipped and has an offset slab door off a now removed porch deck and stairs.

The front offset wing is an angled bay, with front focal windows with transoms and side windows in the angles. The lower set of windows rest on a wrap-around sill that tops a paneled base (above the stem wall). The focal window is framed by thin doubled fluted engaged columns that rise to fluted consoles set under cove molding. The windows in the bay themselves are topped by shorter fluted corbels above horizontal drilled boards. Centered above the focal window is a flush pediment with rinceau molding set in the tympanum. The bay continues up into the second level, with similar wrap-around window base and vertically paneled siding below. The upper focal window is framed with diamond-patterned diaper siding. The angled windows are set in a cutaway corner and framed at the tops with arching corner braces with a centered pendant in a newel. The space above the brackets is filled with a lattice of vertical strings of pearl molding. The north side two-story bay along the interior property line is similar to the front bay but without the robust detailing.

The front porch is nested into the front façade. It is topped by a gabled roof with pediment filled with rinceau molding similar to the nearby window pediment. The corners have turned posts, and the upper portions of the openings have arched brackets and pearl molding similar to that in the upper bay windows. The balustrade appears to have original turned newel posts but with some missing.

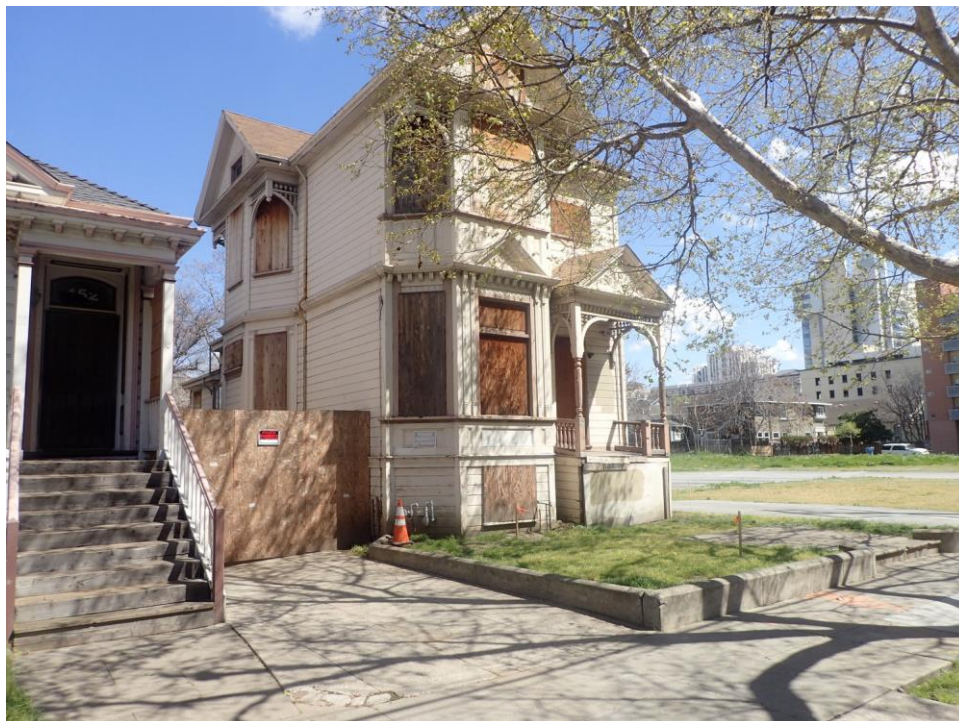
The site and building are in stable but deteriorated condition.

Integrity and character-defining features:

The property has substantial historic integrity as per the National Register's seven aspects of integrity. Although the setting has changed substantially from the mostly residential neighborhood during its early history, similar residential properties are located to the north and east that have a similar scale and setback. The subject building retains its late-nineteenth-century residential scale and feeling and continues, through its massing and detailing, to illustrate its associations with architectural styles of the late nineteenth century. This building has a distinctive character and composition that is expressed through its materials, workmanship, and Queen Anne design.



Street view from across North Fourth Street, facing southeast.



Front façade, viewed facing southeast.



South side elevation, viewed facing northwest.



Rear elevation, viewed facing west.



Detail view of front entry, viewed facing northeast.



Detailed view of front and side bays, viewed facing southeast.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 6 of 8

*NRHP Status Code 3CS

*Resource Name or # (Assigned by recorder) Bosodena House

B1. Historic Name: Jacob and Mary Bosodena House

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Queen Anne

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

Constructed circa 1894-1896.

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

*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture & Shelter Area Downtown San Jose

Period of Significance 1894-1896 Property Type Residential Applicable Criteria (3)

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

The house at 146 North Fourth St. appears to have been built around 1894-1895, and first appears in the R. L. Polk Directory of San Jose in 1896 when occupied by Mary Bosodena. Earlier directories do not show this address, and the Bosodena family lived elsewhere prior to that time.

This area to the northeast of San Jose's downtown (and now considered part of downtown), evolved as a suburban residential area known as the Second Ward beginning in the late 1860s. Parcels created as a part of San Jose's Original City were developed as large residential sites, or subdivided to create smaller lots during San Jose's *Period of Horticultural Expansion (1870-1918)*, with both large and small single-family homes spreading northeastward into the larger open areas of San Jose northside.

The subject property appears to have been created by deed, as it is a portion of Lot 6 of Block 3 Range 5 North (B3R5N).

Jacob Bosodena, the husband of Mary Bosodena, was a barber who operated his business out of their residence, but had died on May 22, 1895. His wife Mary (Maria) is associated with this property for many years until her death in 1923. She had immigrated to the United States from

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

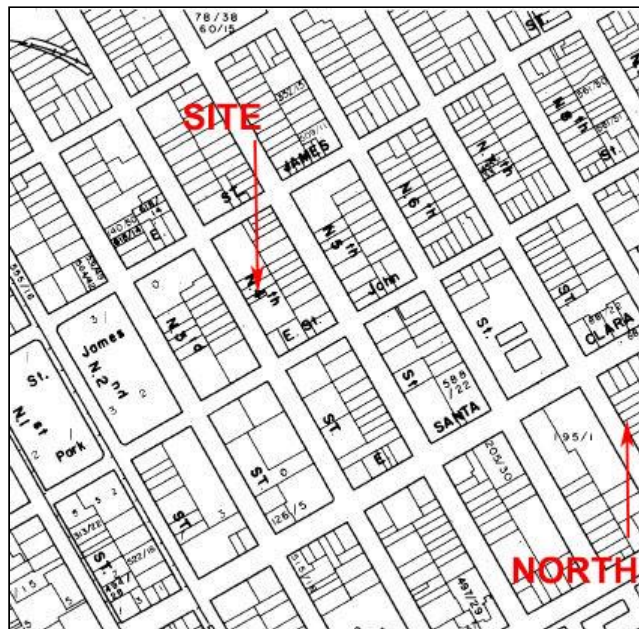
*B12. References:

Polk-Husted directories of San Jose.
San Jose building permits.
Sanborn Company fire insurance maps.
Santa Clara County Clerk-Recorder, deeds.
US Federal Census, 1900-1940.

B13. Remarks: Proposed relocation

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: September 18, 2019



DPR 523B

* Required information

*Recorded by Franklin Maggi

*Date 9/18/2019 Continuation Update

Germany in 1863, and her and Jacob appeared to have come to San Jose by the late 1880s. She left the house at 146 North Fourth St. shortly after his death and continued to own the house as a rental while living in a house on North Third Street that she had purchased.

In the late 1890s, tenants Fred Gilchrist and his family lived in the house, and by 1901 Frederick and Dahman are listed. Frederick C. Dahman, was a druggist who had worked at Callisch's drug store, and his wife Helen was a teacher. He had suffered from paralysis for two years prior to his death that same year in August 1901. The obituary in the San Jose Evening News on August 15, 1901 noted that the funeral was held in his residence at 146 North Fourth St. Helen continued to live at this address at least another two years. Prior to 1901, they had lived at various addresses.

It is difficult to determine at what date the prior house on the site disappeared, and when the current building was constructed. The lot had been reduced in depth at the rear prior to the 1890s, as had others to the south, which were all apparently built as rentals. The rear of these lots served as a corral for livery stables at 127 East St. John St. that were accessed to the north of a house at 129 North Fifth St. The subject house at 146 North Fourth St. is missing from the 1900 federal census enumeration of this block, although the 1901 Bird's Eye View of San Jose shows the outline of the current house.

The stylistic features of this house are closely associated with architect Francis Reid, who had one commission on North Fourth Street that is mentioned in local newspapers in 1891 for J. W. Cowen (and built by Z.O. Field). The location of that residence is not known, and Cowen cannot be found in local directories. Stylistically, the house is associated with that early to mid-1890s period.

By 1907 the house was occupied by Alfred and George Adler of Adler Bros. Alliance Bazaar, who followed Ada Rucker who was living in the house in 1905. Two years later Mrs. Elizabeth Armstrong, a masseuse, lived at this address. Occupants continued to change as it was operated as a rental by Mary Bosodena, as by 1911 William and Christine McNeil lived in the house, and then Mary McVay was occupant from 1912-1920, although other residents are listed in directories during this period at this address.

By the early 1920s, George and Louise Williamson were renters of the house. George G. Williamson had been a carpenter, and he and his wife Louise and son Henry only lived at this address a few years until moving further up the block. Following Mary Bosodena's death in 1923, property ownership changed to Earle Hamilton, and then Ernest Meng. The house remained a rental during these years, and Elizabeth Lannon, a stenographer lived at this address for a year or two who also appears in the 1930 census at this address, but the house was vacant by 1931. The following year John Smiley, as laborer was the occupant, who stayed only briefly, as the following years during the height of the Great Depression, the building sat vacant for about three years.

In 1936, Minnie Hayden was the occupant, followed shortly by George and Winona Payton. George worked as a furniture finisher. By the end of World War II, the Paytons had left and been replaced by Harry and Jesse Hawkins. Harry worked as a bartender at the end of the war, then later in construction as a lather. During the 1920s and 1930s, other tenants are listed briefly in local directories, including Jose Quijada, Charles Hart, P.T. Docstatter, Elton G. Cole, Mildred Stata, O.C. Ozbun, and Nellie Studer.

The Hawkins acquired the property in the mid-1940s, ending a long succession of renters who had occupied the house, although Jesse soon took on boarders after separating from Harry in the late 1940s. She apparently sold or soon rented the property, as by 1950 it was again a rental occupied by Herman and Helen Brown. Herman worked as a clerk for the postal service, who is listed a few years later as an owner. By 1957 the occupant under a subsequent owner was Herbert Woods, and then later in the 1950s by Otis Booth. Clarice Book remained on the property for around ten years until the property became the home of Dorothy Santiago, and then Jose Viramontes in 1981.

Later, near the end of the twentieth century, the property remained mostly vacant, as it has for the last two decades while under the ownership of Cornerstone Properties and other investment entities.

Page 8 of 8 *Resource Name or # (Assigned by recorder) Bosodena House

*Recorded by Franklin Maggi *Date 9/18/2019 Continuation Update

(continued from previous page)

EVALUATION

The house at 146 North Fourth St is a distinctive Queen Anne design from the 1890s, although it has lost much its original neighborhood context due to demolition of residences to the south and across North Fourth Street. It retains some historical context based on its relationship to residential buildings to the north and east. The area along North Fourth Street Downtown San Jose is a diverse mix of uses and buildings ranging from San Jose's period of Horticultural development (1868-1918) through San Jose's period of Industrialization and Urbanization (1945-1991). This area was redeveloped with a variety of commercial service, and residential uses that lack any physical similarity in building type.

The physical setting that is characterized by the current residential properties along North Fourth Street is disjointed. When evaluating the building at 146 North Fourth St. under Criterion (1) of the California Register of Historical Resources, the building and its grouping do not represent significant patterns of development, and as such would not qualify for the register.

The house at 146 North Fourth St. is not directly associated with any persons known to be historically important. The early long-time historical association is with Mary Bosodena, who was the original owner with her husband, and made the property available as a rental after his death. None of the persons associated with the house or later renters and owners have been found to be historically significant. The building does not qualify for the California Register under Criterion (2), as it is not associated with any significance.

Buildings may be eligible for the California Register under Criterion (3), if the architecture is distinctive in its own right, even though the original context is gone. The house is around 123 years old and is a distinguished example of Queen Anne residential architecture. The architecture of the building is distinctive in the context of residential architecture of the early to mid-1890s and retains a high level of integrity of its key character-defining features. The building appears to qualify for the California Register under architecture under Criterion (3).

In reviewing the property under the City of San Jose landmark designation criteria which is used to consider historical significance for properties within the local San Jose city jurisdiction (Municipal Code Chapter 13, Section 13.48.110), the property appears eligible for designation as a San Jose City Landmark. This potential eligibility is based upon the finding that this property has special historical, architectural and aesthetic interest and value, and that its designation as a landmark would conform with the goals and policies of the Envision San Jose 2040 General Plan. The property:

- it embodies distinguishing characteristics of the Queen Anne style in local residential architecture; and
- it embodies elements of architectural design, detail, materials, and craftsmanship which represents a significant architectural innovation that took place locally in the 1890s and which this example remains fairly unique today in greater San Jose.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Bethell House

P1. Other Identifier: None

*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 San Jose West Date 1980 photorevised T.7S.;R.1E.; Mount Diablo B.M.

c. Address 152 North Fourth St. City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; mE/ mN

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

Assessor's Parcel Number: 467-20-022

East side of North Fourth Street north of East St. John Street.

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

This one-story Italianate styled house was built in the early to mid-1880s. The property has been used for single family use since the house was first identified in the 1884 Sanborn map and the 1887 R.L. Polk Directory of San Jos, with other units on the property now gone.

Located along North Fourth Street, a major one-way thoroughfare of the downtown, the site is situated between two other remaining residential structures on this block. The Horace Mann neighborhood lies to the east, and across North Fourth Street to the west is a mix of commercial buildings. This mix of uses developed over time. The original subdivision of this block was part of San Jose's Original City in the late 1840s.

The Italianate style of the house is a distinctive design of the Victorian era in which houses

(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5b. Description of Photo: (View, date, accession #)

View facing East, Oct. 2017

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Ca. early to mid-1880s, directories, 140+ years old.

*P7. Owner and Address:

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

Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose, CA 95109-1332

*P9. Date Recorded: Sept. 18, 2019

*P10. Survey Type: (Describe)

Intensive

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

Archives & Architecture, LLC: Historic Resources Evaluation, 4th Street and Saint John Street Student Housing, 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)



*Recorded by Franklin Maggi

*Date 9/18/2019

Continuation Update

of this type were built locally, from about 1875 to 1890. The house today is original to its construction in the 1880s.

A unique composition of form, materials, and detailing distinguishes this house among other properties within the downtown. Italianate houses, at their peak in the early 1880s in San José, can be recognized for their raised forms, both symmetrical and asymmetrical, and their Classical detailing, particularly the use of quoins at the building corners.

The building has a mostly rectangular footprint with a front protruding wing and is offset on the site with a driveway located on the south property line. The house has a typical residential front setback although having minimal landscaping. Replacement wood steps lead to an original porch structure nested into the front of the building. This porch structure has squared columns and a flat roof embellished with small corbels.

The house has a moderately steep gabled and hipped roof with front facing gable and hipped ends at the other elevations. The roof is covered with composition shingles. The depth of the boxed eaves is moderate, and roof fascias are covered with wood gutters. Soffits are trimmed at their inner ends above a wide flat board frieze that frames the upper portions of the wall and windows. Some corbels are placed at the corners, and below the front gable rake fascia are a row of corbels and returns. Center of this gable end is an ornate circular vent called an oculus.

The walls are channel rustic drop siding that rise from grade to the frieze. The siding is trimmed by quoins at the corners.

Entry is through a front door with transom.

The front offset wing has a cantilevered bay window with matching front and angled side windows. Those windows are tall narrow single hung units with arched uppers, and the windows are framed by thin engaged columns. The bay cantilever recedes into an engaged pendant, and the lower panels below the sash are paneled. The bay is topped by a thin mansard roof supported by flattened corbels. Along the south elevation of the building at the driveway a similar angled bay is placed mid-way in the building but is set within the roof line rather than attached like the front bay. The north elevation has no bay but the wall line steps out and similar window units (but without engaged columns) are situated at the front and sides of the bump out and trimmed with edged molding.

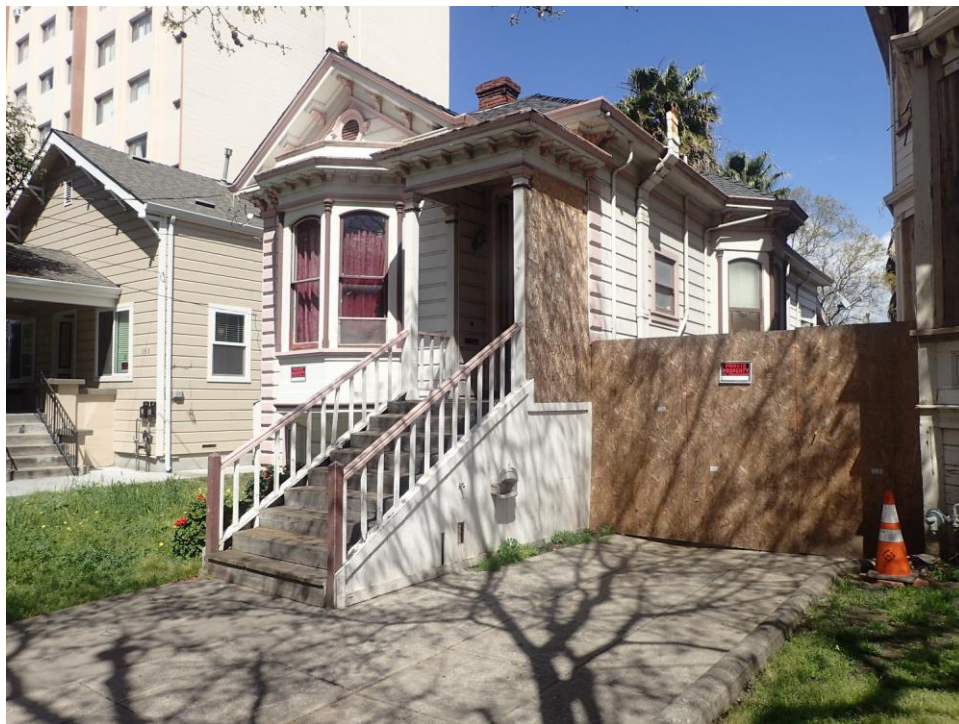
The site and building are in stable but some deterioration.

Integrity and character-defining features:

The property has substantial historic integrity as per the National Register's seven aspects of integrity. Although the setting has changed substantially from the mostly residential neighborhood during its early history, similar residential properties are located to the north, south, and east that have a similar scale and setback. The subject building retains its late-nineteenth-century residential scale and feeling and continues, through its massing and detailing, to illustrate its associations with architectural styles of the late nineteenth century. This building has a distinctive character and composition that is expressed through its materials, workmanship, and Italianate design.



Street view from sidewalk, viewed facing north.



Front façade, viewed facing northeast.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 4 of 6

*NRHP Status Code 3CS

*Resource Name or # (Assigned by recorder)

Bethell House

B1. Historic Name: Thomas Bethell House

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Italianate

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

Constructed circa early to mid-1880s.

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

*B8. Related Features :

None

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture & Shelter Area Downtown San Jose

Period of Significance ca. 1880s Property Type Residential Applicable Criteria (3)

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

The house at 152 North Fourth St. appears to have been built in the early to mid-1880s based on its design and detailing. It first appears in the R. L. Polk Directory of San Jose in 1887 when occupied by Thomas C. Bethell. Earlier directories are not searchable by address.

This area to the northeast of San Jose's downtown (and now considered part of downtown), evolved as a suburban residential area known as the Second Ward beginning in the late 1860s. Parcels created as a part of San Jose's Original City were developed as large residential sites, or subdivided to create smaller lots during San Jose's *Period of Horticultural Expansion (1870-1918)*, with both large and small single-family homes spreading northeastward into the larger open areas of San Jose northside.

The subject property appears to have been created by deed, as it is a portion of Lot 3 of Block 3 Range 5 North (B3R5N).

Thomas Bethell was superintendent of the Electric Improvement Company and a member of a prominent local family. Although Bethell is otherwise listed in directories as living in the Bethell Building constructed by his mother Ann Youree on South First Street, he is again shown as residing at 152 North Fourth St in the 1899-1901 city directories.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

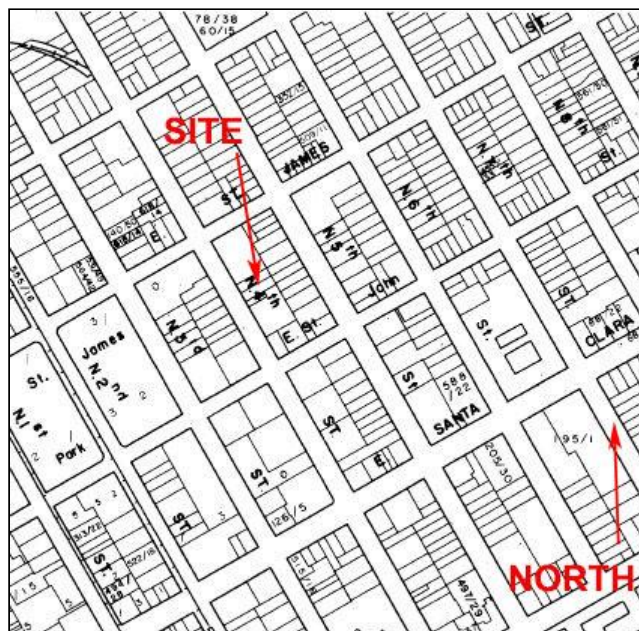
*B12. References:

Polk-Husted directories of San Jose.
San Jose building permits.
Sanborn Company fire insurance maps.
Santa Clara County Clerk-Recorder, deeds.
US Federal Census, 1900-1940.

B13. Remarks: Proposed relocation or demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: Sept. 18, 2019



DPR 523B

* Required information

*Recorded by Franklin Maggi

*Date 9/18/2019

Continuation Update

During the 1890s, other tenants are associated with this house, including Fred L. Foster, who in 1890 was City Editor of the San Jose Daily Herald. Foster later was an editorial writer for the San Jose Mercury. By the early 1890s, Katie Malspina, a dressmaker is shown in directories as tenant along with Mrs. N. Infantino, also a dressmaker. By the mid-1890s, John Hartzoke, a cigar maker is shown as occupant along with his employee Thomas Wheeler, followed by Frank David, owner of David & Duggan stables that was located around the corner at 127 East St. John St., and then James Howard who owned a horseshoeing business in 1898.

It appears that during the first decade of the twentieth century, Mary Bosodena acquired the property as a rental. She had by then moved from her house next door at 146 North Fourth St. to a house she purchased on North Third Street. With Bosodena as landlord, the property became the home to a number of short-term residents until the 1920s when Mary Bosodena died. They include Frank Miotfe, a tailor, in 1905-1906. By 1910 Clarence and Millie Grieve were residents.

Earle (Earl) G. Hamilton acquired the property from Mary Bosodena's estate following her death (OR 148:425) while the Grieves were still renters.

Millie Grieve (1864-1943) was the widow of John Grieve, who had been a grocer in San Jose. Their son Clarence (1887-1965), born in San Miguel, California in the late 1880s, worked as a salesman for various companies. Millie Grieve née Patterson had been born in Illinois in 1864. The family remained associated with this property into the mid-1960s. Millie acquired the property in the mid-1930s, and by the late 1940s after Millie's death, Clarence converted the property to a duplex under permit #4071 as owner/occupant. After his death, the property remained a rental unit with a unit at the rear. That rear structure was demolished in 2010 under permit #B10008241.

EVALUATION

The house at 152 North Fourth St is a distinctive Queen Anne design from the 1880s, although it has lost much its original neighborhood context due to demolition of residences on this block and across North Fourth Street. It retains some historical context based on its relationship to residential buildings to the north, south, and east. The area along North Fourth Street Downtown San Jose is a diverse mix of uses and buildings ranging from San Jose's period of Horticultural development (1868-1918) through San Jose's period of Industrialization and Urbanization (1945-1991). This area was redeveloped with a variety of commercial service, and residential uses that lack any physical similarity in building type.

The physical setting that is characterized by the current residential properties along North Fourth Street is disjointed. When evaluating the building at 152 North Fourth St. under Criterion (1) of the California Register of Historical Resources, the building and its grouping do not represent significant patterns of development, and as such would not qualify for the register.

The house at 152 North Fourth St. is not directly associated with any persons known to be historically important. The early long-time association is with Thomas Bethell, who was the superintendent of the Electric Improvement Company. During his ownership and later, it served as a rental. None of the persons associated with the house or later renters and owners have been found to be historically significant. The building does not qualify for the California Register under Criterion (2), as it is not associated with any significance.

Buildings may be eligible for the California Register under Criterion (3), if the architecture is distinctive in its own right, even though the original context is gone. The house is around 140 years old and is an early and distinguished example of Queen Anne residential architecture. The architecture of the building is distinctive in the context of residential architecture of the early to mid-1880s and retains a high level of integrity of its key character-defining features. The building appears to qualify for the California Register under architecture under Criterion (3).

In reviewing the property under the City of San Jose landmark designation criteria which is used to consider historical significance for properties within the local San Jose city jurisdiction (Municipal Code Chapter 13, Section 13.48.110), the property appears eligible for designation as a San Jose City Landmark. This potential eligibility is based upon the finding that this property has special historical, architectural and aesthetic interest and value, and that its designation as a landmark would conform with the goals and policies of

Page 6 of 6 *Resource Name or # (Assigned by recorder) Bethell House

*Recorded by Franklin Maggi *Date 9/18/2019 Continuation Update

the Envision San Jose 2040 General Plan. The property:

- it embodies distinguishing characteristics of the Queen Anne style in local residential architecture; and
- it embodies elements of architectural design, detail, materials, and craftsmanship which represents a significant architectural innovation that took place locally in the 1880s and which this example remains fairly unique today in greater San Jose.