



ARCHIVES
ARCHITECTURE

July 17, 2018

Juliet Arroyo, Historic Preservation Officer
City of San Jose Department of Planning, Building & Code Enforcement
200 East Santa Clara St., Third Floor
San Jose, CA 95113

C/o Fiona Phung, Associate Project Manager
David J. Powers & Associates, Inc.
1871 The Alameda, Suite 200
San Jose, CA 95126

RE: 615 and 623 Stockton Ave. , San Jose (APNs #261-07-001 and 068)
H17-043

Dear Juliet:

Please find attached documents comprising a historic report prepared for two properties at 615 and 623 Stockton Ave. in San José. This report, prepared for inclusion with environmental documents for a proposed hotel project at this site, consists of this letter, DPR523 forms, and related rating sheets.

The applicant for this project is Michael Shadman of SHAD Design Group acting in behalf of the owners of the property at 615 Stockton Avenue, Mohammed Habib Ahmed and Hajera Ashraf Ali. The owners of 623 Stockton Ave. are the trusts of Gerald and Mary Perry. The project has been filed under Site Development Permit application H17-043, but the application at the time of this letter only covered the property at 615 Stockton Ave. according to the City's sjpermits.org website. The proposed project as understood consists of a new hotel on two parcels with an underground parking garage.

The DPR523 recording forms that are attached to this cover letter outline the history, record the property characteristics, and evaluate the property's potential for historical significance. Also, attached to this cover letter are two Historic Evaluation Rating Sheets prepared according to San Jose's *Guidelines for Historic Reports (as amended in 2010)*.

A bibliography, which meets the City's requirement for a checklist of sources consulted, is embedded in the DPR523 forms. A full range of digital photographs of the exterior of the building and property is included, as also required in the *Guidelines*. These are to help to visually define the character-defining features of the property.

Below is a summary of this investigation and findings:

The property, consisting of two parcels, is not listed on the San José Historic Resources Inventory, and has not been previously surveyed by the City of San Jose or any other public entity as well as can be determined. The property was annexed to the City of San Jose in 1925. The original permit

for 615 Stockton Ave. could not be located, and the house at 623 was built in unincorporated Santa Clara County of which no permits are available prior to 1947.

The attached DPR523 forms dated July 17, 2018, which I prepared, documents the historical and architectural aspects of the property. The house was built around 1895 and likely relocated to the site around the time of the 1906 San Francisco Earthquake. The original owners were Charles and Minnie Northrup, and their family remained owners/residents into the 1970s.

The commercial building at 615 Stockton Ave. was built around 1947-1948, and has been used for a number of wholesale, retail, and service uses over the last 70 years.

I indicate in the DPR523 forms that the house at 623 Stockton Ave. appears to qualify for listing on the California Register of Historical Resources, and the building also appears to be eligible for San José City Landmark designation when considered under the qualitative criteria of the City's Historic Preservation Ordinance.

The property at 615 was also evaluated but found to not meet the threshold for listing on the San Jose Historic Resources Inventory. It should not be considered a historic resource under CEQA.

The evaluation performed per the City of San José rating system resulted in a point score of 51.4 for the house, and 4.68 for the commercial building.

The area in which the property is located has not been identified as a potential historic district. The area near the subject property is diverse in both building type and architecture.

An impacts analysis of this project was not conducted as a part of this initial historic report and evaluation for historical significance. However, because the building appears eligible as a historic resource under the California Environmental Quality Act, the project impacts upon this building should be assessed as a part of the entitlement process if deemed a historic resource by the City of San Jose.

The residential area to the west and south contains three tracts of older homes. These residential areas have not been reviewed for eligibility as historic districts or conservation areas. Most of these residences were built over 90 years ago.

Respectfully submitted for review,



Franklin Maggi, Architectural Historian*

*Franklin Maggi 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, as outlined in the criteria under 36 CFR Part 61.

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) Hagedohn & Morris, Inc.

P1. Other Identifier: A.B. Press

*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.1 E.; Mount Diablo B.M.

c. Address 615 Stockton Ave. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 596362mE/ 4133043mN

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

Assessor's Parcel Number: 261-07-001

Northwest corner of Stockton and Schiele Avenues.

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

This one-story commercial building was built shortly after World War II and was originally occupied by Hagedohn & Morris, Inc., a building supply company. Similar uses continued for about two decades until replaced by an office supply company. A.B. Press became the tenant in 2000. The building façade was remodeled/replaced for A.B. Press.

Located along Stockton Avenue, a major collector that separates the Garden Alameda and College Park residential neighborhoods from the rail yards to the east (and industrial uses that front Stockton Avenue on its east side), the large site is situated between a long block of single-family homes and Stockton Avenue. Stockton Avenue itself is fronted by a mix of commercial, industrial and residential uses on its west side. This mix of uses developed over time. The

(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

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

View facing northwest, July 2018

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1948, Polk directories, 70 years old.

*P7. Owner and Address:

Mohammed Habeeb Ahmed
& Hajera Ashraf Ali

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

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

*P9. Date Recorded: July 17, 2018

*P10. Survey Type: (Describe)

Intensive

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

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 7/17/2018

Continuation Update

original subdivision of this block was in 1888, but the developer had created large parcels at the Stockton Avenue edge of the tract, presumably to be used for large estate homes similar to lots created along The Alameda at that time. The plan did not evolve in that manner, and over time industrial uses were established on many of these large lots.

To the immediate north are two single-family residential properties constructed or relocated to those sites around 1900. To the south across Schiele Avenue is the 1920s Alameda Park tract, and to the east across Stockton Avenue are large industrial sites that contain uses such as Coach Tours, San Jose Boiler Works, and Maaco Auto Painting.

The design of the subject building is modern but is a vernacular implementation of simple industrial building constructed after the war at mid-twentieth century. The architectural character of the front façade was changed in 2000, as the storefront was remodeled/replaced when the use changed from an office supply use to that of a commercial printer.

The building has a rectangular footprint that fills the north 1/3rd portion of the site from a shallow front setback to about ten feet from the rear property line. The rear setback of the building is gated and covered by what appears to be a light awning roof. South of the building and filling the rest of the site is a large paved parking area. This area had previously been divided into a small parking area along Schiele Avenue and what was probably outdoor storage area adjacent the building associated with the building supply use. Both street frontages have curb curbs for vehicular access.

The building has a flat roof and has exposed mechanical equipment at the front and rear sections. Plaster covers the walls, which appear to be masonry, although visible portions near the front façade appear to be wood framed. The solid walls wrap three sides of the building and a metal and glass storefront spans the front façade. The storefront is considerably recessed into the side walls of the building. The exterior walls have parapets rising above the front portion of the roof; this section drains to a gutter at the front façade. The rear portion of the roof drain to the south side.

The south wall facing the parking area has two large metal roll-up entry doors. The rear door is at ground level, while the door to its east is set a few feet up on an internal loading dock. A pedestrian door is located between these two entries that accesses the raised loading area. It has a set of concrete steps that extend out into the open area.

The mostly glass storefront consists of black anodized aluminum frames and dark tinted glass. Above the glass wall is a solid panel that has a sign associated with the recent use. Double aluminum entry doors area set flush and unprotected from the rain in the middle of the storefront. There appears to have originally been an awning covering the front.

The building front setback is shallow and contains some manicured shrubbery that frame the entry. Advertising signs are attached to the side walls the explain the services that were offered by the print company.

The site and building are in moderately-good condition.

Integrity and character-defining features:

The property retains some of its integrity as per the National Register's seven aspects of integrity, although the replacement façade has resulting in a loss of understanding of how the original building had presented itself at the street. The building maintains its original location on its corner lot at Stockton and Schiele Avenues in an area of mixed use to the west of Downtown San Jose. It is still surrounded by the setting from the mid-twentieth century that had existed when built, including the wide Stockton Avenue and buildings of similar scale and use. The building has lost its integrity with its original design however, due to the replacement facade. Other buildings of this era might have more elaborate representations of trim and workmanship. The vernacular character of this building is associated with mid-twentieth century construction, but only illustrates minor patterns of development in greater San José from this era.



Front façade with north wall at property line, viewed facing southwest.



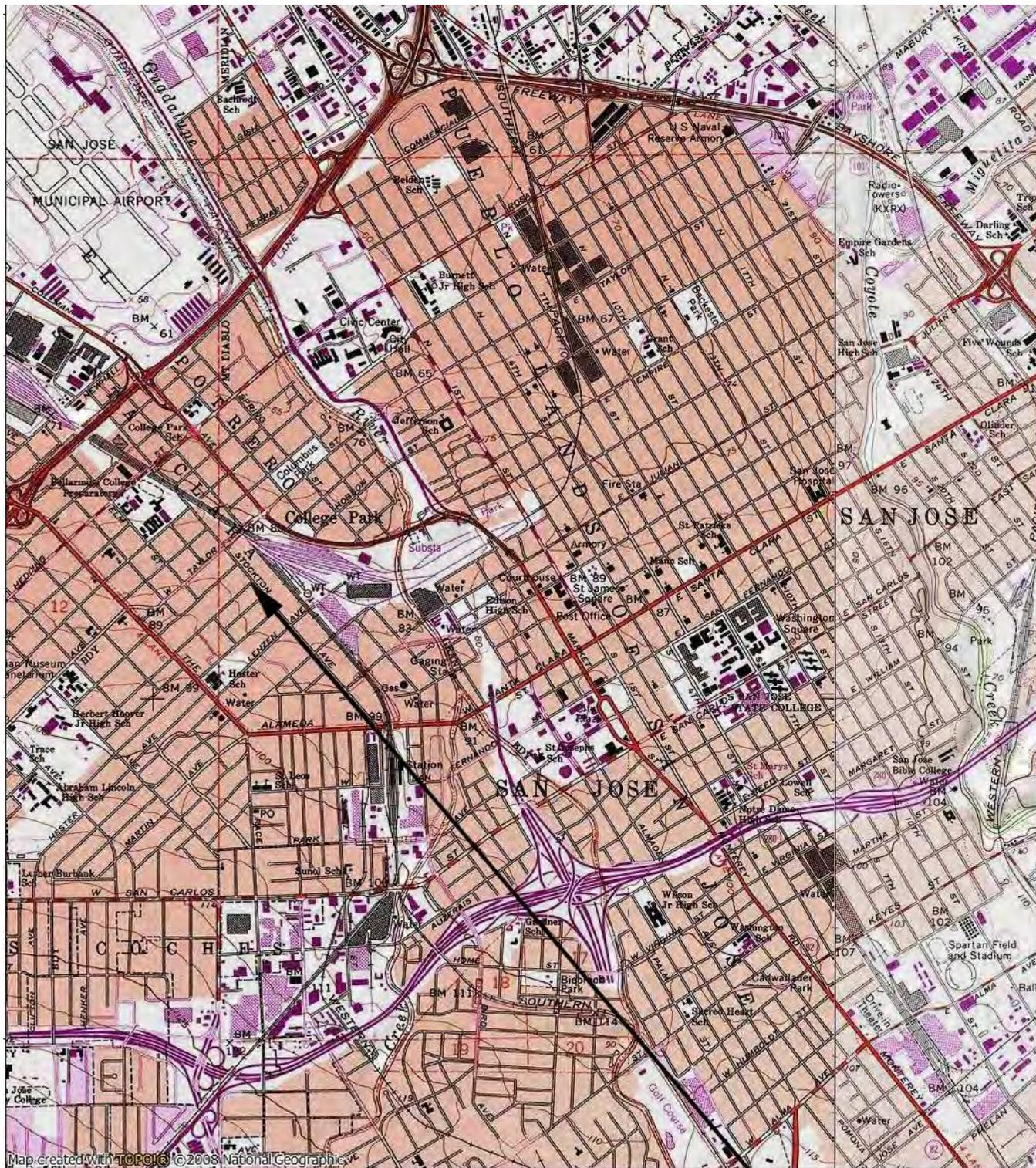
Front façade viewed facing northwest.



View of south wall at parking area, viewed facing northwest from Stockton Avenue.



Rear portion of south façade showing entry doors, viewed facing north.



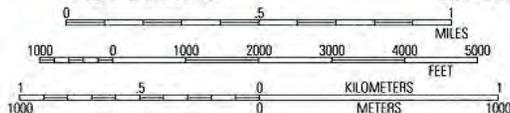
Map created with TOPOIG © 2008 National Geographic

121°55.000' W

121°54.000' W

121°53.000' W

WGS84 121°52.000' W



SITE

TN / MN 13 1/2'

07/16/18

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 6z

*Resource Name or # (Assigned by recorder) Hagedohn & Morris, Inc.

B1. Historic Name: Hagedohn & Morris, Inc. / Diehl Electrical Supply

B2. Common Name: A.B. Press

B3. Original use: Building material supply

B4. Present Use: Printing services (vacant)

*B5. Architectural Style: Modern vernacular

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

Constructed 1947-1948 (no permit available on sjpermits.org). Front façade replacement in 2000 (permit B0063296) for A.B. Press.

*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 Commerce Area Central Planning Area / Garden Alameda neighborhood

Period of Significance 1947-1948 Property Type Commercial Applicable Criteria None

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

The building at 615 Stockton Ave. appears to have been built 1947-1948, and first appears in the R. L. Polk Directory of San Jose in 1949 when Hagedohn & Morris, Inc. is listed as a building materials use at this site. Earlier directories do not show this address, although a USGS aerial view of this area from 1948 shows the building footprint as it exists today. The City of San Jose does not have a permit listed for the construction of this building, but given the directory and aerial evidence, the time frame of 1947-1948 seems appropriate.

Little can be found regarding Hagedohn & Morris, Inc. This business had previously been located across the street at 590 Stockton Ave., and only remained at the subject site a few years. Irwin Hagedohn and A.B. Morris were the corporate proprietors of this business.

Within a few years the building and site was shared with Diehl Electrical Supply. Managed by Harry J. Pierce, it was a wholesale supplier of electrical products. Diehl was the second of a number of tenants of this building, with Hayes Calculator Company (Earl Hayes proprietor), a seller of office machines listed at this address by the mid-1960s to at least 1990.

Other later uses include a Plumbing and Fire Protection Company which was the last tenant prior to a remodeling and subsequent occupation of the building by A.B. Press in 2000.

(Continued on next page, DPR523L)

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

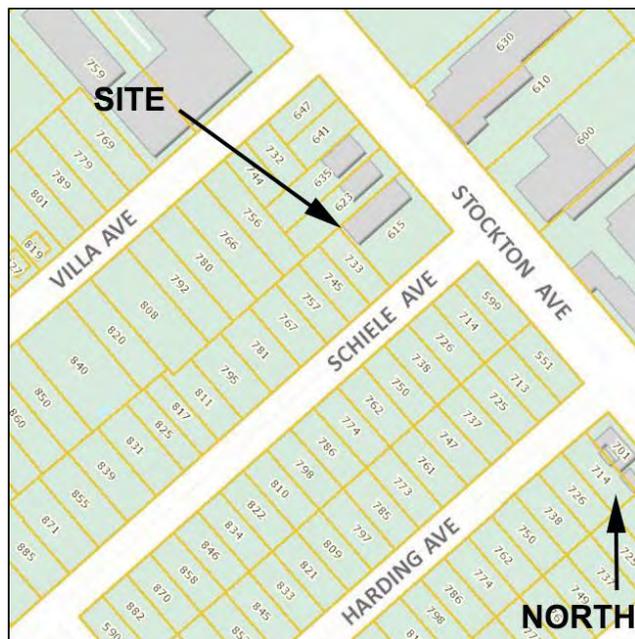
*B12. References:

Polk-Husted directories of San Jose.
 San Jose building permits.
 Sanborn Company fire insurance maps.
 Santa Clara County Clerk-Recorder, deeds.
 USGS, 1948 and 1960 aerials (California Room, SJPL).

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

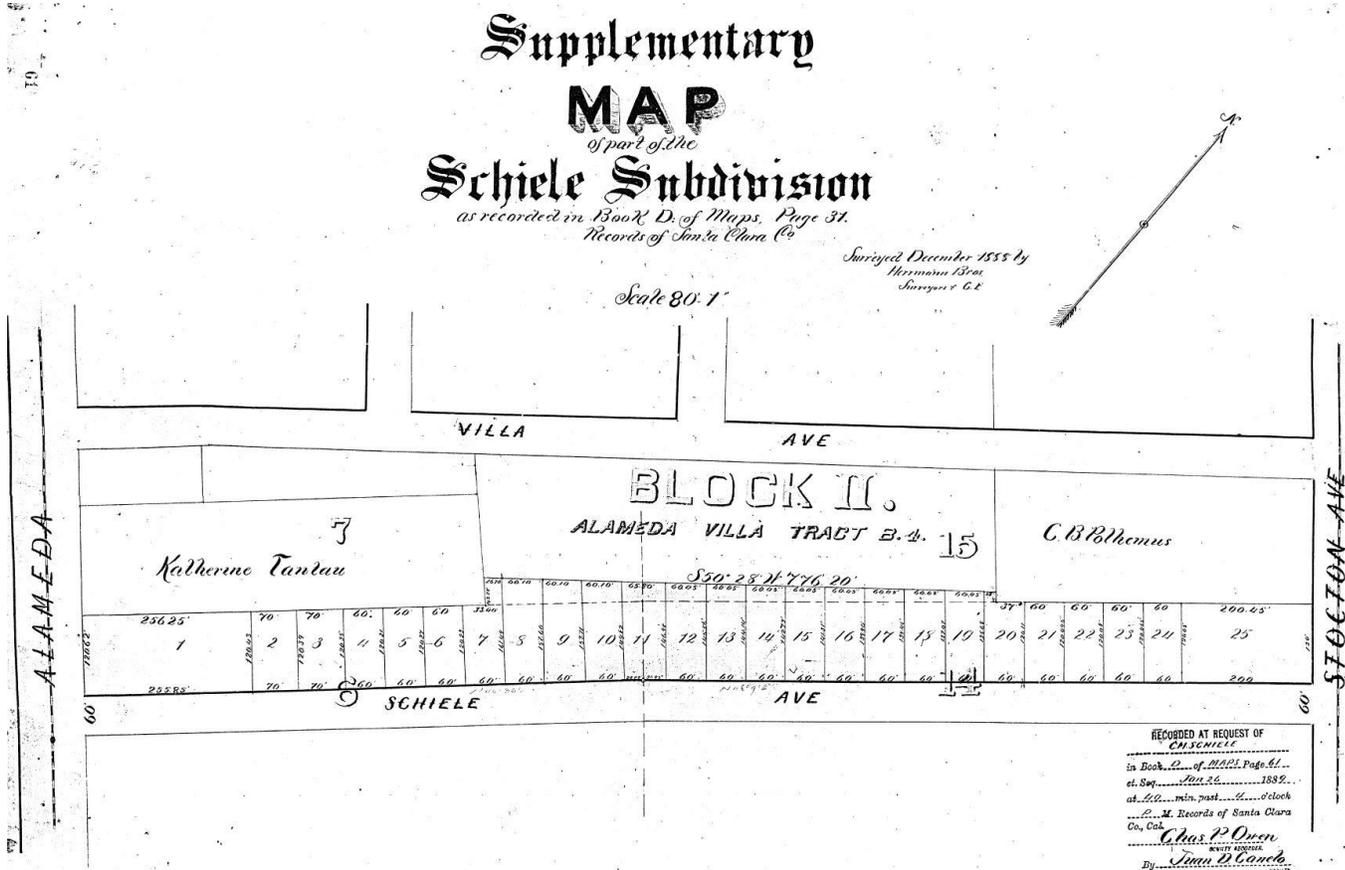
*Date of Evaluation: July 17, 2018



This area between the cities of San Jose and Santa Clara evolved as a suburban residential area beginning in the 1850s, Tracts were developed on large estate properties during San Jose's *Period of Horticultural Expansion (1870-1918)*, with large single-family homes built along The Alameda.

Development accelerated after the 1906 Earthquake, as the unincorporated areas on both sides of The Alameda formed a sanitary district to provide more urban services for the expanding neighborhoods. On December 8, 1925, the City of San José annexed properties in the area as a part of the College Park/Burbank/Sunol Annexation.

The subject property had been created in 1888 (as a larger 200-foot-deep parcel) within the Map of the Schiele Subdivision of Lots 6 and 14 of Block II of the Alameda Gardens subdivision of the 1850s. This lot remained undeveloped for many years, and by 1926 had been reduced in size to accommodate the construction of the two houses at 733 and 745 Schiele Ave. The lot line adjustment resulted in the creation of the 0.36-acre parcel that exists today.



From the Map of the Schiele Subdivision, surveyed by Herrmann Bros Surveyors - the subject property is Lot 25 at the upper right corner of the map.

At the time that the Alameda Park subdivision was created south of Schiele Avenue, sporadic residential development had occurred on both sides of Stockton Avenue. In the 1920s, many of these residential uses were replaced with industrial uses, exploiting the large lots created along Stockton Avenue during the nineteenth century and the adjacency to the railroad yards. The properties along Stockton Avenue have remained as a mixed use industrial/commercial/residential area to today.

EVALUATION

The building at 615 Stockton Ave. has some historical context based on its association with emerging patterns of development in the post-World War II period but doesn't reflect this mid-century development in a significant way. The area along Stockton Avenue in the Central

San Jose Planning Area 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 developed with a variety of industrial, commercial service, and residential uses that lack any physical similarity in building type.

The development of this site for a building materials supply use is representative of this evolving period but does not express it in a historically significant way. The physical setting that is characterized by commercial development along Stockton Avenue appears disjointed. When evaluating the building at 615 Stockton Ave. 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 building at 615 Stockton Ave. is not directly associated with any persons known to be historically important. The building does not qualify for the California Register under Criterion (2), as it is not associated with any significance personage as well as can be determined after investigating the proprietors of the various businesses that have used this site over time.

Post-War development and modern commercial architecture may be eligible for the California Register under Criterion (3), if the architecture is distinctive within one of the many variants of the Modern Movement. Although the building is over 50 years in age, it is a vernacular building of this era. The architecture of the building lacks distinction, and the primary façade has been remodeled in recent times. This building is not a good example of mid-century design and is not individually significant. The building does not appear to qualify for the California Register under architecture under Criterion (3).

When scoring the property with the City of San Jose's tally system, the property does not meet the threshold for the San Jose Historic Resources Inventory as a Structure of Merit, scoring only 4.68 points. It also does not meet the minimum threshold for consideration as a San Jose City Landmark structure when considering the qualitative criteria for designation.

HISTORIC EVALUATION SHEET

Historic Resource Name: 615 Stockton Ave

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Undistinguished				X
2. STYLE	Of no particular interest				X
3. DESIGNER	Designer unknown and of no importance				X
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	None				X

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				X
7. EVENT	None associated				X
8. PATTERNS	No connection				X
9. AGE	1947-1948				X

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Unimportant				X
12. FAMILIARITY	Familiar to neighborhood			X	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Minor surface wear		X		
14. EXTERIOR ALTERATIONS	overall character changed			X	
15. STRUCTURAL REMOVALS	Important features removed		X		
16. SITE	Not moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	not easily reversible			X	

REVIEWED BY: Franklin Maggi

DATE: 07/17/18

EVALUATION TALLY SHEET

Historic Resource Name: 615 Stockton Ave

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	0			
2. STYLE	10	8	4	0	0			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		<u>0</u>	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	0			
9. AGE	8	6	3	0	0		<u>0</u>	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	0			
12. FAMILIARITY	10	8	4	0	4		<u>4</u>	<u>4</u>
	(SUM OF A+C) =				<u>4</u>			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.03	x	4	0.1
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.1	x	4	0.4
	.00	.03	.05	.10	0.05	x	0	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0.2	x	4	0.8
	.00	.10	.20	.40	0.1	x	0	0.0
16. SITE	.00	.10	.20	.40	0	x	0	0.0
								<u>1.3</u>
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								<u>2.68</u>
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	2			<u>4.68</u>
EVALUATION TOTAL: (Adjusted subtotal)								4.68

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 10 *Resource Name or #: (Assigned by recorder) Northrup House

P1. Other Identifier: 445 Stockton Ave. (until the 1920s)

*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.1 E.; Mount Diablo B.M.

c. Address 615 Stockton Ave. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 596350mE/ 4133055mN

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

Assessor's Parcel Number: 261-07-068

Northwest corner of Stockton and Schiele Avenues.

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

This one-story house was built in the mid-1890s and appears to have been relocated to this property around the time of the 1906 San Francisco Earthquake. The original location is not known. The property has been used for single family use since the house was first identified in the 1906 R.L. Polk Directory of San Jose.

Located along Stockton Avenue, a major collector that separates the Garden Alameda and College Park residential neighborhoods from the rail yards to the east (and industrial uses that front Stockton Avenue on its east side), the site is situated between a long block of single-family homes and Stockton Avenue in which it fronts. Stockton Avenue itself is lined by a mix of commercial, industrial and residential uses on its west side. This mix of uses developed over

(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 northwest, July 2018

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1948, Polk directories, 70 years old.

*P7. Owner and Address:

Gerald & Mary Perry Trusts

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

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

*P9. Date Recorded: July 17, 2018

*P10. Survey Type: (Describe)

Intensive

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

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 7/17/2018

Continuation Update

time. The original subdivision of this block was in the 1850s, and while single-family tracts were created to the west from the late 1880s onward, the properties along Stockton Avenue north of the adjacent property at 615 Stockton Ave. north to Villa Avenue were created by deed late in the nineteenth or early twentieth centuries.

To the immediate north are three single family properties that face Stockton Avenue. To the south is a 1947-1948 industrial/commercial building that recently contained A.B. Press, and that was originally used by a building supply company. To the east across Stockton Avenue are large industrial sites that contain uses such as Coach Tours, San Jose Boiler Works, and Maaco Auto Painting, and to the west are single family residential uses of the Alameda Villa Tract.

The house style is Queen Anne and is a distinctive design of the Victorian era in which houses of this style were built locally, from about 1887 to 1898. The house today is fairly original to its construction in the 1890s, although relocated around 10 years after built.

A unique composition of form, materials, and detailing distinguishes this house among other properties within the Central Planning Area. 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 extensive decorative elements.

The building has a rectangular footprint with a front protruding wing and is offset on the site to the north allowing for a driveway along the south side of the building that accessed the rear yard and a 1999 garage. The house has a typical residential front setback although not landscaped, that is consistent in depth with adjacent houses to the north. A shallow side setback on the north side is accessed through a narrow gate. The rear portion of the property is gated at the driveway and leads to an open area and a two-car garage that spans most of the rear of the lot at the rear property line.

The house has a fairly steep hipped roof with front facing gable over the offset front wing and is covered with composition shingles. A rear shed addition has a hipped roof set below the main roof section. The depth of the boxed eaves is moderate, and flat board fascias are lacking their original gutters. Soffits are trimmed at their inner ends above a wide trimmed frieze that frames the upper portions of the wall and windows.

The main walls are v-groove drop siding on the main walls that rise from a fluted wide-boarded watertable at the floorline. The siding is trimmed by flat boards at the corners. Below the watertable is nine-inch channel rustic drop siding that covers the stem walls. This change in siding material is typical of relocated houses from this era. The stem walls are punctuated with dog-eared double-hung one-over-one wood windows that are associated with residential construction during the first half of the twentieth century.

Entry is through two front doors within a projecting side porch bumped out along the south elevation; its roof is integrated into the south slope of the main roof. One door is along the side wall of the main volume of the house, the other accesses a bump-out with squared bay window. A shallow rear addition uses materials that are similar to the main volume. The footprint is shown on the 1915 Sanborn Company map, but the entry stairs are more recent. The house is raised above a full basement and a new concrete foundation retrofit in 1994.

At the outer corners of the front-wing gable are carved fan brackets and turned drop pendants. Within the gable end, the walls are clad with arch-cut shingles that are also carried into the frieze panels on both sides of the bay. Decorative paneling and trim at the gable, and porch add to the distinctive Victorian design. The front trim includes a grilled apex over molded trim with mini-corbels below that spans from the soffits of the rake, doubled attic windows trimmed with flat boards and a notched apron, arched flat trim that wraps the arch-cut shingles, and five carved blocks that fill the header of the large focal window. The large bay below the gable has single hung windows on the side with small colored panes that frame the upper glass. The upper window of the main focal window is presently hidden behind signage. Beneath the windows are recessed panels that feature trimmed edges and applied vertical 1/2-round doweling. The lower trimwork is carried into a tripartite window set at the front right corner of the building. Those windows, as with other single and doubled windows on the building are trimmed with vertically fluted boards. A window couplet on the north side of the building is protected by a small awning roof braced by scroll-cut

*Recorded by Franklin Maggi

*Date 7/17/2018

Continuation Update

brackets.

The entry porch has fluted square wood posts. The upper spaces between the posts have arched grillwork with centered pendants, and above the front entry header is a fan bracket within the shed form of the roof above.

The handrail features a low pattern of alternating square and turned balusters set above a solid panel with a horizontal row of drilled holes. The handrail at the stairs is similar but lacking the turned balusters.

The front doors appear to be original, as they have frosted glass inserts with small colored panes surrounding the main pane, matching the upper windows in the bay at the front façade.

While most of the detailing discussed above appear original to the 1890s design, a more detailed investigation is necessary to determine if contemporary changes may have occurred to the building that were designed to enhance the original Queen Anne detailing.

The site and building are in moderately-good condition although lacking in residential landscaping typical of this type of use.

Integrity and character-defining features:

The property appears to maintain most of its historic integrity as per the National Register's seven aspects of integrity. The house is apparently not in its original location and is not in an area of mixed use but that contains other residential uses to the north and west that have a similar scale and setback. The subject property 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 preserved materials, workmanship, and Queen Anne design.



Front façade with north elevation, viewed facing southwest.



View of south wall at parking area, viewed facing northwest from Stockton Avenue.



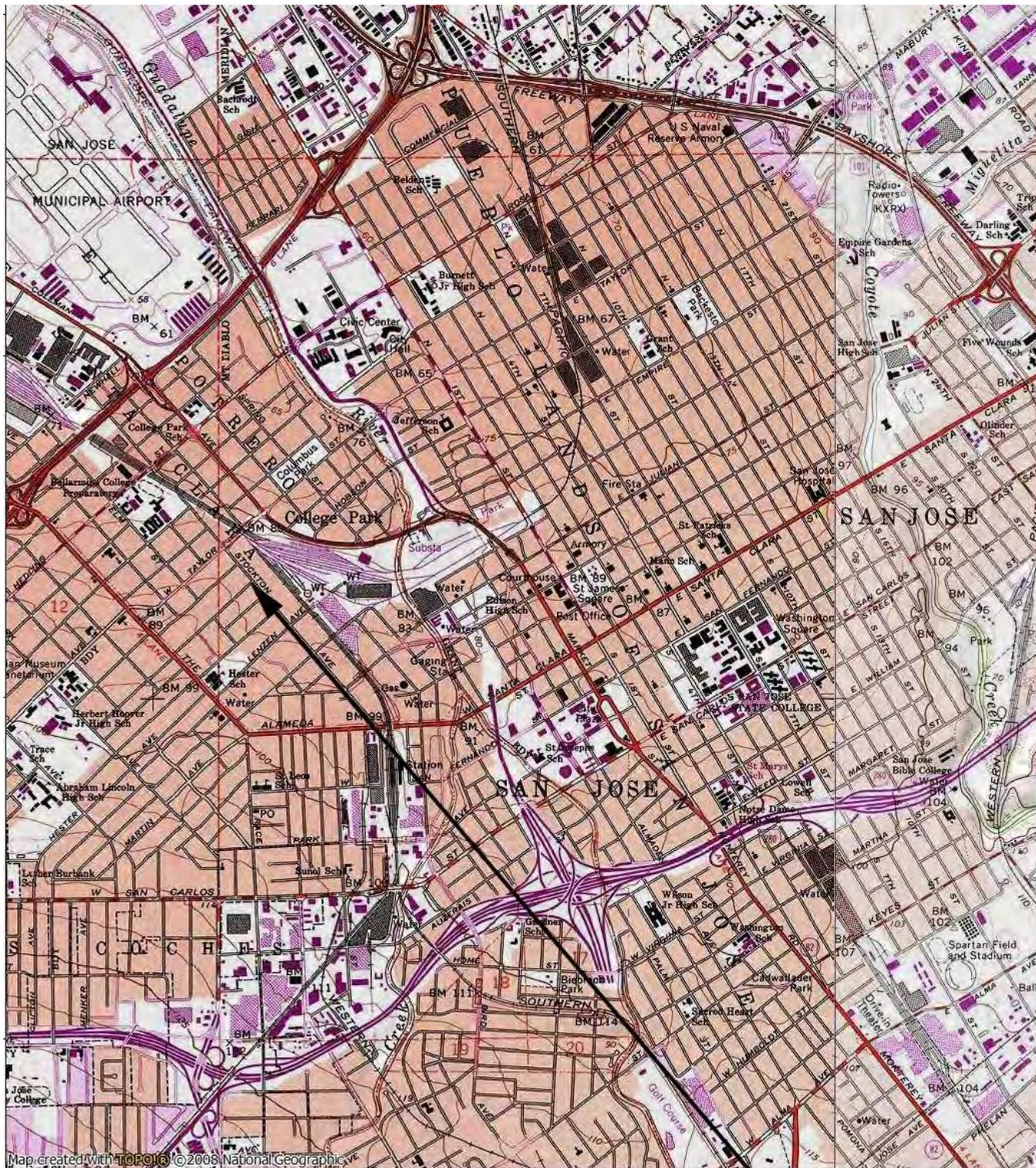
Main entry at south elevation with porch, viewed facing northwest.



View of south wall at rear, viewed facing northwest from driveway.



Rear garage constructed in 1999, viewed facing west.



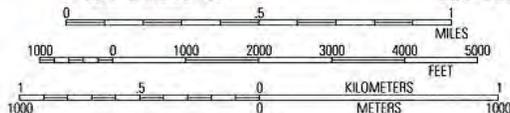
Map created with TOPOIG © 2008 National Geographic

121°55.000' W

121°54.000' W

121°53.000' W

WGS84 121°52.000' W



SITE

TN / MN 13 1/2'

07/16/18

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

Primary #
HRI #

Page 7 of 10

*NRHP Status Code 3CS

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

B1. Historic Name: Charles and Minnie Northrup House

B2. Common Name: G. C. Perry Construction

B3. Original use: Single family residential

B4. Present Use: Construction office

*B5. Architectural Style: Queen Anne

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

Constructed circa 1895. Likely relocated to site around 1906. Foundation retrofit in 1994 (RS041130). Garage constructed 1999 (RS 051293).

*B7. Moved? No Yes Unknown Date: Circa 1906 Original Location: Unknown

*B8. Related Features:

Contemporary garage.

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture & Shelter Area Central Planning Area/Garden Alameda neighborhood
Period of Significance 1895 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 623 Stockton Ave. appears to have been built around 1895, and first appears in the R. L. Polk Directory of San Jose in 1906 when occupied by the family of Charles H. Northrup (then 445 Stockton Ave.). Earlier directories do not show this address. As the house appears to have been constructed circa 1895, it is likely that it was moved onto this site around the time of the 1906 San Francisco Earthquake.

This area between the cities of San Jose and Santa Clara evolved as a suburban residential area beginning in the 1850s, Tracts were developed on large estate properties during San Jose's *Period of Horticultural Expansion (1870-1918)*, with large single-family homes built along The Alameda.

Development accelerated after the 1906 Earthquake, as the unincorporated areas on both sides of The Alameda formed a sanitary district to provide more urban services for the expanding neighborhoods. On December 8, 1925, the City of San José annexed properties in the area as a part of the College Park/Burbank/Sunol Annexation.

The subject property appears to have been created by deed, as it was not a part of any of the large residential subdivision in the area that were recorded from the late 1880s to the early

(Continued on next page, DPR523L)

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

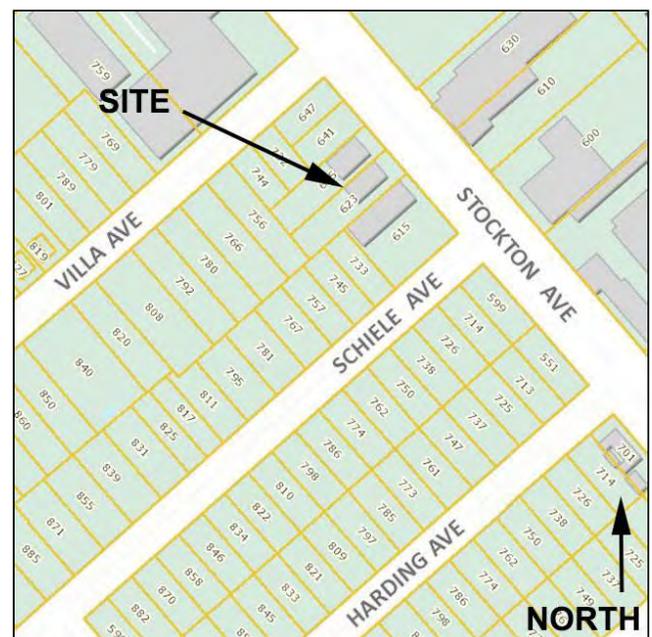
*B12. References:

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.
USGS, 1948 and 1960 aerials (California Room, SJPL).

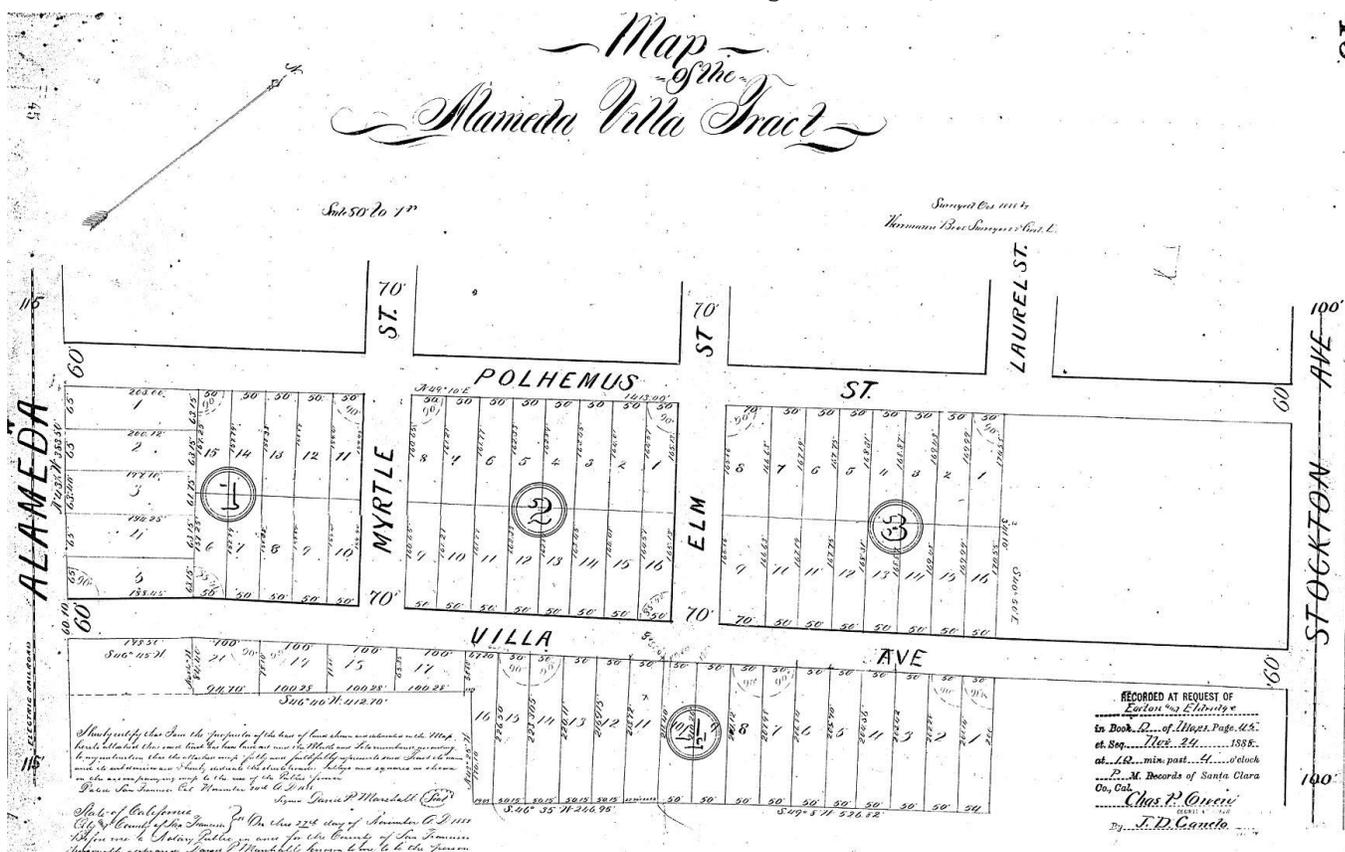
B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: July 17, 2018



1920s. the Alameda Villa Tract of 1888 had established most of the residential lots along Villa Avenue but excluded the properties closest to Stockton Avenue. At that time C. B. Polhemus owned the property adjacent Stockton Avenue. His house was located to the north of Villa Avenue at what was then Polhemus Street (Now Naglee Avenue).



Alameda Villa Tract of 1888, subject property is located at the lower right corner of map.

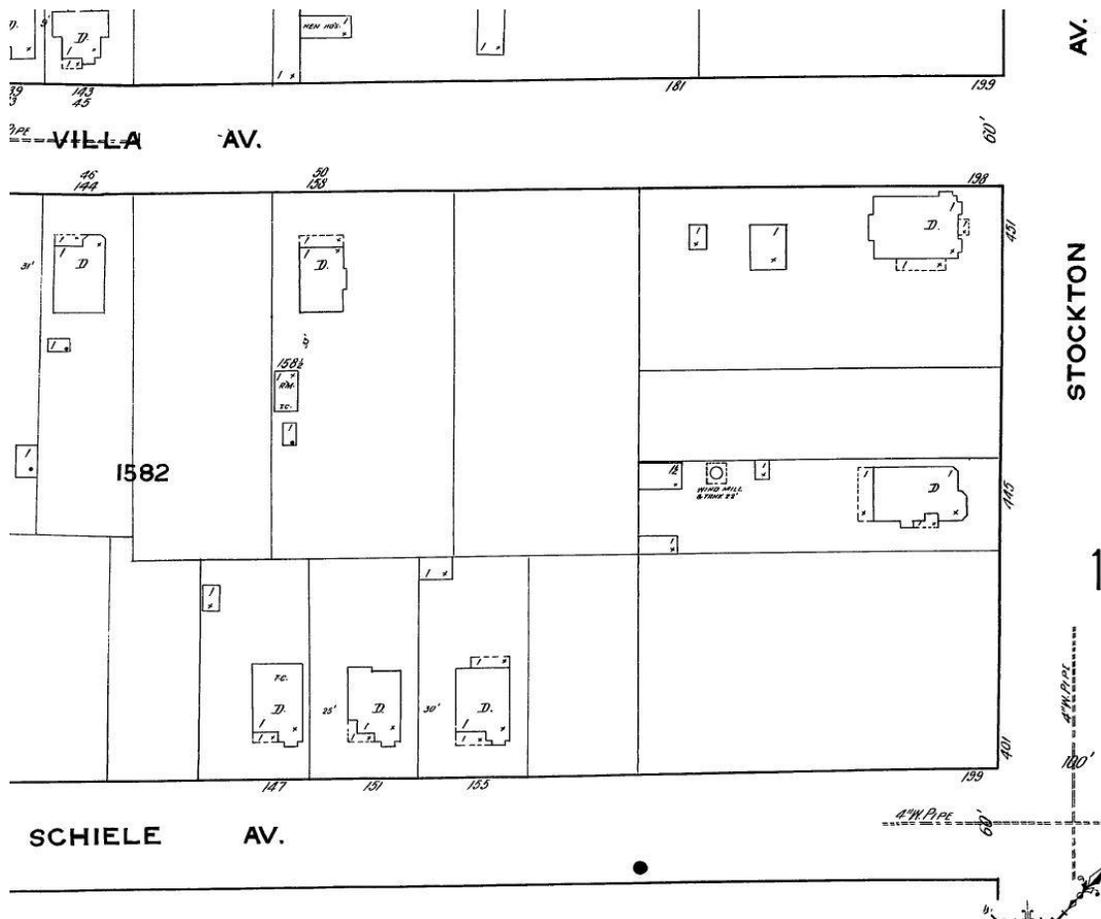
This lot remained undeveloped until around 1906. Title to the property was acquired by Minnie K. Northrup, the wife of Charles H. Northrup. Charles and Minnie (Wilhemina Kohl) had married around 1886, and by the time they acquired the property they had three children, Charles Jr., Lucia, and Mildred. Charles Sr. had been born in California in 1859, and Minnie in Iowa in 1861.

Charles had a number of different occupations during his lifetime. In the late 1890s he and his family lived on North Fourth Street and he briefly owned and operated a grocery store on North Fourth and Jackson Streets. At the time the family moved to Stockton Avenue, he operated a bicycle store on North First Street in the downtown. Later in life he worked as an auto repair mechanic. It is likely that during the time the family had the grocery store Lucia met Alvin House, a carpenter, who lived near the store. Shortly after the family moved to the subject house at 445 Stockton Ave., Alvin and Lucia married and took up residence in the new Northrup house with Lucia's family.

Alvin Eri House was born in Canada. During his career he referred to himself both as a building contractor and architect. He was Lucia's father's age and was an experienced contractor by the time they married. He may have helped facilitate the relocation of the house to the property on Stockton Avenue, and was likely responsible for any changes to the building that may have occurred over the years, as he and Lucia remained occupants for a number of decades until his death in the 1940s. Lucia's family remained alive and living at the property until the late 1930s. During their ownership, the property was annexed into the City of San Jose, and the neighborhood began a transition to mixed industrial/commercial/residential. Alvin and Lucia's son Lloyd and his wife Marian also remained as residents at this house after their marriage. Lucia House died in the late 1960s,

and Marian House remained as owner/occupant until the 1970s.

After Marian sold the property, during the last 30 years or so three other owners held title of the property until the current owners acquired it in 1998.



1915 Sanborn Company fire insurance map with subject property at center right. The lot to the north was later the receiver site for another relocated house, and the house at the corner of Stockton and Villa Avenues was later replaced in the 1920s. The subject property contained a number of outbuildings and a windmill, and the footprint of the building was how it exists today.

EVALUATION

The house at 623 Stockton Ave. is a distinctive Queen Anne design from the 1890s, although it has lost its original neighborhood context due to an early relocation to the site around 1906. It retains some historical context based on its association with emerging patterns of development in the Interwar Period but doesn't reflect these pre- and post-World War II periods in a significant way. The area along Stockton Avenue in the Central San Jose Planning Area 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 developed with a variety of industrial, commercial service, and residential uses that lack any physical similarity in building type.

The physical setting that is characterized by the current neighborhood along Stockton Avenue appears disjointed. When evaluating the building at 623 Stockton Ave. 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.

Page 10 of 10 *Resource Name or # (Assigned by recorder) Northrup House

*Recorded by Franklin Maggi *Date 7/17/2018 Continuation Update

The house at 623 Stockton Ave. is not directly associated with any persons known to be historically important. The long-time historical association is with the Northrup and House families. None of the persons associated with the house 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 persons as well as can be determined

Buildings that have been relocated 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 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).

When scoring the property with the City of San Jose's tally system, the property meets the threshold for the San Jose Historic Resources Inventory as a Structure of Merit, scoring on 51.4 points.

It potentially meets the eligibility requirements for consideration as a San Jose City Landmark structure when considering the qualitative criteria for designation.

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:

- has character, interest and value as a part of local heritage;
- 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.

HISTORIC EVALUATION SHEET

Historic Resource Name: 623 Stockton Ave. - Northrup House

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Excellent example	X			
2. STYLE	Excellent example few survive	X			
3. DESIGNER	Excellent example - designer not identified	X			
4. CONSTRUCTION	Good example few survive (surface detail)		X		
5. SUPPORTIVE ELEMENTS	None				X

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				X
7. EVENT	None associated				X
8. PATTERNS	No connection				X
9. AGE	circa 1895		X		

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Compatible			X	
12. FAMILIARITY	Familiar to neighborhood			X	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Minor surface wear		X		
14. EXTERIOR ALTERATIONS	Minor changes	X			
15. STRUCTURAL REMOVALS	None	X			
16. SITE	Has been relocated				X

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	Highly reversible	X			

REVIEWED BY: Franklin Maggi

DATE: 07/17/18

EVALUATION TALLY SHEET

Historic Resource Name: 623 Stockton Ave. - Northrup House

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	16			
2. STYLE	10	8	4	0	10			
3. DESIGNER	6	4	2	0	6			
4. CONSTRUCTION	10	8	4	0	8			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		40	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	0			
9. AGE	8	6	3	0	6		6	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	4		6	52
	(SUM OF A+C) =				46			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.03	x	52	1.6
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	46	0.0
	.00	.03	.05	.10	0	x	6	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	46	0.0
	.00	.10	.20	.40	0	x	6	0.0
16. SITE	.00	.10	.20	.40	0.4	x	6	2.4
								4.0
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								48.04
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			51.04
EVALUATION TOTAL: (Adjusted subtotal)								51.04



ARCHIVES
ARCHITECTURE

October 17, 2018

Juliet Arroyo, Historic Preservation Officer
City of San Jose Department of Planning, Building & Code Enforcement
200 East Santa Clara St., Third Floor
San Jose, CA 95113

C/o David J. Powers & Associates, Inc.
1871 The Alameda Suite 200
San Jose, CA 95126
Attn: Fiona Phung, Associate Project Manager

RE: 623 Stockton Ave., San Jose
Proposed relocation of historic residential building to Schiele Ave., San Jose

Dear Juliet and Fiona:

This letter constitutes a preliminary review of a potential project that involves relocation of the building at 623 Stockton Ave. in San Jose to a new location on the adjacent property to the south (but same project site) on Schiele Avenue just east of 733 Schiele Ave. We understand that this potential project is being considered as a part of a larger project known as the Stockton Hotel project. The site of this project is the northeast corner of Stockton and Schiele Avenues, addressed as 615 Stockton Ave. in San Jose. The site for the Stockton Hotel project includes two properties, 615 (APN #261-07-001) and 623 Stockton Ave. (APN #261-07-068). 615 Stockton Ave. contains a one-story commercial building. 623 Stockton Ave. contains a commercially used structure that was originally built as a single-family residence.

The Stockton Hotel project is being review under H17-043 at the City of San Jose Department of Planning, Building and Code Enforcement. This project proposes to construct a 120-room hotel with 115 parking spaces. The permit will grant entitlements *to demolish, relocate, and adaptively reuse the existing on-site buildings and construct a four-story hotel with underground parking.*

The Stockton Hotel project is presently undergoing environmental review. We conducted a historic evaluation of the extant buildings on the project site that included both structures, 615 and 623 Stockton Ave. That report, dated July 17, 2018, consisted of a cover letter addressed to Juliet Arroyo, Historic Preservation Officer and DPR523 forms for both properties.

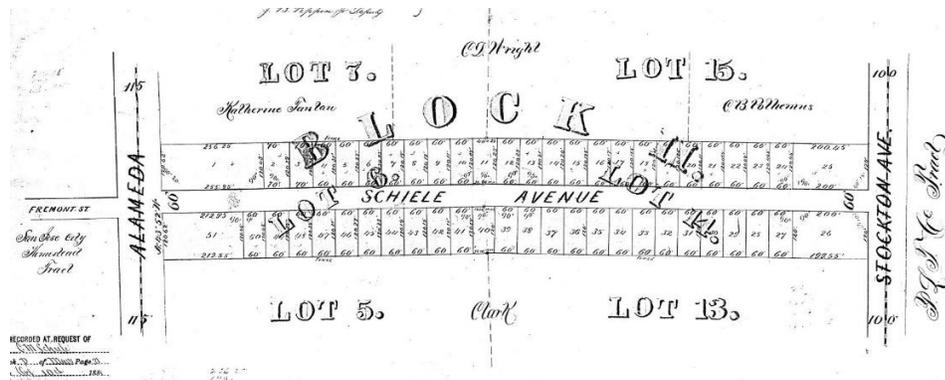
The July 17 evaluation found that 623 Stockton Ave. appears to be eligible for listing on the California Register of Historical Resources and appears to meet the qualitative eligibility requirements for designation as a San Jose City Landmark Structure.

The recording identified that the building at 623 Stockton Ave. was likely constructed around 1895 based on its style and detailing and was probably relocated to the current site around the time of the 1906 San Francisco Earthquake. The original owners at this site on Stockton Avenue were

Charles and Minnie Northrup. Family members remained owners/residents into the 1970s. The significance of the former residence is based on its distinctive Queen Anne architecture, although the architect/designer has not been identified. The building was converted to office use sometime during the latter part of the twentieth century and has been well maintained and has a fairly high level of integrity to its original form and design. The DPR523 recording is attached to this letter for reference.

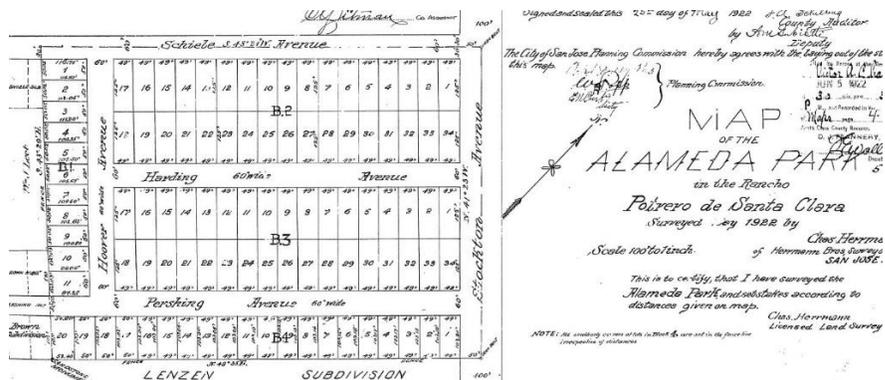
Historic context of receiver site on Schiele Avenue

The proposed receiver site is a portion of the property now addressed as 615 Stockton Ave. that has the extant mid-century commercial building documented for this project. This current property was once part of a larger corner lot created as a part of the 1888-1889 Schiele Subdivision recorded by Charles Schiele along both sides of Schiele Avenue from Stockton Avenue to The Alameda. That early lot included the land now parceled as 733 Schiele Ave., which contains a 1926 house, and a portion of the lot to its west, which is now addressed as 744 Schiele Ave. and that contains a 1924 house.

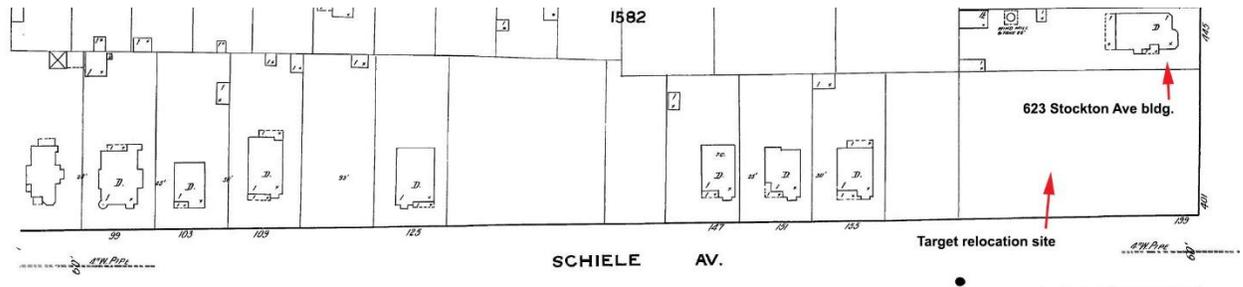


The Schiele Subdivision was only built out on the north side of Schiele Avenue, and contains a mix of single-family residential properties built from the early 1890s into the 1920s or later. The corner lot, like other properties along Stockton Avenue, was larger than the other house lots, and probably was intended for a larger house as were typically built along Stockton Avenue during the late nineteenth century.

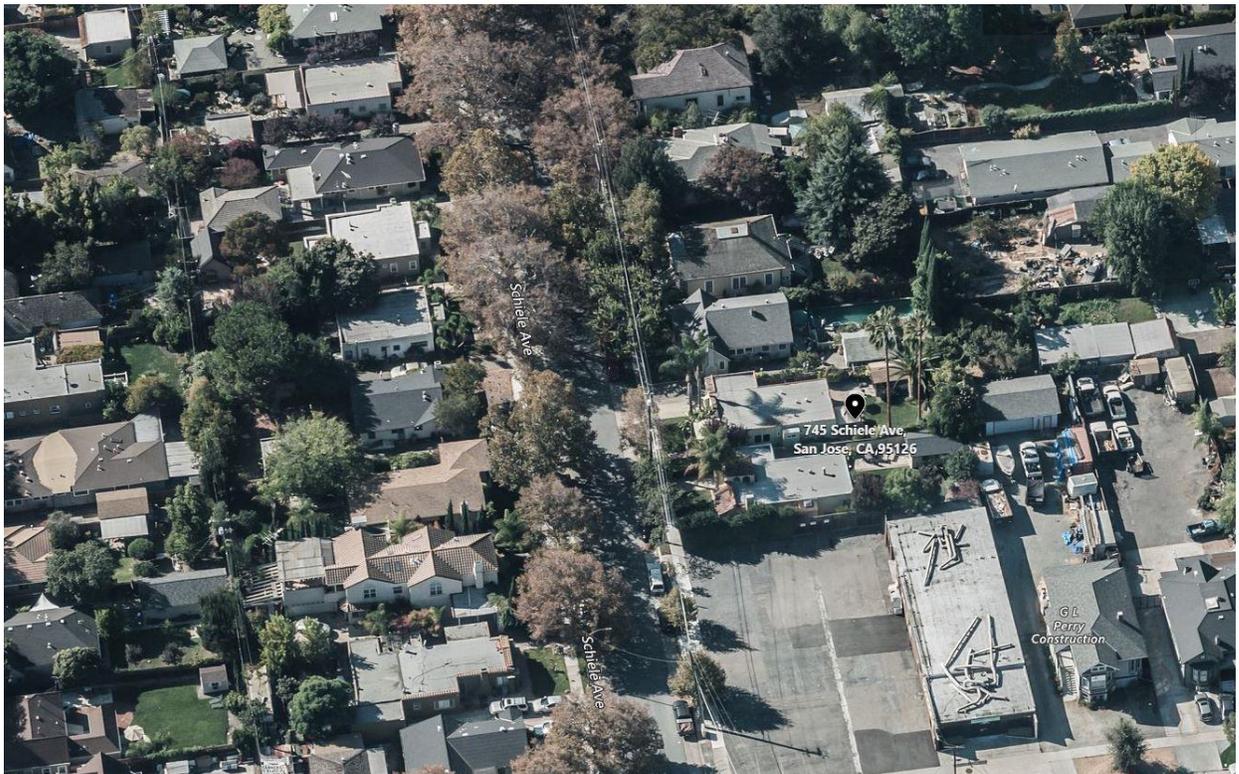
The south side of Schiele Avenue was later acquired by Anthony Maderis, a developer, who created the Alameda Park subdivision of 99 lots in 1922. This large subdivision was quickly built out and contains mostly Revival-style houses built by the purchasers during the 1920s. Although these lots were intended for people of modest means, many of the Spanish Revival houses were designed by the prominent firm of Wolfe & Higgins. Today, this distinctive neighborhood is fairly intact to its Interwar origins, and may qualify as a Conservation Area if the owners were to pursue a nomination under the City's Conservation Area ordinance.



As noted previously, the significance of the building at 623 Stockton Ave. is related to its 1890s architecture. While this era of Queen Anne architecture predates the Alameda Park subdivision to the south by almost 30 years, the Schiele Subdivision on the north side of Schiele Avenue contains a mix of residential styles that evolved over a longer period of time, as can be seen below in an excerpt from the 1915 Sanborn Company fire insurance map.



Today, the properties on the north side of Schiele Avenue have maintained their single-family lot pattern. The houses are of similar scale as the Queen Anne residence at 623 Stockton Ave. proposed for relocation to the Schiele Avenue target site. (see area photo below – from *Microsoft Corp*).



Preliminary Project Assessment

Ordinarily, structures moved from their original locations are not considered eligible for the National Register. Under the National Register Criteria Considerations however, a building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event may qualify. While the California Register does not specifically identify criteria considerations, the significance criteria are similar to those used by the National Register.

Given that the significance of the building at 623 Stockton Ave. is due to its architectural qualities, and that the building is not associated with anyone known to be a significance historic personage, that the existing (donor) site along Stockton Avenue lacks a unified historic context associated with the period of significance of the building (1895) and therefore there will be no impact to any important historic context due to removal, and that the age and scale of the structure is consistent with existing properties along the north side of Schiele Avenue and will therefore not have an adverse impact on the qualities and significance of that area, the proposed relocation in itself would not affect the significance of this historic resource or its target area.

In order for the relocation project to not have an impact on historic resources, the project itself should undergo review according to the Secretary of the Interior's Standards for Rehabilitation. This review should be conducted at the time that construction drawings are prepared for the new site on Schiele Avenue so that that actual design of the project is implemented in a way that preserves the architectural character (and therefore significance) of the building.



Franklin Maggi, Architectural Historian

Attachment: DPR523 forms for 623 Stockton Ave., July 17, 2018.

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 10 *Resource Name or #: (Assigned by recorder) Northrup House

P1. Other Identifier: 445 Stockton Ave. (until the 1920s)

*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.1 E.; Mount Diablo B.M.

c. Address 615 Stockton Ave. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 596350mE/ 4133055mN

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

Assessor's Parcel Number: 261-07-068

Northwest corner of Stockton and Schiele Avenues.

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

This one-story house was built in the mid-1890s and appears to have been relocated to this property around the time of the 1906 San Francisco Earthquake. The original location is not known. The property has been used for single family use since the house was first identified in the 1906 R.L. Polk Directory of San Jose.

Located along Stockton Avenue, a major collector that separates the Garden Alameda and College Park residential neighborhoods from the rail yards to the east (and industrial uses that front Stockton Avenue on its east side), the site is situated between a long block of single-family homes and Stockton Avenue in which it fronts. Stockton Avenue itself is lined by a mix of commercial, industrial and residential uses on its west side. This mix of uses developed over

(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 northwest, July 2018

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1948, Polk directories, 70 years old.

*P7. Owner and Address:

Gerald & Mary Perry Trusts

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

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

*P9. Date Recorded: July 17, 2018

*P10. Survey Type: (Describe)

Intensive

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

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 7/17/2018

Continuation Update

time. The original subdivision of this block was in the 1850s, and while single-family tracts were created to the west from the late 1880s onward, the properties along Stockton Avenue north of the adjacent property at 615 Stockton Ave. north to Villa Avenue were created by deed late in the nineteenth or early twentieth centuries.

To the immediate north are three single family properties that face Stockton Avenue. To the south is a 1947-1948 industrial/commercial building that recently contained A.B. Press, and that was originally used by a building supply company. To the east across Stockton Avenue are large industrial sites that contain uses such as Coach Tours, San Jose Boiler Works, and Maaco Auto Painting, and to the west are single family residential uses of the Alameda Villa Tract.

The house style is Queen Anne and is a distinctive design of the Victorian era in which houses of this style were built locally, from about 1887 to 1898. The house today is fairly original to its construction in the 1890s, although relocated around 10 years after built.

A unique composition of form, materials, and detailing distinguishes this house among other properties within the Central Planning Area. 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 extensive decorative elements.

The building has a rectangular footprint with a front protruding wing and is offset on the site to the north allowing for a driveway along the south side of the building that accessed the rear yard and a 1999 garage. The house has a typical residential front setback although not landscaped, that is consistent in depth with adjacent houses to the north. A shallow side setback on the north side is accessed through a narrow gate. The rear portion of the property is gated at the driveway and leads to an open area and a two-car garage that spans most of the rear of the lot at the rear property line.

The house has a fairly steep hipped roof with front facing gable over the offset front wing and is covered with composition shingles. A rear shed addition has a hipped roof set below the main roof section. The depth of the boxed eaves is moderate, and flat board fascias are lacking their original gutters. Soffits are trimmed at their inner ends above a wide trimmed frieze that frames the upper portions of the wall and windows.

The main walls are v-groove drop siding on the main walls that rise from a fluted wide-boarded watertable at the floorline. The siding is trimmed by flat boards at the corners. Below the watertable is nine-inch channel rustic drop siding that covers the stem walls. This change in siding material is typical of relocated houses from this era. The stem walls are punctuated with dog-eared double-hung one-over-one wood windows that are associated with residential construction during the first half of the twentieth century.

Entry is through two front doors within a projecting side porch bumped out along the south elevation; its roof is integrated into the south slope of the main roof. One door is along the side wall of the main volume of the house, the other accesses a bump-out with squared bay window. A shallow rear addition uses materials that are similar to the main volume. The footprint is shown on the 1915 Sanborn Company map, but the entry stairs are more recent. The house is raised above a full basement and a new concrete foundation retrofit in 1994.

At the outer corners of the front-wing gable are carved fan brackets and turned drop pendants. Within the gable end, the walls are clad with arch-cut shingles that are also carried into the frieze panels on both sides of the bay. Decorative paneling and trim at the gable, and porch add to the distinctive Victorian design. The front trim includes a grilled apex over molded trim with mini-corbels below that spans from the soffits of the rake, doubled attic windows trimmed with flat boards and a notched apron, arched flat trim that wraps the arch-cut shingles, and five carved blocks that fill the header of the large focal window. The large bay below the gable has single hung windows on the side with small colored panes that frame the upper glass. The upper window of the main focal window is presently hidden behind signage. Beneath the windows are recessed panels that feature trimmed edges and applied vertical 1/2-round doweling. The lower trimwork is carried into a tripartite window set at the front right corner of the building. Those windows, as with other single and doubled windows on the building are trimmed with vertically fluted boards. A window couplet on the north side of the building is protected by a small awning roof braced by scroll-cut

brackets.

The entry porch has fluted square wood posts. The upper spaces between the posts have arched grillwork with centered pendants, and above the front entry header is a fan bracket within the shed form of the roof above.

The handrail features a low pattern of alternating square and turned balusters set above a solid panel with a horizontal row of drilled holes. The handrail at the stairs is similar but lacking the turned balusters.

The front doors appear to be original, as they have frosted glass inserts with small colored panes surrounding the main pane, matching the upper windows in the bay at the front façade.

While most of the detailing discussed above appear original to the 1890s design, a more detailed investigation is necessary to determine if contemporary changes may have occurred to the building that were designed to enhance the original Queen Anne detailing.

The site and building are in moderately-good condition although lacking in residential landscaping typical of this type of use.

Integrity and character-defining features:

The property appears to maintain most of its historic integrity as per the National Register's seven aspects of integrity. The house is apparently not in its original location and is not in an area of mixed use but that contains other residential uses to the north and west that have a similar scale and setback. The subject property 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 preserved materials, workmanship, and Queen Anne design.



Front façade with north elevation, viewed facing southwest.



View of south wall at parking area, viewed facing northwest from Stockton Avenue.



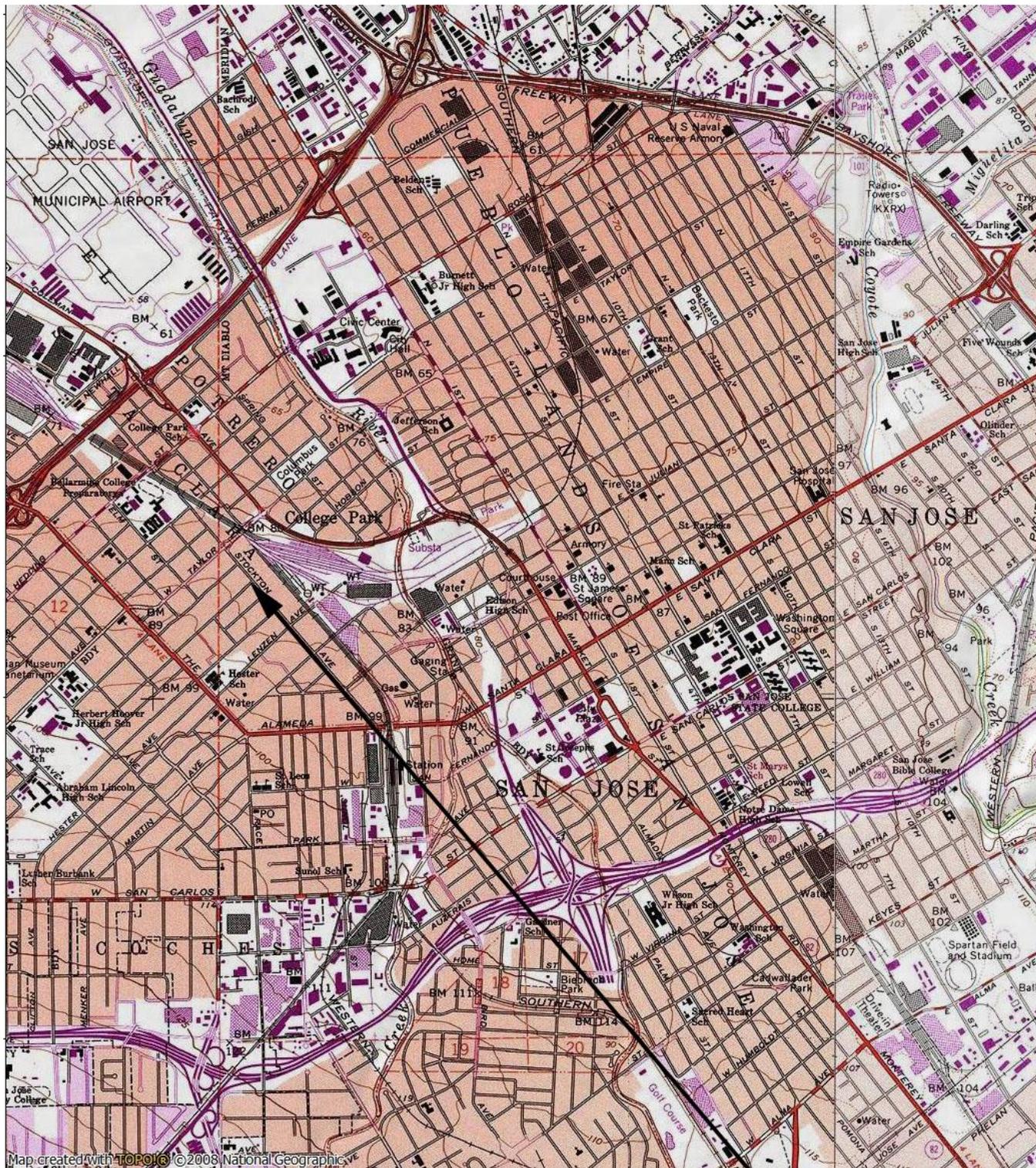
Main entry at south elevation with porch, viewed facing northwest.



View of south wall at rear, viewed facing northwest from driveway.



Rear garage constructed in 1999, viewed facing west.



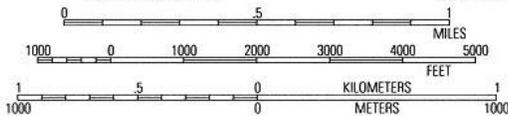
Map created with TOPOIG © 2008 National Geographic

121°55.000' W

121°54.000' W

121°53.000' W

WGS84 121°52.000' W



SITE

TN / MN 13 1/2'

07/16/18

* Required information

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

Primary #
 HRI #

Page 7 of 10

*NRHP Status Code 3CS

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

B1. Historic Name: Charles and Minnie Northrup House

B2. Common Name: G. C. Perry Construction

B3. Original use: Single family residential

B4. Present Use: Construction office

*B5. Architectural Style: Queen Anne

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

Constructed circa 1895. Likely relocated to site around 1906. Foundation retrofit in 1994 (RS041130). Garage constructed 1999 (RS 051293).

*B7. Moved? No Yes Unknown Date: Circa 1906 Original Location: Unknown

*B8. Related Features :

Contemporary garage.

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture & Shelter Area Central Planning Area/Garden Alameda neighborhood
 Period of Significance 1895 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 623 Stockton Ave. appears to have been built around 1895, and first appears in the R. L. Polk Directory of San Jose in 1906 when occupied by the family of Charles H. Northrup (then 445 Stockton Ave.). Earlier directories do not show this address. As the house appears to have been constructed circa 1895, it is likely that it was moved onto this site around the time of the 1906 San Francisco Earthquake.

This area between the cities of San Jose and Santa Clara evolved as a suburban residential area beginning in the 1850s, Tracts were developed on large estate properties during San Jose's *Period of Horticultural Expansion (1870-1918)*, with large single-family homes built along The Alameda.

Development accelerated after the 1906 Earthquake, as the unincorporated areas on both sides of The Alameda formed a sanitary district to provide more urban services for the expanding neighborhoods. On December 8, 1925, the City of San José annexed properties in the area as a part of the College Park/Burbank/Sunol Annexation.

The subject property appears to have been created by deed, as it was not a part of any of the large residential subdivision in the area that were recorded from the late 1880s to the early

(Continued on next page, DPR523L)

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

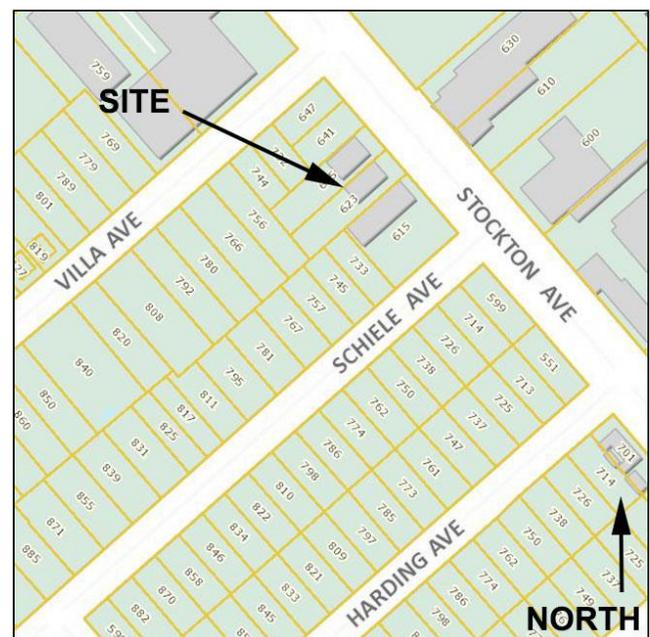
*B12. References:

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.
 USGS, 1948 and 1960 aerials (California Room, SJPL).

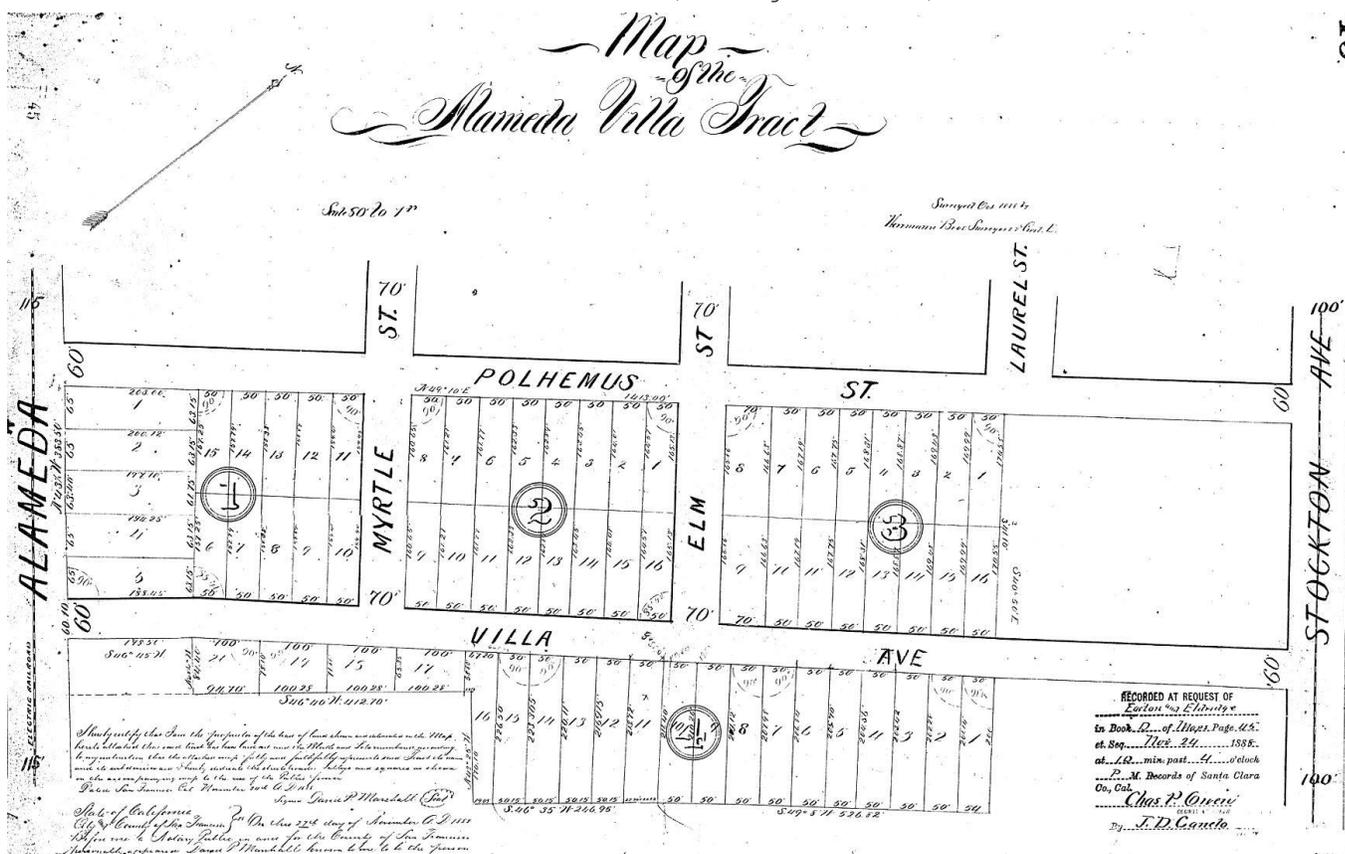
B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

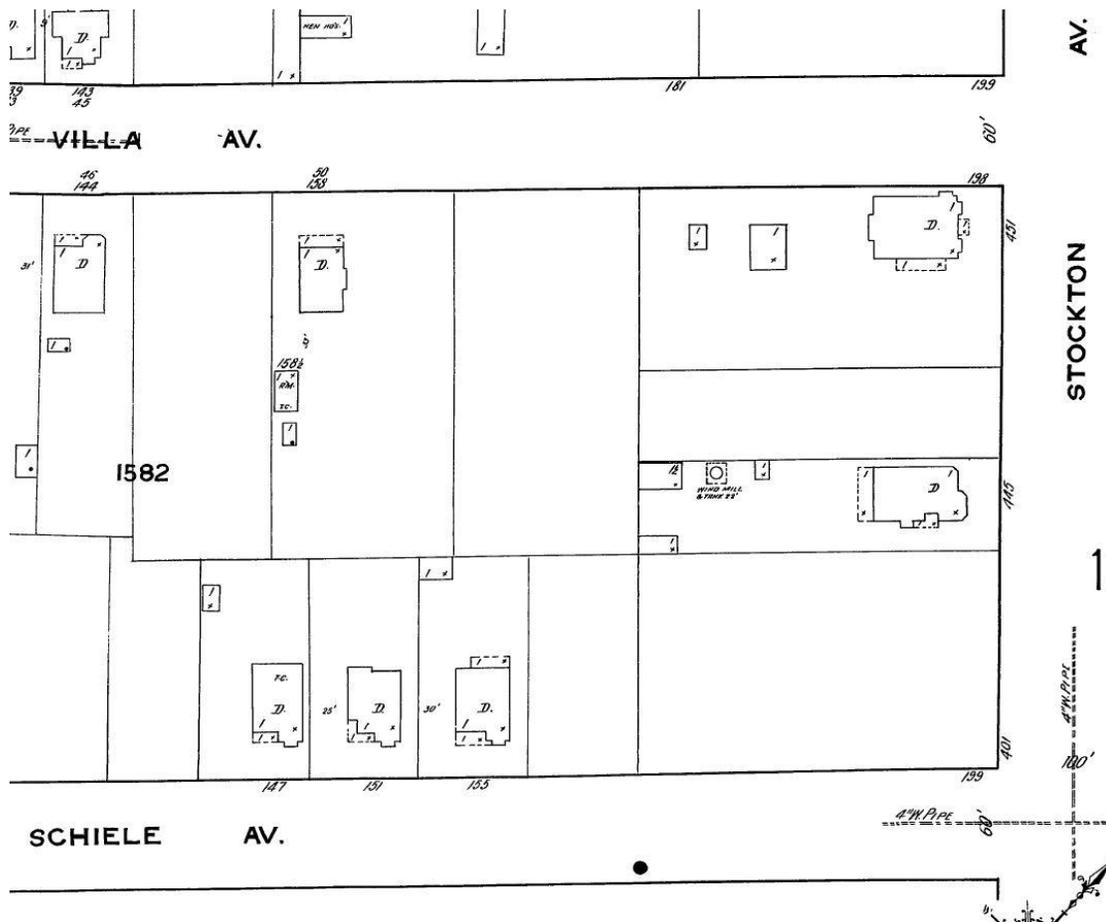
*Date of Evaluation: July 17, 2018



1920s. the Alameda Villa Tract of 1888 had established most of the residential lots along Villa Avenue but excluded the properties closest to Stockton Avenue. At that time C. B. Polhemus owned the property adjacent Stockton Avenue. His house was located to the north of Villa Avenue at what was then Polhemus Street (Now Naglee Avenue).



and Marian House remained as owner/occupant until the 1970s. After Marian sold the property, during the last 30 years or so three other owners held title of the property until the current owners acquired it in 1998.



1915 Sanborn Company fire insurance map with subject property at center right. The lot to the north was later the receiver site for another relocated house, and the house at the corner of Stockton and Villa Avenues was later replaced in the 1920s. The subject property contained a number of outbuildings and a windmill, and the footprint of the building was how it exists today.

EVALUATION

The house at 623 Stockton Ave. is a distinctive Queen Anne design from the 1890s, although it has lost its original neighborhood context due to an early relocation to the site around 1906. It retains some historical context based on its association with emerging patterns of development in the Interwar Period but doesn't reflect these pre- and post-World War II periods in a significant way. The area along Stockton Avenue in the Central San Jose Planning Area 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 developed with a variety of industrial, commercial service, and residential uses that lack any physical similarity in building type.

The physical setting that is characterized by the current neighborhood along Stockton Avenue appears disjointed. When evaluating the building at 623 Stockton Ave. 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.

Page 10 of 10 *Resource Name or # (Assigned by recorder) Northrup House

*Recorded by Franklin Maggi *Date 7/17/2018 Continuation Update

The house at 623 Stockton Ave. is not directly associated with any persons known to be historically important. The long-time historical association is with the Northrup and House families. None of the persons associated with the house 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 persons as well as can be determined

Buildings that have been relocated 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 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).

When scoring the property with the City of San Jose's tally system, the property meets the threshold for the San Jose Historic Resources Inventory as a Structure of Merit, scoring on 51.4 points.

It potentially meets the eligibility requirements for consideration as a San Jose City Landmark structure when considering the qualitative criteria for designation.

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:

- has character, interest and value as a part of local heritage;
- 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.