

# Appendix D

## Historic Resource Evaluation



484 EAST ST. JOHN STREET,  
488 EAST ST. JOHN STREET,  
93-97 NORTH 11TH STREET,  
HISTORIC RESOURCE EVALUATION

SAN JOSE, CALIFORNIA  
[20033]

PREPARED FOR:  
JITIAN TAN

**PAGE & TURNBULL**

imagining change in historic environments through design, research, and technology

NOVEMBER 11, 2020



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## I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of Mr. Jitian Tan, and provides an evaluation of three residential buildings at 484 and 488 East St. John Street and 93-97 North 11th Street, in the Horace Mann neighborhood of San Jose (APNs 467-17-044, 467-17-045, and 467-17-046) **(Figure 1 and Figure 2)**. According to Santa Clara County Assessor's information, the buildings were constructed ca. 1907, ca.1901, and 1901 respectively. They are currently occupied as residences.

## METHODOLOGY

This HRE provides an architectural description based on field survey, discusses the properties' historic context, and examines the current historic status and potential significance of the buildings' individual eligibility for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register) and as a City Landmark according to the criteria of the City of San Jose Historic Resources Inventory. Page & Turnbull conducted a site visit on February 6, 2020 to review the existing conditions and to photograph the properties in order to prepare the descriptions and assessments included in this report. A Page & Turnbull materials specialist also conducted a site visit to 488 East St. John Street on July 30, 2020 to assess the structure and materials in order to confirm the construction chronology, in part to verify additional information supplied by the previous owner. The assessment included examining the attic and crawl space and the paint layers.

Page & Turnbull prepared this report using research collected at local repositories, including the California Room of the San Jose Public Library (visited February 6, 2020) and the Development Services Permit Center of the City of San Jose (visited February 6, 2020). Page & Turnbull contacted History San Jose by e-mail on February 18, 2020 to inquire about Assessors' records related to these properties in their organization's collection. A representative of History San Jose replied on February 24, 2020 that their collections do not include such records for the subject properties. Online sources included the Internet Archive, Ancestry.com, Newspers.com, and the collections of History San Jose and the Online Archive of California. All photographs were taken by Page & Turnbull on February 6, 2020 unless otherwise noted.

## SUMMARY OF FINDING

484 East St. John Street, built ca. 1907, does not appear to be eligible for the National Register or California Register. It appears to be a good candidate for listing as a Structure of Merit in the San Jose Historic Resources Inventory as an example of a vernacular early twentieth-century single-family residence.

488 East St. John Street contains a portion likely dating to the late nineteenth century that was added onto sometime between 1901 and 1915. It does not appear to be eligible for the National Register or California Register. It appears to be a good candidate for listing as a Structure of Merit in the San Jose Historic Resources Inventory as an example of a vernacular early twentieth-century single-family residence with Queen Anne cottage details.

93-97 North 11th Street, built in 1901, does not appear to be eligible for listing in the National Register or California Register. It may be considered eligible for listing as a Structure of Merit in the San Jose Historic Resources Inventory as a building designed by architects Wolfe & McKenzie.



Figure 1. Excerpt from 2018 aerial photograph, subject parcel outlined orange. Source: Google Earth.  
Edited by Page & Turnbull.

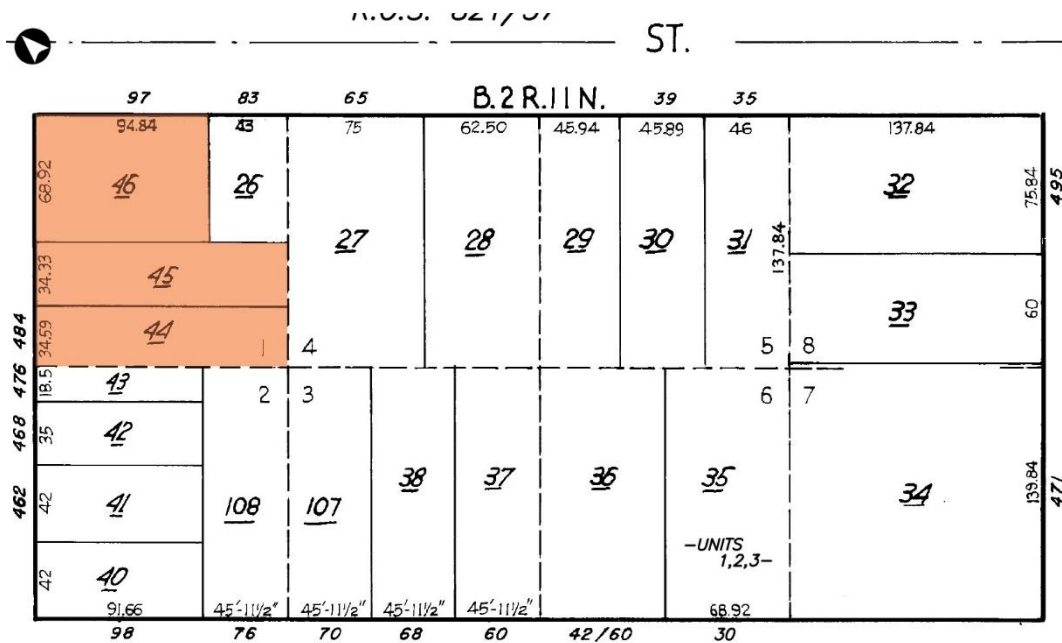


Figure 2. Location Map: Santa Clara County Assessor's Office, 2019. Subject parcel shaded orange.  
Edited by Page & Turnbull

## **II. CURRENT HISTORIC STATUS**

The following section examines the national, state, and local historical ratings currently assigned to the subject buildings.

### **NATIONAL REGISTER OF HISTORIC PLACES**

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The buildings at 484 and 488 East St. John Street and 93-97 North 11th Street are not currently listed in the National Register individually or as part of a registered historic district.

### **CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register.

The buildings at 484 and 488 East St. John Street and 93-97 North 11th Street are not currently listed in the California Register individually or as part of a registered historic district.

### **CALIFORNIA HISTORICAL RESOURCE STATUS CODE**

Properties listed by, or under review by, the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) between "1" and "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource either has not been evaluated for the National Register or the California Register, or needs reevaluation.

The buildings at 484 and 488 East St. John Street and 93-97 North 11th Street are not listed with a Status Code in the April 5, 2012 Office of Historic Preservation Directory of Properties in the Historic Property Data File for Santa Clara County. The buildings do not appear to have been previously evaluated using California Historical Resource Status Codes in a report submitted to an information center of the California Historical Resources Information System (CHRIS).

## SAN JOSE HISTORIC RESOURCES INVENTORY

The City of San Jose's Historic Resources Inventory was initiated in 1975 and currently contains more than 3,000 resources. It lists noteworthy examples of the work of important individual designers and architectural eras and traditions as well as structures whose background is associated with important events in the history of the city, state, or nation. Local designations within the inventory are assigned to one or more of the following eight categories, as defined in the City of San Jose Historic Preservation Ordinance, the 2040 General Plan, and the inventory classifications of the local Historic Resources Inventory.<sup>1</sup>

**City Landmark District** (CLD, defined in the City of San Jose Historic Preservation Ordinance): A historic district locally designated by the City Council as a City Landmark District under Municipal Code Section 13.48.

**City Landmark Site/Structure** (CLS, defined in the City of San Jose Historic Preservation Ordinance): An individual historic site or structure locally designated by the City Council as a City Landmark under Municipal Code Section 13.48.

**Candidate City Landmark** (CCL, defined in the City of San Jose Historic Preservation Ordinance): An individual site or structure found to be eligible for City Landmark status by meeting the criteria under Municipal Code Section 13.48 based on an evaluation or survey work.

**City Conservation Area** (CNS, defined in the City of San Jose Historic Preservation Ordinance): A historic area designated by the City Council as a Conservation Area under Municipal Code Section 13.48.

**Contributing Site/Structure** (CS, a Classification of the Historic Resources Inventory): A site or structure that contributes to a theme, a geographical area, a property type, or to the historic fabric of the community and in some cases to a certain neighborhood.

**Non-Contributing Site/Structure** (NCS, a Classification of the Historic Resources Inventory): A site or structure within a designated or eligible historic area that does not qualify as a Contributing Site/Structure.

**Structure of Merit** (SM, Defined in the san Jose 2040 General Plan): An important historic property or feature of lesser significance, and that does not qualify as a City Landmark or for the California or National Registers but attempts should be made for preservation to the extent feasible under the 2040 General Plan goals and policies.

**Identified Site/Structure** (IS, A Classification of the Historic Resources Inventory): A potential historic property that could qualify under one or more of the classifications above pending further evaluation and survey work.

The buildings at 484 and 488 East St. John Street and 93-97 North 11th Street are not currently listed in the San Jose Historic Resources Inventory under any category.

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<sup>1</sup> City of San Jose Historic Resources Inventory: Classification of Resources, September 2019; San Jose, California Code of Ordinances Section 13.48.110 – Procedure for Designation of a Landmark and Section 13.48.120 – Procedure for Designation of Historic Districts, available at [https://library.municode.com/ca/san\\_jose/codes/code\\_of\\_ordinances?nodeId=TTT13STSIPUPL\\_CH13.48HIPR](https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TTT13STSIPUPL_CH13.48HIPR), accessed October 14, 2019; City of San Jose, *Envision San Jose 2040: General Plan*, Adopted November 1, 2011, as Amended December 18, 2018.

## OTHER SURVEYS

In 2006, a San Jose State University Urban Planning Graduate Team produced the *Urban Village Planning: East Santa Clara Street Assessment*, which includes discussion of historical resources within a study area, inclusive of the subject properties, extending one block deep on either side of East Santa Clara Street between City Hall at the southwest and Coyote Creek at the northeast. The team's community outreach efforts identified a desire by local residents to preserve existing historic buildings, and the report identifies 488 East St. John Street as a "potential historic building" that may be a candidate for inclusion in San Jose's Historic Resources Inventory. 484 East St. John Street and 93-97 North 11th street are not identified as "potential historic buildings."<sup>2</sup> The later *East Santa Clara Street Urban Village Plan*, adopted by the City in 2018, does not depict any of the three subject buildings as a "Candidate City Landmark" or recommended for "Building Preservation."<sup>3</sup>

## III. ARCHITECTURAL DESCRIPTIONS

### 484 EAST ST. JOHN STREET

484 East St. John Street is a one-story, single family residence located on the southeast side of East St. John Street between North 10th and North 11th streets (**Figure 3**). It has a moderately pitched hipped and gabled roof with composition shingles and is clad predominantly in narrow horizontal wood lap siding with some small areas of stucco. Typical original windows are undivided one-over-one double hung wood-frame with ogee lugs; wide, ridged wood trim; and wood sills. Some have removable external modern screens set into the openings. The building has a generally rectangular plan. Its foundation was obscured by siding and vegetation at the time of the site visit, and its type could therefore not be identified. The first floor is set approximately four feet above ground level, over a crawl space. A narrow wood water table surrounds the building at the junction between the crawl space and first floor. The building has a moderate roof overhang with exposed rafter tails. There is a small, cylindrical metal chimney placed near the ridge on the northeast-facing roof slope.

#### Norwest Façade

The primary, northwest facade of 484 East St. John Street overlooks a small front yard and paved walkway accessing wide wood front steps bordered by low wood wing walls. At its left (northeast) side, the facade features an angled window bay set below a projecting gabled roof (**Figure 4 and Figure 5**). Two typical original windows flank a central fixed rectangular window with a leaded upper and undivided lower lite. Reverse-scalloped and incised brackets are placed at each soffit edge of the window bay. The front gable features stucco cladding, flat wood trim including an arched piece over the center window in the angled bay, and exposed beam ends. The right (southwest) side of the primary facade includes an L-shaped porch with battered wood posts, arched entablature, a tongue-and-groove wood ceiling, and wood half-walls (**Figure 6**). Within the porch, the main entrance door is obscured by a modern metal security door, and has wide wood trim matching that of typical windows. A recessed portion of the primary facade to the right of the entrance includes one typical original window with a fixed metal security grille.

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<sup>2</sup> San Jose State University Urban Planning Graduate Student Team, *Urban Village Planning: East Santa Clara Street Assessment* (San Jose: Produced for the City of San Jose, 2015), 35.

<sup>3</sup> City of San Jose, *East Santa Clara Street Urban Village Plan* (San Jose, October 23, 2018), page 3-9.



Figure 3. Primary (northwest) facade of 484 East St. John Street, view southeast.

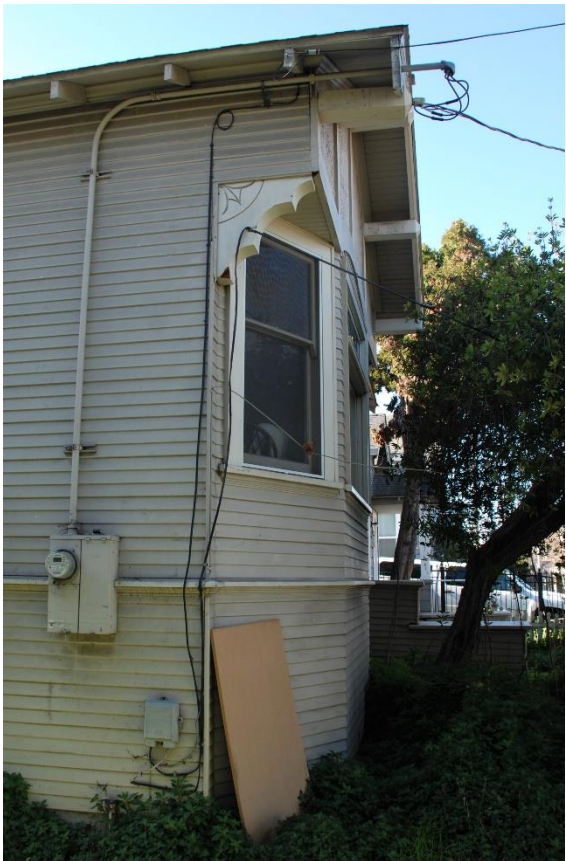


Figure 4. Northeast side of window bay on primary facade, 484 East St. John Street, view southwest.



Figure 5. Southwest side of window bay on primary facade, 484 East St. John Street, view southeast.



**Figure 6. Porch at southwest side of primary facade, 484 East St. John Street, view southeast.**



**Figure 7. Interior of porch at southwest facade, 484 East St. John Street, view southwest.**

### Southwest Façade

The southwest facade is set close to the neighboring property line, obstructed from close inspection by fences. At the left (northwest) side, the facade features the west-facing portion of the L-shaped porch, with battered columns and arched entablature. The west facade inside the porch includes one fixed rectangular window with leaded glass in a diamond configuration and original trim (**Figure 7 and Figure 8**). Other openings on the west facade include three rectangular replacement windows with what appears to be a combination of replacement and original wood trim (**Figure 9**).

### Southeast Facade

The rear, southeast facade of 484 East St. John Street overlooks a small, fenced yard (**Figure 9**). A plywood siding patch at the left (southwest) side of the rear facade suggests that the building may have previously had an open rear porch at this side (**Figure 11**). The current openings, from left (southwest) to right (northeast) include: one unglazed, slightly recessed wood door at ground level, one small rectangular vinyl-frame slider window with flat wood trim set in the filled portion of the siding at the first floor; one unglazed wood door with a metal security door at the first floor, accessed by a wood staircase with wood rails; one rectangular, double-hung, vinyl-frame window at the first floor, set close to the door; and a ground-level crawl-space/basement access opening (**Figure 12**).

### Northeast Façade

The east facade overlooks a narrow, unpaved driveway between 484 and 488 E St. John Street (**Figure 13**). First-floor openings in the facade include, from left (southeast) to right (northwest): A small, rectangular vinyl-frame slider window surrounded by what appears to be original trim; three replacement double hung windows, the two leftmost set in a pair, with flat wood trim; one small, rectangular vinyl-frame slider window with flat wood trim set in a patched area of siding that appears to be a former window opening; and a small, rectangular leaded glass fixed window with what appears to be original trim (**Figure 14**). Two crawl-space openings are set at ground level near the center of the facade.

### Site Features

The parcel surrounding 484 East St. John Street is landscaped with lawn, shrubs, and trees in the front and rear yards, including a large, mature palm tree dominating the rear yard. The rear yard is partially enclosed by wood fencing consisting of unpainted vertical boards. A one-story wood frame garage/shed with a front-gabled roof sits at the rear of the property, near the property line shared with 488 East St. John Street.



**Figure 8. Interior of porch at southwest facade, 484 East St. John Street, view southeast.**



**Figure 9. Southwest facade, 484 East St. John Street, view northwest from rear yard.**



Figure 10. Rear, southeast facade, 484 East St. John Street, view northwest.



Figure 11. Left, southwest portion of southeast facade, 484 East St. John Street, view northwest.



Figure 12. Right, northeast portion of southeast facade, 484 East St. John Street, view northeast



**Figure 13. Northeast facade, 484 East St. John Street, view northwest.**



**Figure 14. Detail of leaded window at northwest side of northeast facade, view northwest.**

## 488 EAST ST. JOHN STREET

488 East St. John Street is a rectangular, one-story, single family residence located on the southeast side of East St. John Street between North 10th and North 11th streets. It has a moderately pitched hipped roof with projecting gables on the west side at the front and rear. The roof is clad in composition shingles. The building is clad in wide horizontal wood rustic siding at the front portion of the house, revealing one underlayer of paint, and lap siding at the rear portion with two underlayers of paint. The two underlayers of paint on the lap siding indicate that the rear portion is older. The building also features corner boards and some small areas of plywood. Typical windows are undivided one-over-one double hung wood-frame with wide wood trim and wood sills. The building has a roughly rectangular plan. It appears to have a wood on grade foundation. The first floor is set approximately three feet above ground level over a crawl space. A narrow wood water table surrounds the building at the junction between the crawl space and first floor. The building has a narrow roof overhang.

### Northwest Façade

The primary, northwest facade overlooks a small, unenclosed front yard with a mature tree and shrubs (**Figure 15**). The left (northeast) side of the primary facade includes a porch with an overhanging shed roof supported by rectangular and turned and square wood posts, incised, shaped brackets, exposed ceiling rafters, and a simple wood railing (**Figure 16**). Within the porch, openings include, from left to right, one pair of typical windows and the main entrance door, which is obscured by a modern metal security door and has a fixed rectangular transom window with wide wood trim. The porch is accessed by a wood staircase with turned newel posts, aligned with the entrance door. At its right (southwest) side, the facade features an angled window bay set below a projecting gabled roof (**Figure 17**). Two typical original windows flank a central fixed rectangular window with an undivided smaller upper and larger lower lite. Incised L-shaped brackets are placed at each soffit edge of the window bay, and there is a drop pendant at the west corner. The front gable features scalloped shingles and simple eave returns. The lower portion of the facade, including the porch skirting, includes some sections of plywood cladding.



Figure 15. Primary, northwest facade, 488 East St. John Street, view southeast.



Figure 16. Porch at left side of primary, northwest facade, 488 East St. John Street, view southwest.



Figure 17. Right side of primary, northwest facade, including window bay, and southwest façade, 488 East St. John St., view southeast.

### Southwest Facade

The southwest facade overlooks a narrow, unpaved driveway shared with the neighboring house at 488 East St. John Street (**Figure 18**). Approximately the front one-half of the facade of the main building is clad with wide rustic-vee siding, while the rear half and rear shed-roofed addition are clad with narrower lap siding. The junction of the two siding types is marked by a flat vertical trim piece and shaped wood eave bracket. Within the rear portion of the facade, openings include one typical window and one rectangular, vinyl-frame slider replacement window set in a larger original opening that has been partially infilled and clad with matching siding.

### Southeast Facade

The rear, southeast facade overlooks a rear yard partially enclosed by a wood fence. A gabled projection spanning the left (southwest) portion of the facade has a plywood-clad, shed-roofed addition spanning its width at the left (southwest) side of the rear facade (**Figure 19**). From left (southwest) to right (northeast), openings in the rear facade of the addition include one small rectangular, vinyl-frame slider window and one unglazed wood door accessed by a wood staircase with wood railing. Each has a wide awning supported by angled brackets and clad in composition shingle. One typical window with ogee lugs is set in the rear facade of the main volume of the house, to the right (northeast) of the addition (**Figure 20**).

### Northeast Façade

The northeast facade overlooks an unpaved parking area and a portion of the rear yard of the neighboring property at 97 North 11th Street (**Figure 21**). The rear (southeast) half of the facade is clad in narrow lap siding while the front (northwest) half is clad with wide rustic-vee siding. The junction of the two siding types is marked by a flat vertical trim piece. One typical window is set in each of the rear and front halves of the facade. A small wood crawl space access door is set at ground level near the front (northwest) extent of the facade.

### Site Features

The building overlooks a small front yard with mature trees and shrubs and a walkway leading to the main entrance. The rear yard, accessed by the unpaved driveway between 484 and 488 East St. John Street, contains parked vehicles, stored equipment, and a dilapidated shed.



**Figure 18. Southwest facade, 488 East St. John Street, view north.**



**Figure 19. Rear, southeast facade, 488 East St. John Street, view northwest.**



**Figure 20. Rear, southeast facade, 488 East St. John Street, view northwest.**



**Figure 21. Northeast facade, 488 East St. John Street, view southwest.**

### 93-97 NORTH 11TH STREET

93-97 North 11th Street is a one-story, three-unit residence located at the southwest corner of North 11th and East St. John streets. It has a moderately pitched hipped roof with composition shingles, a moderate eave overhang, and exposed rafter tails. The building is clad predominantly in narrow horizontal wood lap siding. Typical original windows are undivided one-over-one double hung wood-frame with ogee lugs; wide, ridged wood trim; and wood sills. The building has a rectangular plan, and its foundation is obscured by wood trim at the ground level. The first floor is set approximately four feet above ground level, over a crawl space. The building has a moderate roof overhang with exposed rafter tails. A masonry chimney is set in the north-facing roof slope.

#### Northeast Façade

The primary, northeast facade overlooks an unenclosed yard with mature shrubs and small trees adjacent to the subject building, a lawn, and North 11th Street (**Figure 22**). The most notable feature of the facade is a wide dormer in the east roof slope, with a two-part hipped roof clad in composition shingles and two rectangular fixed eight-lite windows with frames and trim matching those of the typical original windows. At the first floor, one pair of typical original windows is set at the left (southeast) side of the facade. Slightly to the right (northwest) of center, a recessed porch with wood tongue-and-groove ceiling and flooring is accessed by a wood staircase with wood rails (**Figure 23**). A half wall clad in narrow horizontal wood lap siding encloses the left (south) half of the porch. A square column with pointed ornament at its capital is set at the north end of this half wall. Within the porch, entrances on each of the south, west, and north planes access the individual residential units. Each entrance has an exterior metal security door and wide, flat wood trim. One typical window is set within the porch to the right of the entrance door on the east plane. To the right (northeast) of the porch, an angled window bay with a flared, hipped hood clad in composition shingles supported by a pair of shaped brackets has three typical original windows with a divided-lite upper sash featuring a band of small square lites over one larger lite (**Figure 24**). The center window has a five-over-one upper sash, and each flanking window has a four-over-one upper sash. A small rectangular crawl-space entrance with two openings is centered below this window bay (**Figure 25**).

#### Northwest Façade

The northwest facade, overlooking a small unenclosed side yard and East St. John Street, has two openings, from left (northeast) to right (southwest): a small rectangular fixed wood-frame window with typical trim and sill, and one typical window (**Figure 26**). A rectangular crawl space access opening is set at ground level near the right, rear portion of the facade.

#### Southwest Façade

The rear, west, facade overlooks a small enclosed rear yard and the east facade of the neighboring house at 488 East St. John Street (**Figure 27**). Openings in the rear facade include, from left (north) to right (south): one typical original window with an air conditioning unit set in its lower sash; one small rectangular modern sliding window with metal or vinyl frame, and trim matching the typical original double-hung windows; three typical original windows; and one small rectangular double-hung window with a hinged, wood-frame screen.<sup>4</sup> To the right of this small window, paneled and vertical tongue-and-groove planks fill what appear to have been an original porch opening. An entrance with a modern metal security door is set at the right side of the facade, and is accessed by a non-original wood staircase with lattice panels and wood rails.

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<sup>4</sup> Obstructions and impassable gates prevented close inspection of some windows.



Figure 22. Primary, northeast facade, 93-97 North 11th Street, view southwest.



Figure 23. Interior of porch with column at foreground, 93-97 North 11th Street, view southeast.



Figure 24. Staircase and window bay at northeast side of primary facade, 93-97 North 11th Street, view west.



Figure 25. Lower portion of window bay at northeast side of primary facade, 93-97 North 11th Street, view south.



Figure 26. Northwest facade, 93-97 North 11th Street, view southeast. Façade faces E. St. John Street.



Figure 27. Southwest facade, 93-97 North 11th Street, view north.

### Southeast Façade

The southeast facade overlooks a fenced passageway at the south side of the parcel, with an east-facing gate set back approximately six feet from the east corner of the façade (**Figure 28**). Openings in the south facade include, from left (west) to right (east): one pair of small typical original windows, one typical original window, and one fixed rectangular window with frame and trim matching the typical original double-hung windows. At the left (west) side of the south facade, a rectangular patch of wide, rustic siding appears to indicate an infilled original porch opening at the rear entrance. A rectangular crawl-space opening is set at ground level near the left (west) side of the facade.

### Site Features

Set on a corner lot, the property is surrounded on its northwest and northeast sides by an informally landscaped yard with a combination of lawn, planting beds, and mature shrubs and trees. A paved walkway accesses the main entrance, and an informal, unpaved vehicle parking area is at the northwest corner of the lot. The side and rear yards at the southeast and southwest are enclosed by wood fencing and are used primarily for access and storage.



Figure 28. Southwest and southeast facades, 93-97 North 11th Street, view east.

## NEIGHBORHOOD SETTING

The neighborhood immediately surrounding the subject buildings is predominantly residential, with a mix of single-family and multi-unit buildings constructed between the 1870s and 1950s.

Architectural styles include Queen Anne and Italianate styles of the late 19<sup>th</sup> century, Craftsman bungalows and Spanish Eclectic styles of the early 20<sup>th</sup> century, and Minimal Traditional and mid-century dingbat apartment buildings of the mid-20<sup>th</sup> century. One block to the southeast, East Santa Clara Street is a commercial corridor serving the northern part of downtown San Jose, as well as the surrounding residential neighborhoods to the north and east.

At the request of the City of San Jose, buildings over 50 years of age within 200 feet of the proposed project area were identified and presented in the map in **Figure 29**. **Table 1** includes the documented construction date (per County Assessor) or estimated original construction date (circa date based on Sanborn maps) and historic resource status of these properties. Table 1 includes the note “Building Preservation” in the “Historic Status” column for non-designated properties listed in the East Santa Clara Urban Village Plan as warranting preservation.<sup>5</sup> For the age-eligible properties that are not currently listed historic resources, a visual assessment was undertaken from the public right-of-way to provide a preliminary opinion about individual eligibility for listing in the California Register and as a City Landmark, based on architecture and apparent integrity.<sup>6</sup> The preliminary findings are noted on the map and in Table 1.

Based on the map and Table 1, there are 25 age-eligible properties and two non-age-eligible properties within a 200-foot radius of the subject properties. **Table 2** provides a quick-glance summary of the construction periods, architectural styles, and previous historic resource identification of the surveyed properties.

Of the 25 age-eligible properties, 15 are known historic resources or were preliminarily found eligible in Table 1. There is a small nearby concentration of five preliminarily identified historic resources on both sides of E. St. John Street west of the subject properties to N. 10<sup>th</sup> Street. There is also a concentration of seven designated or preliminarily identified historic resources at the center of the block south of the subject properties. Only one historic property, 65 N. 11th Street, which is a San Jose Identified Structure, directly abuts the subject properties to the south.

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<sup>5</sup> The East Santa Clara Urban Village Plan was prepared by the City of San José with assistance from Bottomley Design & Planning. According to page 3-14 of the Plan, the properties identified for “Building Preservation” are non-designated historic, culturally or architecturally important structures within the East Santa Clara Street Urban Village which should be considered for inclusion on the City’s Historic Resources Inventory for further designation. These structures were identified by members of the community, research by SJSU students and City staff, and through review of environmental documents prepared for development projects within the area. Aside from the preparers of environmental documents, it is not clear whether the people who made the “Building Preservation” determinations meet the Secretary of the professional qualifications standards for historic preservation.

<sup>6</sup> Historic research was not undertaken for these properties, nor was a thorough evaluation completed using all eligibility criteria for the California Register and San Jose Landmarks.

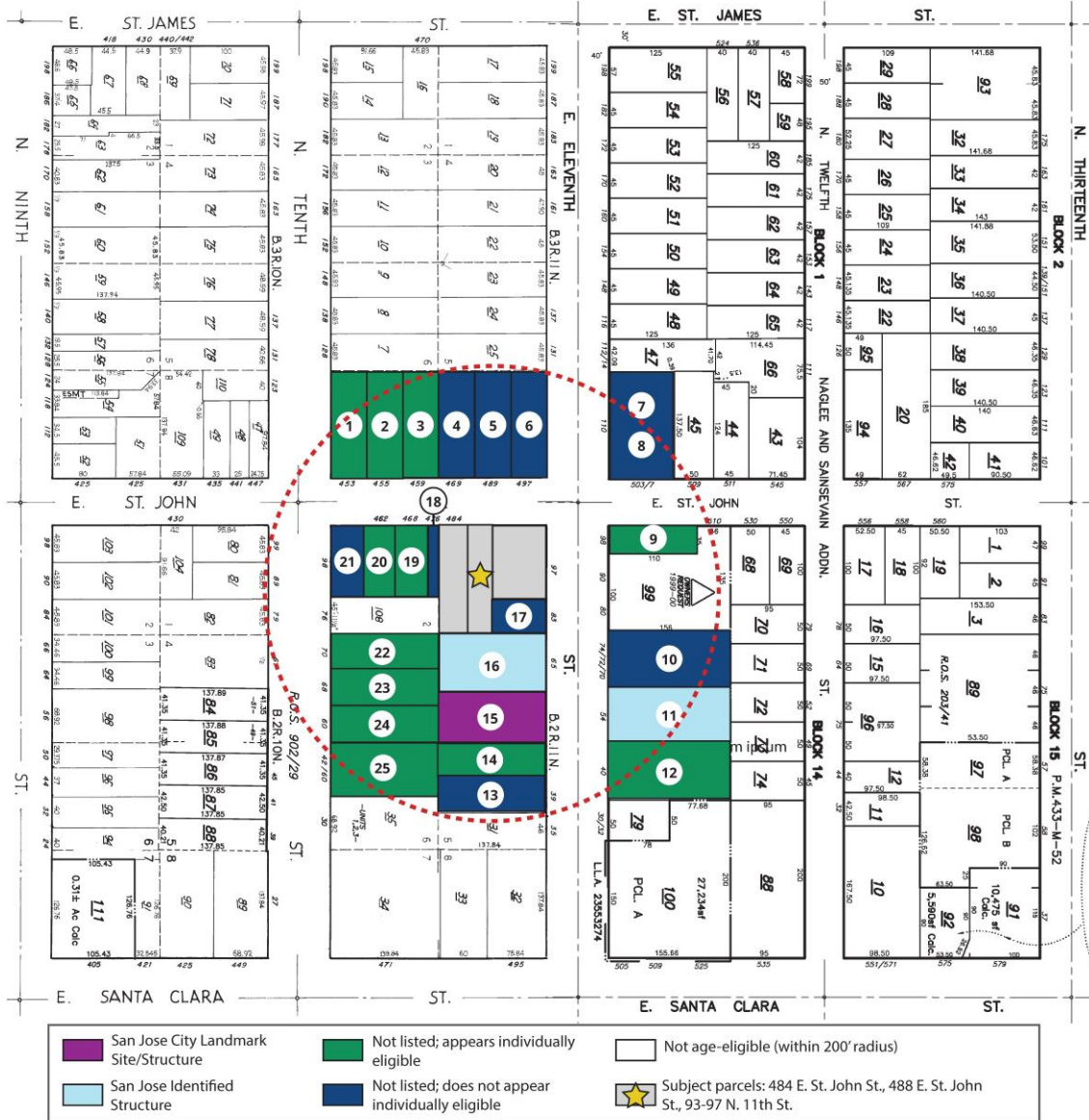












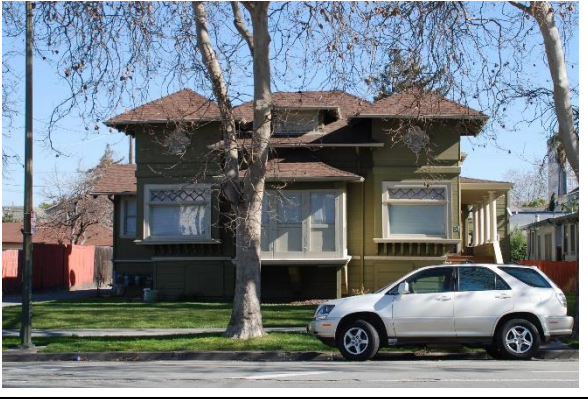

Figure 29. Properties 50 years of age or older within 200 feet the subject properties.




**Table 1. Properties 50 Years of Age or Older Within 200 Feet of the Subject Properties**




No.	Address (APN)	Year Built	Historic Resource Status	Photo
1	453 E. St. John Street (46717006)	1915	Not listed; appears individually eligible	
2	455 E. St. John Street (46717005)	1922	Not listed; appears individually eligible	
3	459 E. St. John Street (46717004)	1914	Not listed; appears individually eligible	

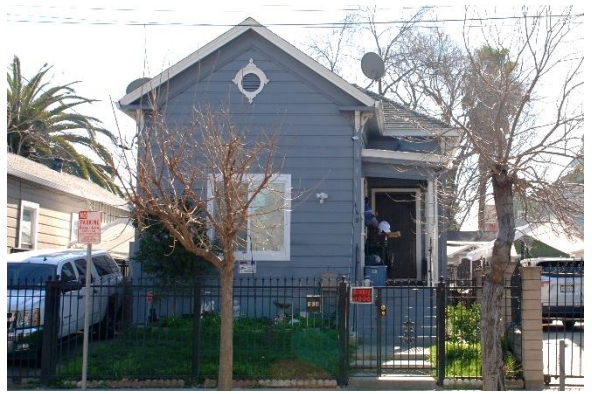


No.	Address (APN)	Year Built	Historic Resource Status	Photo
4	469 E. St. John Street (46717003)	1914	Not listed; does not appear individually eligible (simple bungalow style and compromised integrity)	
5	489 E. St. John Street (46717002)	1915	Not listed; does not appear individually eligible (simple bungalow style and compromised integrity)	
6	495-497 E. St. John Street (46717001)	1920	Not listed; does not appear individually eligible (simple bungalow style and possible compromised integrity)	

No.	Address (APN)	Year Built	Historic Resource Status	Photo
7	503 E. St. John Street (46716046)	1901	Not listed; does not appear individually eligible (compromised integrity)	
8	507 E. St. John Street (46716046)	1901	Not listed; does not appear individually eligible (simple vernacular style and compromised integrity)	
9	98 N. 11th Street (46716085)	1898	Building Preservation. Not listed; appears individually eligible.	

No.	Address (APN)	Year Built	Historic Resource Status	Photo
10	70 N. 11th Street (46716082)	1891	Not listed; does not appear individually eligible (simple vernacular style and compromised integrity)	
11	54 N. 11th Street (46716081)	1898	San Jose Identified Structure	
12	36-46 N. 11th Street (46716080)	1924	Building Preservation. Not listed; appears individually eligible (rare bungalow court)	


No.	Address (APN)	Year Built	Historic Resource Status	Photo
13	39 N. 11 <sup>th</sup> Street (46717030)	1901	Not listed; does not appear individually eligible (simple bungalow style and compromised integrity)	
14	47 N. 11th Street (46717029)	1898	Not listed; appears individually eligible	
15	55 N. 11th Street (46717028)	ca. 1870	San Jose City Landmark (Tommie Smith Residence)	

No.	Address (APN)	Year Built	Historic Resource Status	Photo
16	65 N. 11th Street (46717027)	1924	San Jose Identified Structure	
17	83 N. 11th Street (46717026)	1957	Not listed; does not appear individually eligible (simple mid-century style)	
18	476 E. St. John Street (46717043)	ca. 1891	Not listed; does not appear individually eligible (simple vernacular style and compromised integrity)	

No.	Address (APN)	Year Built	Historic Resource Status	Photo
19	468 E. St. John Street (46717042)	ca. 1891	Building Preservation. Not listed; appears individually eligible	
20	462 E. St. John Street (46717041)	ca. 1891	Building Preservation. Not listed; appears individually eligible	
21	98 N. 10th Street (46717040)	1940	Not listed; does not appear individually eligible (simple pre-war style)	

No.	Address (APN)	Year Built	Historic Resource Status	Photo
22	70-74 N. 10th Street (46717107)	1912	Building Preservation. Not listed; appears individually eligible	
23	68 N. 10th Street (46717038)	1898	Building Preservation. Not listed; does not appear individually eligible (compromised integrity) <sup>7</sup>	
24	60 N. 10th Street (46717037)	ca. 1891	Building Preservation. Not listed; appears individually eligible	
25	42 N. 10th Street (46717036)	ca. 1884	Not listed; appears individually eligible	

<sup>7</sup> Note that Page & Turnbull's preliminary finding for 68 N. 10th Street contradicts the East Santa Clara Urban Village Plan's identification for "Building Preservation." Page & Turnbull's finding is based on architectural merit and historic integrity. As described in Footnote 5, the structures indicated for "Building Preservation" in the Plan were identified by members of the community, research by SJSU students and City staff, and through review of environmental documents prepared for development projects within the area. It is not clear from the Plan which source informed the finding for 68 N. 10th Street, and whether those people meet the Secretary of the professional qualifications standards for historic preservation.

No.	Address (APN)	Year Built	Historic Resource Status	Photo
				

**Table 2. Summary of Visual Assessment**

No. of properties (27 Total)	Construction Date	Architectural Style	Previously Identified Historic Resources	Notes
11	Ca. 1870-1900	Italianate (2), Queen Anne (2), Vernacular (5), Victorian Eclectic (1), Queen Anne Cottage (1)	7	
12	1901- 1930	Craftsman Bungalow (6), Spanish Eclectic (2), Vernacular (3), Prairie Style (1)	3	
2	1931-1970	Mid-Century Dingbat (1), Minimal Traditional (1)	0	
2	1971-2020	Vernacular (1), Contemporary (1)	0	Not Age Eligible

## IV. HISTORIC CONTEXT

### CITY OF SAN JOSE

Before the establishment of Santa Clara County, the City of San Jose was founded in 1777 as the *Pueblo de San Jose de Guadalupe*, a Spanish settlement unassociated with either a Mission or a military Presidio. Although the *Mission de Santa Clara de Assis* was located approximately two miles to the west, the mission and pueblo fell under separate religious and secular jurisdictions.<sup>8</sup> While the Mission was run as an essentially self-sufficient settlement by the Franciscans, the pueblo was established by settlers brought to the area by the De Anza expedition and was an agricultural community that was intended to provide food for the presidios in San Francisco and Monterey. The original pueblo site is thought to have been located approximately a mile and a half northwest of the subject property, between Hobson and Hedding Streets no more than about 400 yards from the Guadalupe River.<sup>9</sup> By 1797, however, flooding forced the pueblo to relocate to the area of today's Plaza de Cesar Chavez in downtown San Jose – to the immediate northeast of the San Jose Civic Auditorium. A network of rudimentary roads and trails connected the pueblo with other Spanish settlements and support locations throughout the surrounding area. For instance, the El Camino Real connected the San Jose pueblo with Mission Santa Clara and the presidios at Monterey and San Francisco, while the Alameda in downtown San Jose created a more localized route between the pueblo and Mission.

The vast expanses of undeveloped land outside of the missions, pueblos, and presidios had primarily been claimed by the Catholic Church. These mission lands had been used for grazing livestock or simply remained wild. Under Mexican rule, which began in 1822, mission lands were secularized and distributed to private landowners, who established large ranchos anchored by haciendas and small villages that served each rancho's functions. California's early hide and tallow economy supported cattle herding as the primary use of rancho lands. Between 1833 and 1845, 38 ranchos were granted to Mexican settlers throughout Santa Clara Valley.<sup>10</sup>

Upon the culmination of the Mexican-American War in 1846, California came under control of the United States. In 1849, the Gold Rush brought an influx of settlers to California and led to the widespread restructuring of property lines and land ownership. Although no gold was present in Santa Clara Valley, it was the location of the largest mercury mine in North America. Mercury was used in the hydraulic gold mining process by adhering to gold and helping it sink in the water-gravel mixture. This gave the Santa Clara Valley an important role in the events that put California on the world stage and brought many settlers to the area.

Early San Jose served as a supply stop for miners journeying to the gold fields and many businesses and services were established to serve them, growing the city. John Burton, the first American *alcalde*, or mayor, commissioned a survey of the pueblo of San Jose not long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a grid of streets not far to the east of the original Spanish/Mexican pueblo. It was in this area—bounded by St. John Street to the north, Fourth Street to the east, San Fernando Street to the south, and Market Street to the west—that the new commercial and retail district developed. When Santa Clara County was established in 1850, San Jose was the only urban area in Santa Clara County, and thus the center of the county's commerce, government, and culture. It became the first incorporated city in the state and served as state capital for a short time, between 1850 and 1852. The city's early limits covered about six square miles and although they were not expanded until the early twentieth century, the city's temporary status as the

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<sup>8</sup> Archives & Architecture, *County of Santa Clara Historic Context Statement* (Prepared for the County of Santa Clara Department of Planning and Development, 2004, rev. 2012).

<sup>9</sup> BFGC-IBI Group, *Evaluation of the Former San Jose City Hall*, (Prepared for the County of Santa Clara Facilities and Fleet Department, 2012).

<sup>10</sup> *Ibid.*

state capital spurred rapid growth. Even after the capital was moved to Benicia in 1853, development and prosperity continued due to railroad connections that by 1869 linked San Jose with markets across the country.<sup>11</sup> San Jose grew increasingly urban as farming activities supported steady commerce and required a large labor force that populated and utilized the services of the city.

For much of its history, the Santa Clara Valley boasted a flourishing agricultural industry, continuing a tradition that started when San Jose was a small Spanish pueblo intended to supply produce to the presidios. Prior to and during the Gold Rush, cattle ranching had been the primary industry in California, with the Santa Clara Valley area boasting pastureland in the foothills and feed lots on the valley floor. Dairying and sheep ranching were also prevalent. This industry continued, but the high cost of fresh vegetables and flour during the Gold Rush made many realize that horticulture would be a lucrative pursuit thereafter. Many miners returning from the gold fields settled in Santa Clara Valley, where they established successful farms.<sup>12</sup> At the peak of their production, wheat farms in Santa Clara County produced 30 percent of California's wheat supply. The valley was dominated by fields of wheat and other grain crops until 1880, when yields became poor and competition from farms in the Central Valley mounted. This triggered a shift toward fruit growing. Prunes, grapes, and apricots became the major crops, and by the 1890s orchards dotted the valley, replacing most of the wheat fields.<sup>13</sup>

Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando streets to Third and Fourth streets. The growing prosperity of the region also led to the construction of civic buildings such as the Santa Clara County Courthouse (1868) at 161 North First Street, St. Joseph's Cathedral (1875-85) at 90 South Market Street, and the San Jose Post Office (1893) at 110 South Market Street. Electric service came to San Jose in 1881, and by 1905 street cars served much of the city. Although the 1880s witnessed the construction of some of the finest commercial buildings in downtown San Jose, the early 1890s brought difficult times. In 1892, a major fire started by fireworks burned down a substantial portion of downtown San Jose. The destroyed buildings were quickly rebuilt. Several buildings along the southern part of First and Second streets date from this post-fire construction.<sup>14</sup>

The population of San Jose grew to almost 50,000 in the early twentieth century, and from the 1900s to 1930s commercial development spread north of Santa Clara Street, east of Third Street, and south of San Fernando Street. The size of buildings increased as the development of escalating steel-frame and concrete enabled speculators to construct early skyscrapers in what is now downtown San Jose. While the downtown grew in height, the city's land area spread and San Jose became a major population center rivaling San Francisco, Oakland, and Berkeley.<sup>15</sup> Agriculture-related industries, such as canning, drying, and packing, employed a large percentage of San Jose's population and attracted many workers of Japanese-American, Mexican-American, and African-American ethnicities, creating an ethnically diverse community.

Although the onset of the Depression in 1929 slowed the economy across much of the state, population growth and building construction continued at a modest pace in San Jose during the 1930s. Two major hotel construction projects – the Pershing Hotel and the DeAnza Hotel, both within a half mile of the Civic Auditorium – aimed to increase the city's attractiveness as a visitor

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<sup>11</sup> *Ibid.*

<sup>12</sup> Archives & Architecture, *County of Santa Clara Historic Context Statement*.

<sup>13</sup> *Ibid.*

<sup>14</sup> *Ibid.*

<sup>15</sup> *Ibid.*

destination.<sup>16</sup> Funding opportunities offered by federal New Deal programs supported construction of public buildings in San Jose during the Depression years, with Ralph Wyckoff's 1933 post office at North First and St. John streets, listed on the National Register, and the Civic Auditorium, completed in 1936, benefiting from Works Progress Administration (WPA) funding.<sup>17</sup>

When World War II brought increased demands for canned and shelf-stable produce, Santa Clara County was able to respond with an ample supply. Some local food processing plants converted to the production of war equipment as another viable war-time business. Such manufacturing tended toward production of electronic components, which was a foreshadowing of the high-tech industry, such as Hewlett Packard, founded in 1939, that would come to characterize Santa Clara County. In 1945, IBM established its West Coast headquarters in San Jose and continued to expand. With other technology businesses following suit, particularly at the Stanford Industrial Park in Palo Alto where the likes of Sylvania, Philco-Ford, General Electric, and Lockheed were based, Santa Clara County and San Jose continued to shift quickly from an agricultural center to a center for the technology industry.<sup>18</sup> Defense work in the Bay Area, such as that generated by Moffett Field's naval air station, led directly to hundreds of thousands of servicepeople choosing to settle in the Santa Clara Valley after the war.<sup>19</sup> The growing popularity of the private automobile allowed for suburban sprawl that increased the city's livable area.<sup>20</sup> This environment set the stage for decades of annexation by San Jose of smaller townships within Santa Clara County, greatly increasing the City's land area.

Following World War II, Santa Clara County's business community and San Jose's pro-development government actively recruited more non-agricultural businesses to the city, especially high-technology and aerospace companies. The high-tech boom attracted thousands of new residents to the city. With the city growing rapidly, exchanging farm land for suburban housing tracts and shopping centers, the mid-twentieth century was the first era in which major planning strategies were put into play to keep the city's growth organized and under control.

In 1948, the San Jose City Manager submitted the city's first Six-Year Capital Improvement Plan. A large section of the plan detailed significant investment in city infrastructure and city departments that supported public welfare. The end of the war had brought about an enormous sense of civic pride, and public support for new civic facilities swelled. The Six-Year Plan was only the first step in a series of bond measures that enabled the construction of many civic buildings such as post offices, fire stations, libraries, park structures, and San Jose's new City Hall, many of them displaying Modernist design principles as symbols of the region's new era of growth and prosperity.<sup>21,22</sup>

Between 1950 and 1975, the population of San Jose expanded from 95,000 to 500,000. Under the aggressive annexation policies of City Manager "Dutch" Hamann, the city of San Jose expanded in size from 17 square miles to 120 square miles by procuring 1,419 newly annexed areas.<sup>23</sup> Hamann ultimately directed one of the greatest 20-year expansions of any city in United States history. He continued to rely on automobile-related transportation models to facilitate expansion, the most major of which was Interstate 280, constructed during the late 1950s to link San Jose to a regional network

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<sup>16</sup> PAST Consultants, LLC, *San Jose Modernism Historic Context Statement* (Prepared for the Preservation Action Council of San Jose, 2009), 18.

<sup>17</sup> PAST Consultants, *San Jose Modernism Historic Context Statement*, 20.

<sup>18</sup> Archives & Architecture, *County of Santa Clara Historic Context Statement*.

<sup>19</sup> PAST Consultants, *San Jose Modernism Historic Context Statement*, 26.

<sup>20</sup> Knapp & VerPlanck, *Historic Resource Evaluation: Former San Jose City Hall*, (Prepared for the County of Santa Clara Planning Office, 2011).

<sup>21</sup> PAST Consultants, *San Jose Modernism Context Statement*, 24.

<sup>22</sup> PAST Consultants, *San Jose Modernism Context Statement*, 25.

<sup>23</sup> Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (2006). Archives & Architecture, *County of Santa Clara Historic Context Statement*.

of Bay Area highways. San Jose also gained a municipal airport, which was developed between the 1940s and 1960s to the north of the city's civic center.

San Jose's current status as a center of technological innovation and industry developed in the wake of the mid-century growth of corporations like Hewlett-Packard and IBM in Santa Clara County. Research and manufacturing to support military and civilian technologies formed the core of the city's economy in the last decades of the twentieth century. By 2010, San Jose's population exceeded 945,000 residents, and by 2019, it had reached 1.035 million. This growth has brought expansion of suburbs into former orchard lands as well as intensified development in the downtown core.

## SAN JOSE'S SECOND WARD

The subject properties are at the eastern extent of the street grid established as the 1848 "Original Survey" by William Campbell and Chester Lyman, with street numbering and Catholic saints' names originating at this time **(Figure 29)**.<sup>24</sup> Original blocks consisted of 10 lots 50x50 *varas* each, establishing the common 137-foot lot depth still present in much of the neighborhood. Farm lots east of the Original Survey extended from 11th Street toward Coyote Creek.

San Jose's Horace Mann School, named for an early nineteenth-century public education reformer, was established in 1868 on the block bounded by 6th, 7th, East Santa Clara, and East St. John streets, about five blocks to the southwest of the subject properties. The current school is the third school building at the site, with the first damaged heavily in the 1906 earthquake, and its replacement demolished in the early 1970s. Today, the blocks bounded roughly by 3rd, 11th, East San Fernando, and East Julian streets comprise the Horace Mann neighborhood.

During what Archives & Architecture define as San Jose's "Period of Horticultural Development" (1870-1918) the Original Survey area, including what is now the Horace Mann neighborhood, was part of the Second Ward. Housing development in the Second Ward served the families who moved to the area to work in the orchards and canneries growing up around the city with the rise of the Santa Clara Valley's fruit growing and packing industries **(Figure 30)**.<sup>25</sup>

Most of the residential structures within the 13th Street neighborhoods, surveyed by Archives & Architecture for the 2006 context statement, were constructed during this growth period from the 1880s through the 1920s, with some infill occurring later.<sup>26</sup> The neighborhood includes "architectural styles and vernacular building types that represent the breadth of design of the period and the residential architecture found throughout California."<sup>27</sup>

The dates of construction and styles of the three houses within this study fit generally into the early period of the ca. 1905 – 1925 style identified as "Craftsman and Neoclassical Bungalows" in Archives & Architecture's 2006 context statement for the 13th Street Neighborhoods.<sup>28</sup> This style includes modest neoclassical cottages with features such as small hipped or gabled dormers, forward-facing gabled pediments, modest turned columns, solid porch railings, recessed porches, and shallow angled bay windows.

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<sup>24</sup> Archives & Architecture, *Historical Context Survey: 13th Street Neighborhoods, San Jose's Historic Second Ward, San Jose, Santa Clara County, California* (San Jose: Prepared as part of the City of San Jose Strong Neighborhoods Initiative, 2006), 17-18.

<sup>25</sup> *Ibid.*, 19.

<sup>26</sup> *Ibid.*, 20.

<sup>27</sup> *Ibid.*, 12.

<sup>28</sup> Archives & Architecture, *Historical Context Survey: 13th Street Neighborhoods, San Jose's Historic Second Ward, San Jose, Santa Clara County, California* (San Jose: Prepared as part of the City of San Jose Strong Neighborhoods Initiative, 2006), 62.

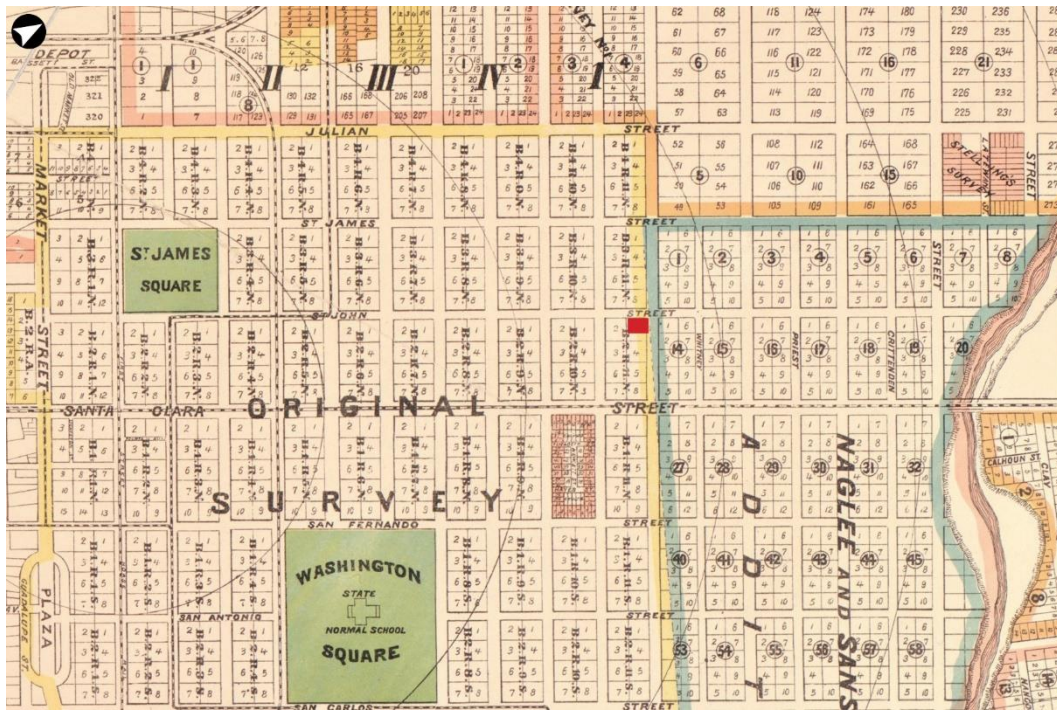


Figure 29. Excerpt from 1886 Map of the City of San Jose, published by realtor James A. Clayton. Red rectangle denotes location of subject properties. Source: Library of Congress, edited by Page & Turnbull.



Figure 30. Excerpt from 1901 birds-eye sketch of San Jose, published by the N.J. Stone Company. Red rectangle denotes location of subject properties. Source: Library of Congress, edited by Page & Turnbull.

The San Jose Historic Resources Inventory currently includes as contributors to the Market-Almaden Conservation Area, the Guadalupe/Washington Conservation Area, and Hensley City Landmark District modest cottages similar in type and era of construction to 484 and 488 East St. John Street. Throughout San Jose, remaining examples of these cottages represent the type of homes occupied by many working families during the city's early twentieth-century growth.

### Neighborhood Development

The block frontages immediately adjacent to the project area, including the properties listed in Table 1, are characterized by houses that appear to represent three main periods of development. Residences built near the end of the nineteenth century; such as 17 North 11th Street, 54 North 11th Street, 98 North 11th Street, 60 North 10th Street, and 68 North 10th Street, are typically one-and-a-half to two-story buildings facing the numbered streets, consistent with the blocks and lots defined by the "Original Survey" grid layout. A group of houses built between 1901 and 1907, which includes the subject properties as well as 462 East St. John Street, 486 East St. John Street, 476 East St. John Street, 503 East St. John Street, and 507 East St. John Street, are one-story vernacular residences set on smaller lots along the shorter block edges. Later development from 1912 to the 1920s on the opposite side of East St. John Street, as well as infill along North 10th Street and North 11th Street, brought Craftsman and Period Revival style single-family residences and the two apartment buildings at 70-74 N 10th Street (designed ca. 1912 by the prolific firm Wolfe & Wolfe), and 65 North 11th Street (a 1925 building listed on the San Jose Historic Resources Inventory).

### DEVELOPMENT OF THE SUBJECT PROPERTIES

At the end of the nineteenth century, the lots now occupied by the three subject properties were occupied by two houses facing East St. John Street. These houses appear to have remained in place until at least the production of the 1901 birds-eye sketch (**Figures 30 and 31**), which depicts the two earlier gable-roofed vernacular houses with front porches. This representation is consistent in scale with the two houses depicted on the 1891 Sanborn fire insurance map for the block, though the Sanborn map did not show a porch on the western building (**Figure 32**). By 1915, the corner building appears to have been moved to the south end of the corner lot, turned to face N. 11<sup>th</sup> Street instead of E. St. John Street, and 91-97 N. 11<sup>th</sup> Street was constructed in its place (**Figure 33**).<sup>29</sup> The second nineteenth-century house may have been moved and part of it incorporated into an expanded 488 E. St. John Street, and 484 East St. John Street was built adjacent to it on the west side. 484 and 488 East St. John Street each had outbuildings at the rear of their deep rectangular lots, with the address of 484 ½ suggesting that a stable behind 484 East St. John Street may have been used as a business or residence. The nine-foot wide vehicle access route between the two houses appears to have been a shared easement at this time.

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<sup>29</sup> By overlaying the 1891 and 1915 Sanborn maps, it is evident that the proportions of the older corner building match the building adjacent to 91-97 N. 11<sup>th</sup> Street in 1915, including the full-width front porch, front portion of the building, and rear wing. The only difference is that it appears the rear wing was shortened.

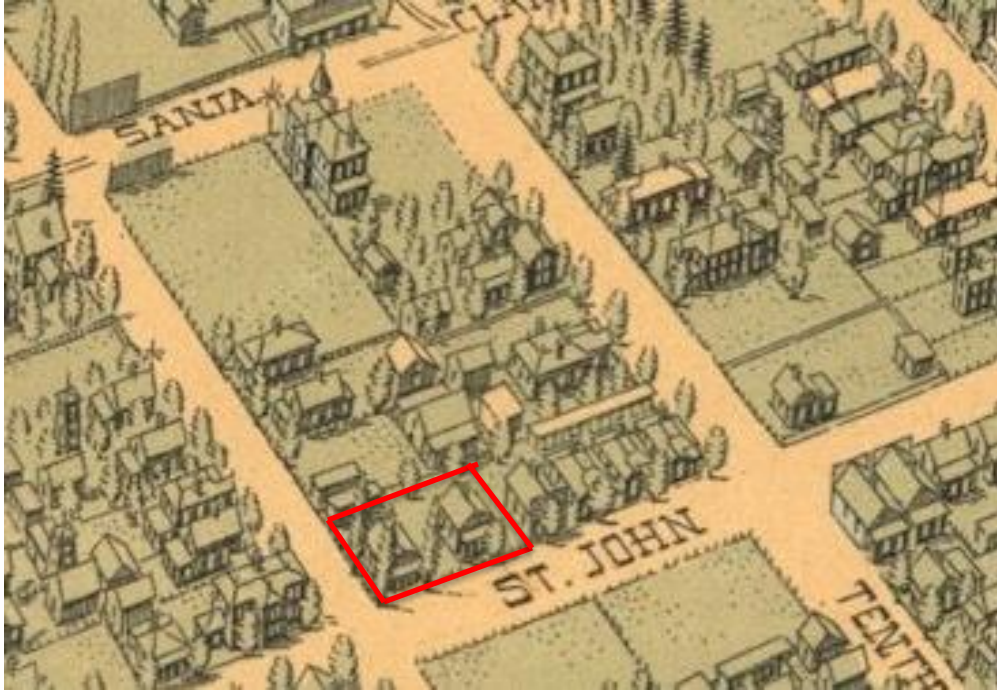


Figure 31. Close-up excerpt from 1901 birds-eye sketch of San Jose, published by the N.J. Stone Company. Red rectangle denotes location of subject properties. Source: Library of Congress, edited by Page & Turnbull.

#### Construction Chronologies

No original permit records are on file at the City of San Jose Development Services Permit Center. Newspaper notices, aerial photographs, the 1915 and 1950- Sanborn fire insurance maps, and alteration permit records for each property on file with the City of San Jose provide some information regarding the original design and alterations made to the properties.

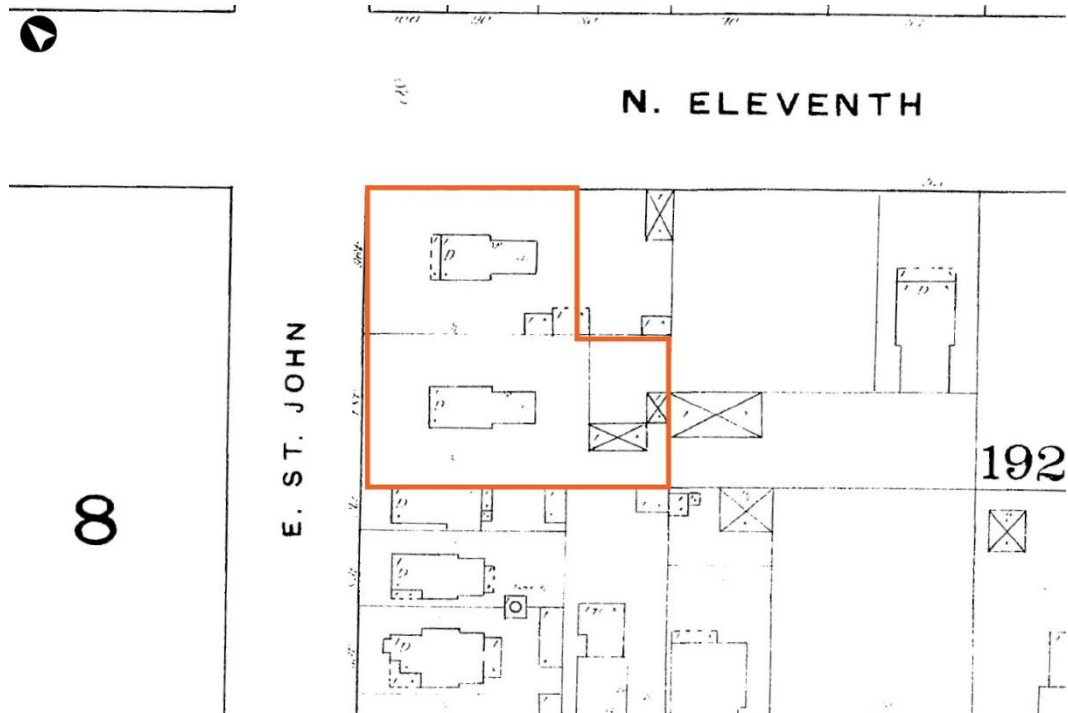


Figure 31. Excerpt from 1891 Sanborn Map Company fire insurance map for San Jose, Volume 1, Sheet 15. Subject parcels outlined in orange. Source: San Francisco Public Library, edited by Page & Turnbull.

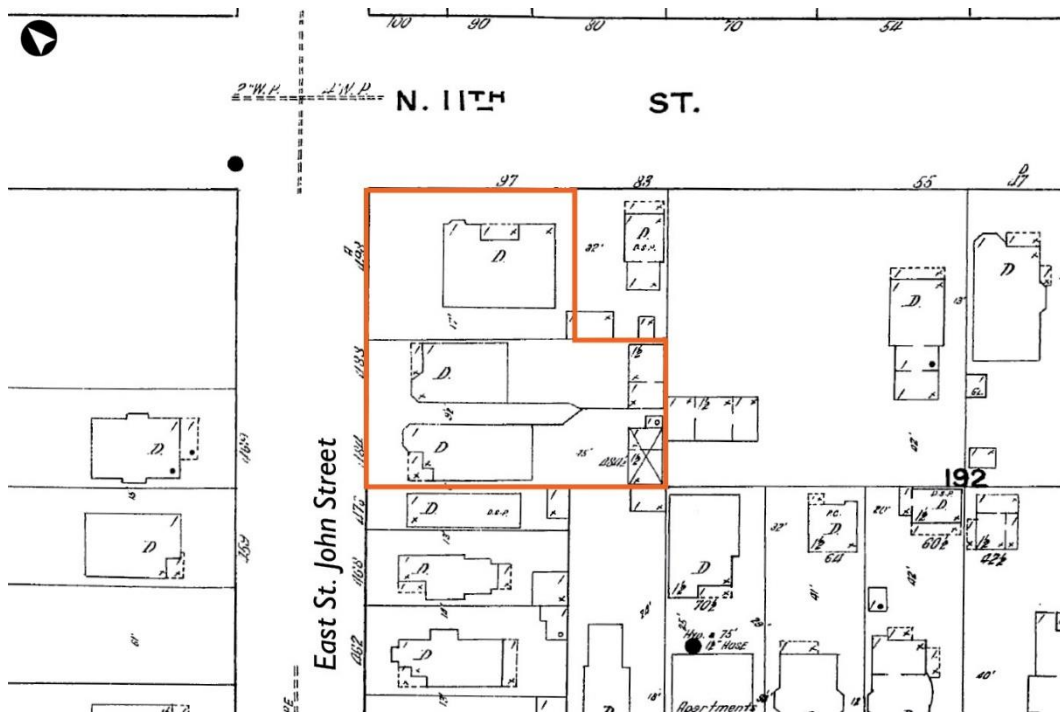


Figure 32. Excerpt from 1915 Sanborn Map Company fire insurance map for San Jose, Volume 1, Sheet 26. Subject parcels outlined in orange. Source: San Francisco Public Library, edited by Page & Turnbull.

484 East St. John Street

In 1901, Thomas Michell purchased the west half of Lot 1, Block 2, Range 11, which comprises the lots for both 484 and 488 East St. John Street, from Nettie A Newsom.<sup>30</sup> Newsom had acquired the parcel from Maude A. Jefferson in 1889.<sup>31</sup> Neither the original builder or designer/architect of the ca. 1907 house is known.

Aerial photographs from 1939 and 1965, and the 1950 Sanborn fire insurance map, show that the overall footprint of 484 East St. John Street has been relatively unchanged since its construction (**Figures 34 – 36**). A 1951 permit application was filed by owner Thomas Michell for construction of one or two garages at the rear of the property, however it is not clear when or how frequently the outbuildings at the rear property line of 484 and 488 East St. John were replaced between the buildings' original construction and the present.

A 1999 fire at the property caused what is described in the August 11, 1999 Fire Survey Damage report as damage to less than 25% of the building, including sections of floor joists, rafters, studs, and siding. It is not clear from the damage report where the fire occurred, but the replaced siding at the rear façade of the building may be related to this event.

Permit records on file at the City of San Jose Development Services Permit Center for 484 East St. John Street are summarized in **Table .**

**Table 3. Permits on File at the City of San Jose Permit Center, 484 East St. John Street**

Permit Number	Date	Owner	Description
142	04/30/1951	Thomas Michell	Construction of private garage at rear of property, "Priv. Gar – 1 sing – 1 Doub"
99069031	07/30/1999-09/28/1999	Sharon Luongo	Fire Damage Survey Report request filed 07/30/1999. Damage report issued 08/11/1999: "Minor damage to 2 floor joists. Minor damage to studs and exterior siding for approximately three stud bays adjacent to [illegible]. Fire spread to attic then furred space causing damage to spaced sheathing and rafters. Fire department damage on roof from entry. Minor smoke damage throughout. Some framing may be reusable, some may need replacement. Heavy charring in attic and wall." Permit for repairs issued 09/28/1999.

<sup>30</sup> *San Jose Mercury News*, April 28, 1901.

<sup>31</sup> *San Jose Mercury News*, September 22, 1889.

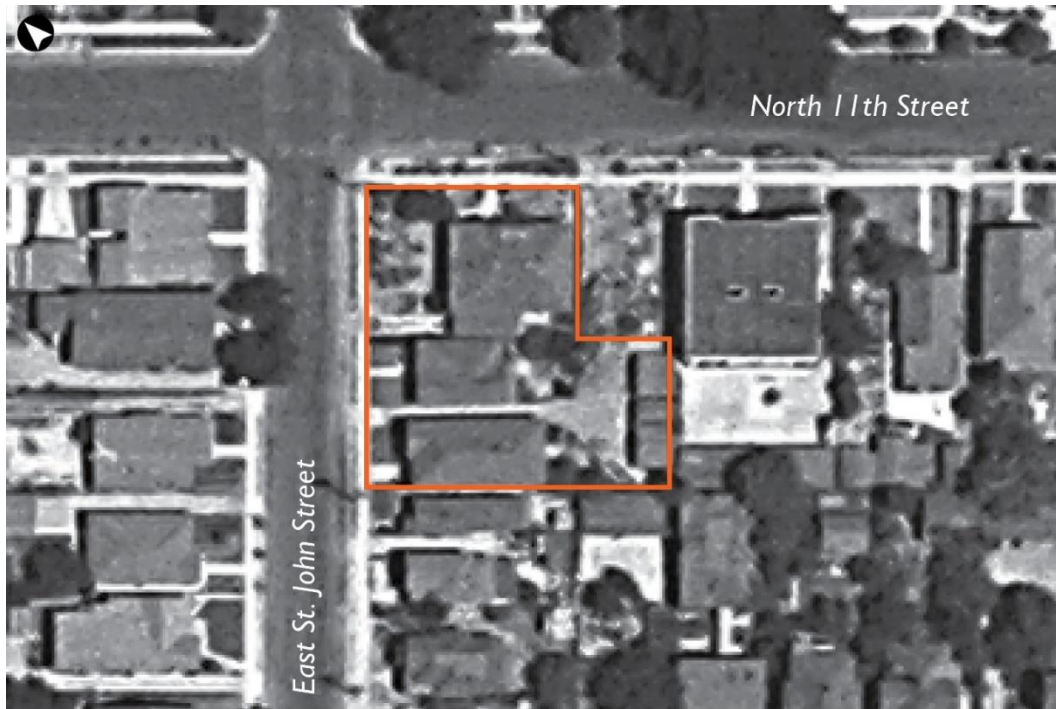


Figure 34. Excerpt from 1939 aerial photograph, with subject parcels outlined orange. Source: Fairchild Aerial Surveys, Flight C-5900, Frame 8, collection of University of California, Santa Barbara Library, edited by Page & Turnbull.

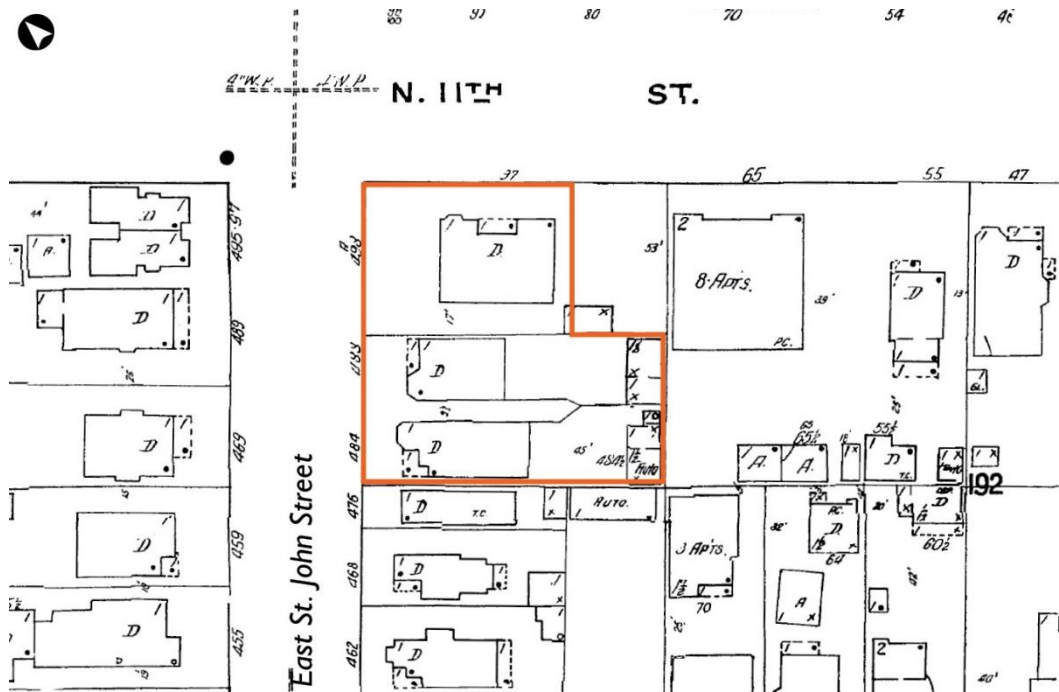


Figure 33. Excerpt from 1950 Sanborn Map Company fire insurance map for San Jose, Volume 1, Sheet 26. Subject parcels outlined in orange. Source: San Francisco Public Library, edited by Page & Turnbull.



Figure 34. Excerpt from 1965 aerial photograph, with subject parcels outlined orange. Source: Cartwright Aerial Surveys, Flight CAS-65-130, Frame 11-169, collection of University of California, Santa Barbara Library, edited by Page & Turnbull.

#### 488 East St. John Street

In 1901, Thomas Michell purchased the west half of Lot 1, Block 2, Range 11, which comprises the lots for both 484 and 488 East St. John Street, from Nettie A Newsom.<sup>32</sup> Newsom had acquired the parcel from Maude A. Jefferson in 1889.<sup>33</sup> It may be that the house that stood at the center of Lot 1, as seen in the 1891 Sanborn map and 1901 bird's eye sketch, was shifted over to the east, the rear wing was removed, and the building sustained an addition to the front (north) and east. The resulting footprint is evident in the 1915 Sanborn map, so these changes appear to have occurred between 1901 and 1915. The original gable-roofed building was of vernacular cottage design, whereas the remodel enlarged it into a Queen Anne cottage style with a partial-width front porch and an angled bay. Neither the builder of the original house or early twentieth century alterations are known.

The roof frame of an earlier gable roof is evident inside the hip roofed attic of the existing building. The concealed attic framing is an extension of the exterior projecting gable at the rear on the west side (southwest corner), but does not extend to or include the front gable. The roof gable frames directly into the hipped roof. Like the attic, the floor framing of this portion of the building is discrete from and pre-dates that of the rear of the house. The floor level at the interior is the same. The paint layers of the lap siding also appear to indicate it is older than the rustic wood siding, as an additional earlier layer of paint was noted.

The construction evolution is not clear, however. In comparing the dimensions of the nineteenth-century house on Sanborn maps to the existing gabled rear portion, it appears that they do not quite align; the front portion of the nineteenth-century house appears to have been a little longer and

<sup>32</sup> *San Jose Mercury News*, April 28, 1901.

<sup>33</sup> *San Jose Mercury News*, September 22, 1889.

narrower, and the rear wing of the nineteenth-century house was shorter and much narrower.<sup>34</sup> Furthermore, while the room at the southeast corner is part of the later L-shaped addition along with the front portion of the house, it is clad in the same lap siding as the original gable-roofed portion's west wall, rather than the wider rustic siding used for the rest of the addition. It is possible that cladding from demolished portions or formerly exterior walls of the older building was applied to this addition as an economical measure. Regardless of the origin of the gabled rear portion, it is evident that the early twentieth-century alterations to 488 East St. John Street involve additions in an L-shape around the north and east, and that some of the early changes represent an exercise in thrift.

The building does not appear to have changed much in its overall massing and general exterior treatment from its early twentieth century Queen Anne cottage style redesign. Aerial photographs from 1939 and 1965, and the 1950 Sanborn fire insurance map, also indicate that the overall footprint of 488 East St. John Street has remained relatively unchanged since its early twentieth century alteration. A shallow rear addition appears visible in the 1939 and 1965 aerial photographs (Figure 37).

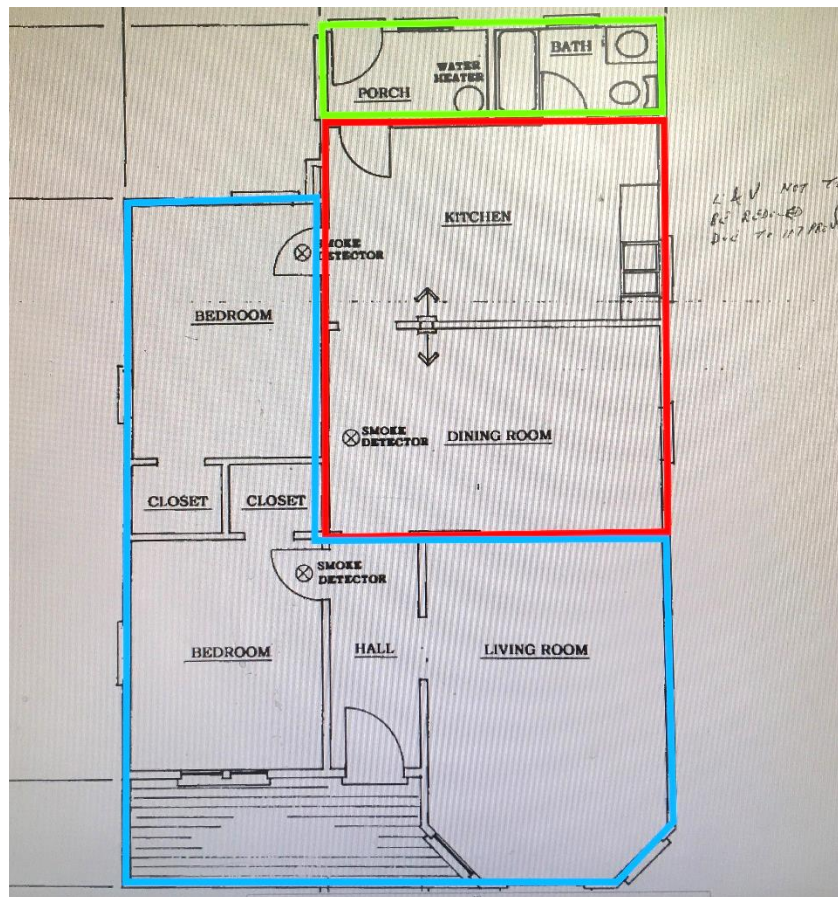


Figure 37. Edited floor plan from 1993 drawing set showing original (likely nineteenth-century) gabled rear portion outlined red, additions ca. 1901-1915 outlined in blue, and addition ca. 1915-1939 outlined in green.

A 1994 permit application for “rehabilitation and repair” to the building (No. 9435027) specifies the following work to be completed:

<sup>34</sup> Flaws or inconsistencies in the original drawings or reproductions could also potentially impact this comparison.

- Repair or replace wood siding where necessary
- Repair or replace doors and finish hardware to assure operability
- Repair or replace existing windows and frames to assure operability
- Rebuild entry and exit stairs
- Remove and replace roofing material

Elevation drawings by Guerra & Associates from September 1993 that accompany this permit application show the small rear shed-roof addition (**Figure 38**). These drawings do not depict the front porch or its shed roof, though previous owner Glenn Brown confirmed that it was replaced ca. 1993.<sup>35</sup> It appears that the finish boards and railing on the porch and the stairs were replaced, but the structure underneath appears original, as are the two turned wood posts and brackets at either end. According to an undated photo provided by Mr. Brown, prior to the porch remodel, the drop pendant extant at the outer corner of the bay window matched a drop pendant on the opposite corner of the bay window adjacent to the porch, which is now missing. In its place is now one of two original turned wood posts, but placed where a post was not previously located. It appears that one of the turned posts that likely was located at the east side of the stairs was moved to the west side of the stairs, adjacent to the bay window, and a new square wood post was inserted in its original location. The Guerra & Associates drawings also do not show the differences in siding width between the front (north) and rear (south) sections of the house. The East Elevation drawing shows a window at the northeast facade of the rear shed-roof addition where there is currently only plywood sheeting.

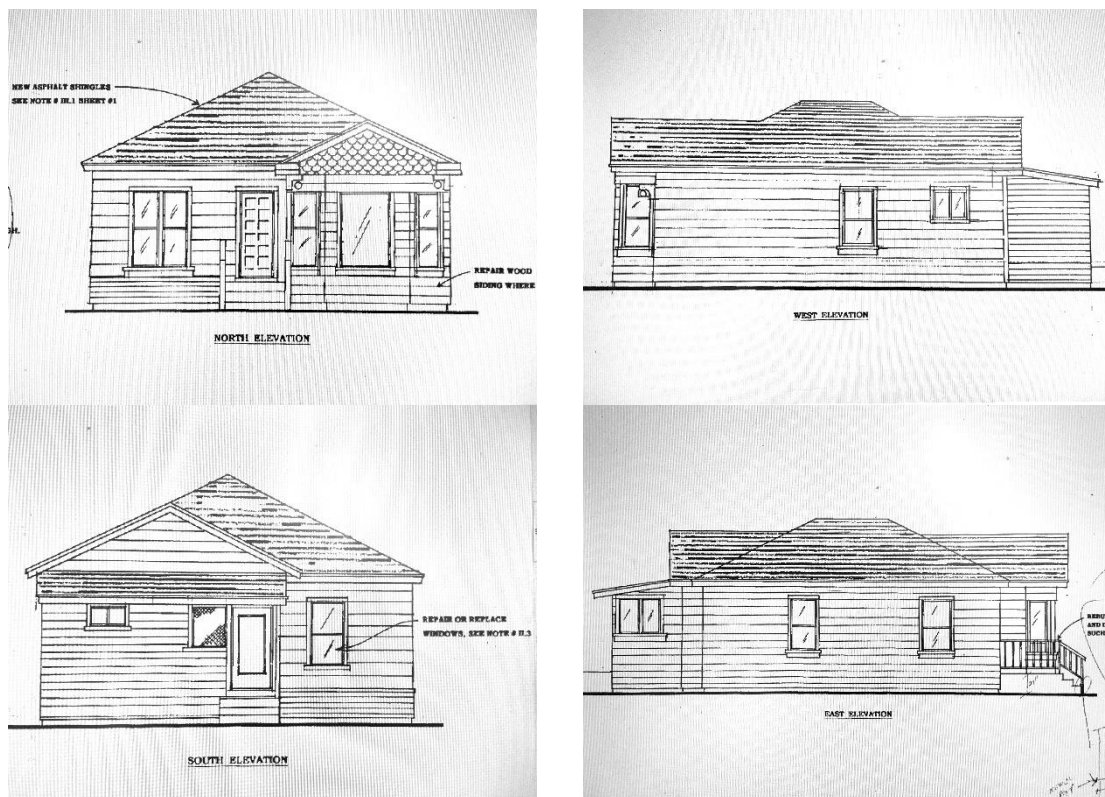


Figure 38. 1994 elevation drawings for proposed improvements to 488 East St. John Street, by Guerra & Associates.

<sup>35</sup> Glenn Brown, email to Nancy Stoltz on July 3, 2020.

Additional permit records on file at the City of San Jose Development Services Permit Center for 488 East St. John Street are summarized in Table 3. It is not clear when, or how frequently outbuildings at the rear property line of 484 and 488 East St. John Street were replaced in subsequent years.

**Table 3. Permits on File at the City of San Jose Permit Center, 488 East St. John Street**

Permit Number	Date	Owner	Description
79883	03/11/1964	John Basso	Plumbing Permit
74290	03/17/1969	John Basso	Gas Permit, Gillis Plumbing.
80876	05/06/1969	John Basso	Plumbing Permit
78-89	10/20/1978	Sharon Luongo	Complaint regarding vacant damaged building. Resolution that windows repaired, building secured.
9435027	04/14/1994	Sharon Luongo	Interior and exterior rehab of building. Guerra & Associates architects.
9440535	08/05/1994	Sharon Luongo	"Improving existing structure so it is livable"
03109717	05/05/2003	Sharon Luongo	Plumbing Permit

#### 93-97 North 11th Street – Building Alterations

Originally a "seven room cottage," 93-97 North 11th Street was designed by architects Wolfe & McKenzie, and built in 1901 for owners George H. and Sadie E. Jefferson for a cost of \$1,557.<sup>36</sup>

While its overall footprint appears to have remained consistent since its construction, aerial photographs from 1939 and 1965 indicate that 93-97 North 11th Street had a shed-roof carport, porch, or addition on the half of its southwest façade closest to East St. John Street between at least 1939 and 1965 (**Figure 34 and Figure 36**). The 1939 aerial photograph also shows more formal landscaping within the front yard, consisting of trees and paths, than is extant. A shed located to the southeast of the house, as depicted in the 1915 and 1950 Sanborn maps, partially overlapped what is now the parcel's southeastern boundary. Maps, photographs, and permit records document few external changes to the building, though the interior and entrance have been visibly modified to accommodate three separate living units within the home, originally a single-family residence.

Permit records on file at the City of San Jose Development Services Permit Center for 93-97 North 11th Street are summarized in Table 4.

**Table 4. Permits on File at the City of San Jose Permit Center, 93-97 North 11th Street**

Permit Number	Date	Owner	Description
39121	09/10/1975	John Basso	Electrical permit, Pfeiffer Electric
41287	12/23/1975	Mrs. Luongo	Electrical permit, Pfeiffer Electric
06-021668	07/28/2006	Sharon Luongo	Electrical permit, Diamond Electric

<sup>36</sup> *San Jose Mercury News*, June 12, 1901; December 22, 1901.

## BUILDING OWNERS AND OCCUPANTS

The sequence of owners and occupants of each of the three buildings developed from records maintained at the City of San Jose, historic city directories, census records, military enlistment records, and historical newspaper articles, are summarized in Table 5 through Table 7. Brief biographical sketches of long-term owners and residents are provided as appropriate.

### 484 East St. John Street – Building Owners and Occupants

Early owner and resident, blacksmith Thomas Michell, was born in California in 1875, and his wife, Annette Michell, born about 1877 in Illinois. As mentioned previously, Michell bought the lot that contained both 484 and 488 East St. John Street in 1901 and constructed 484 East St. John Street in 1907. In 1910, according to the U.S. Census, Thomas and Annette Michell lived at 484 East St. John Street with their California-born 6-year-old son, Thomas Campen Michell. City directories for San Jose list Michell at 481 East St. John Street in 1915, though the 1915 Sanborn Map does not include a building with this address, and none currently exists. This might be a typographic error.

During the Michells' ownership of 484 East St. John Street, a series of renters appears to have occupied the home. These include painters George S. Granger and C.L. Green in 1925, a representative for the United States Silver Fox Farms named George Stanley in 1928, the family of meat cutter Alvin E. Liles in 1930, and the family of Arkansas-born spring and tire salesman George J. Edwards in 1940.

Thomas Michell, the senior, died in 1937 at the age of 62. A 1951 permit record listing Thomas Michell as the owner of the property suggests that Michell's son, Thomas Campen Michell, retained ownership of the property after his father's death.

The following table of occupants and owners is compiled based on information in city directories, the U.S. Census, building permits, and newspaper articles.

**Table 5. Occupants and Owners, 484 East St John Street**

Year	Owner	Occupant	Occupation
1901-1951	Thomas Michell and Thomas Campen Michell		Blacksmith (own shop)
1910-1918		Thomas Michell Annette Michell Thomas Campen Michell	Blacksmith
1915		C.R. Nolte	
1920		<i>No Census Listing</i>	
1925		George S. Granger C.L. Green	Painter Painter
1928		George J. Stanley	Representative, United States Silver Fox Farms
1930		Alvin E. Liles Zita M. Liles Erwin P Liles	Meat cutter Tray Girl, Hospital Meat Cutter Apprentice
1940		George J. Edwards Myrtle Edwards Gerald S. Edwards Richard A. Edwards Mary A. Edwards	Salesman, spring and tire   Laborer, spring manufacture
1942		Walter G. Keefer	

Year	Owner	Occupant	Occupation
		Maude C Keefer	
ca.1952-1978	<i>Not Listed</i>		
1955		Clyde T. Hale Opal L. Hale	Clerk, D Angelo's Market
1977		Darryl W. Burnham	
ca. 1979	Chui E. Brownton	Chui E. Brownton	
ca. 1999	Sharon Luongo		

#### 488 East St. John Street – Building Owners and Occupants

Blacksmith Thomas Michell originally purchased 488 East St. John Street in 1901. It is possible that Michell owned this property for a number of decades, similar to the adjacent property at 484 East St. John Street.<sup>37</sup> The property appears to have been home to a series of rental tenants beginning soon after its construction. These include the families of California-born electrician Hjalmer Swanson in 1920, New York-born high school teacher Charles H. Shreve in 1930, and paving company superintendent, California-born Archie W. Hoerl in 1940. From the late 1960s, the property was owned by non-residents such as John Basso, who also owned 93-97 North 11th Street in the 1970s, and Sharon Luongo, who also owned 484 East St. John Street and 93-97 North 11th Street beginning in the mid-1970s.

The following table of occupants and owners is compiled based on information in city directories, the U.S. Census, building permits, and newspaper articles.

**Table 6. Occupants and Owners, 488 East St. John Street**

Year	Owner	Occupant	Occupation
1901 - ?	Thomas Michell		Blacksmith
ca.1910-1964	<i>Not listed</i>		
1910		Charles H. Rowe Fannie Rowe Milton R. Rowe	Gas Worker
1915		W.H. Romano	
1920-1925		Hjalmer Swanson Martha Swanson Anders J. Swanson	Electrician (Batteries)
1930		Charles H. Shreve Marie Shreve Marie E. Shreve George W. Shreve	Teacher, High School
1935		A.E. Faxon	
1940-1942		Archie W. Hoerl Mabel N. Hoerl	Assistant superintendent, paving co.
1947		Jean Luck Ella Luck	Mechanic, GCCCo
1950-1954		Jos W. Williams Grace M. Williams Joe Elledge. Williams	Medical Case Worker, County Hospital
1962		Peggy Seamans	with San Jose Mercury News

<sup>37</sup> Page & Turnbull did not undertake research at the Santa Clara County Assessor-Recorder's office, which may confirm the duration of Michell's ownership.

Year	Owner	Occupant	Occupation
ca.1965-1969	John Basso		
1970		Beulah Cole	
1973		Samuel Rush	
ca.1978-2003	Sharon Luongo		
1979		Joel Jensen	

### 97 North 11th Street – Building Owners and Occupants

Early occupants of 97 North 11th Street, before its conversion to a multi-unit residence, included the families of public school teacher George Jefferson from 1910 to 1915, widowed butcher Richard S. Douglas and his sons and stepsons in 1920, railway inspector George A. Fleckner in 1930, and Alice Peck and her four children in 1940. The Jefferson and Fleckner families were also owners of the property, which was occupied by rental tenants through much of the twentieth century.

The following table of occupants and owners is compiled based on information in city directories, the U.S. Census, building permits, and newspaper articles.

**Table 7. Occupants and Owners, 93-97 North 11th Street**

Year	Owner	Occupant	Occupation
1910-1915	George H. Jefferson	George H. Jefferson Sadie E. Jefferson Maude Leighton Alma Connaughton	Public School Teacher
1920	<i>Not listed</i>	Richard S. Douglas Elmer E. Douglas Lloyd H. [R]ice Harold J. Rice	Butcher School Janitor Clerk, Express Office Millman Wood Mill
1925	<i>Not listed</i>	Hiram S. Cahill	
1930-1935	George A. Fleckner	George A. Fleckner Jennie A. Fleckner Grace L. Hall	Inspector, SP Railway Co.
1940	<i>Not listed</i>	Alice M. Peck Janice Peck Royal Peck Jimmy Peck Mickey Peck	
1975	John Basso		
1975-2006	Sharon Luongo		
1979		93: J. Keeley 95: Steve Broz 97: James Pritchard	

### ARCHITECT FRANK DELOS WOLFE

The architectural firm of Wolfe & McKenzie designed the house at 93-97 North 11th Street in 1901. Led by architect Frank Delos Wolfe (1862-1926), the firm designed hundreds of residential,

commercial, and institutional buildings in San Jose between 1899 and 1911.<sup>38</sup> While Wolfe is recognized more for his later work in designing distinctive Prairie Style homes for San Jose clients between 1912 and 1915, his earlier work with Charles McKenzie is well represented by many examples in the city, including many homes in the Naglee Park development. Wolfe & McKenzie's work is recognized for its mixture of architectural styles, use of dormers, deep overhangs, cantilevered corner window boxes, and second-floor roof decks and balconies. Extant buildings attributed to Wolfe, with Wolfe & McKenzie and in his later work as a sole practitioner and in partnership with his son, Carl, include the ca. 1903 house at 43 South 14th Street, the ca. 1905 building at 45 East Julian Street, the ca. 1920 apartment building at 99 East Julian Street, and the ca. 1925 Spanish Colonial inspired building at 475 North 1st Street (**Figure 38 - Figure 41**). All four of these buildings are listed on San Jose's Historic Resources inventory. 54 North 11th Street, which is in the same block as 93-97 North 11th Street and is listed on the San Jose Historic Resources Inventory as an Identified Structure, displays many characteristics of Wolfe & McKenzie's residential work such as protruding corner window bays and an eclectic mixture of stylistic influences (**Table 1**). While it does not appear to have been formally attributed to the firm, it is very likely one of Wolfe & McKenzie's designs.



Figure 35. 43 South 14th Street. Source: Google Street View, 2019.



Figure 36. 45 East Julian Street. Source: Google Street View, 2019.



Figure 40. 99 East Julian Street. Source: Google Street View, 2019.



Figure 37. 475 North 1st Street. Source: Google Street View, 2019.

<sup>38</sup> "Frank Delos Wolfe," <http://www.frankdeloswolfe.com/fdw.html>, accessed March 10, 2020; Dave Weinstein, "Signature Style: Frank Delos Wolfe, Out on the lone Prairies of San Jose, South Bay Builder's Career Spanned Many Styles," *San Francisco Chronicle*, December 6, 2003.

## V. EVALUATION

### NATIONAL REGISTER OF HISTORIC PLACES

In order for a property to be eligible for listing in the National Register, it must be found significant under one or more of the following criteria.

- *Criterion A (Events)*: Properties associated with events that have made a significant contribution to the broad patterns of our history;
- *Criterion B (Persons)*: Properties associated with the lives of persons significant in our past;
- *Criterion C (Architecture)*: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
- *Criterion D (Information Potential)*: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events)*: 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.
- *Criterion 2 (Persons)*: Associated with the lives of persons important to local, California or national history.
- *Criterion 3 (Architecture)*: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- *Criterion 4 (Information Potential)*: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Due to the similarity of criteria, properties that are found to be eligible for individual listing on the California Register are generally also eligible for listing on the National Register. Likewise, properties found ineligible for the California Register are generally also ineligible for the National Register.

The following paragraphs examine the eligibility of 484 East St. John Street, 488 East St. John Street, and 93-97 North 11th Street for *individual* listing in the National Register and California Register.

### SIGNIFICANCE EVALUATION

#### National Register Criterion A / California Register Criterion I (Events)

The three subject properties, 484 East St. John Street, 488 East St. John Street, and 93-97 North 11th Street, do not appear to be significant under Criterion A/1. Built in the first decade of the twentieth century to accommodate the growing city of San Jose's need for housing, the buildings were not the

first residential developments on their lot and were not part of a larger, significant period or pattern of building in the Second Ward.

#### National Register Criterion B / California Register Criterion 2 (Persons)

The three subject properties, 484 East St. John Street, 488 East St. John Street, and 93-97 North 11th Street, do not appear to be significant under Criterion B/2. Research did not identify owners or residents of any of the three properties who contributed meaningfully to the history of San Jose, California, or the United States in a way associated with the subject buildings.

#### National Register Criterion C / California Register Criterion 3 (Architecture)

484 East St. John Street: Built ca. 1907, this building is a good example of an early twentieth-century cottage built in a vernacular style with a mixture of late Victorian and Craftsman elements, displaying the transition of popular styles occurring at the time of its construction. With typical massing and materials of its building type and period, as well as distinctive details such as the arched porch entablatures, battered columns, and angled bay window, this building appears to meet the significance criteria for the California Register under Criterion 3 (Architecture), significant at the local level as a representative example of a modest single family home of its type in San Jose. However, the property has compromised integrity, which is discussed in the next section. It does not appear to rise to the level of significance, even at the local level, to be eligible for listing in the National Register. Its period of significance under this criterion is 1907.

488 East St. John Street: This cottage consists of an older, likely nineteenth century, gable-roofed house that may have been moved on the lot. It was subsumed with an L-shaped addition across the entire street frontage and along with full length of the east side sometime between 1901 and 1915. In its final design iteration, it is a representative example of an early twentieth-century Queen Anne style cottage. While the building evolved into this style, rather than being so designed initially, it is a style important in the City's early twentieth-century history and represents a moment in time when an older building was expanded to popular design standards. Details such as the hipped roof, angled window bay with decorative brackets, scalloped shingles within the projecting primary façade gable, and simple recessed porch with turned posts and brackets convey the building's character. The building appears to meet the significance criteria for listing in the California Register under Criterion 3 (Architecture), significant at the local level as a representative example of a modest single-family home of this style in San Jose. However, the property has compromised integrity, which is discussed in the next section. It does not appear to rise to the level of significance, even at the local level, to be eligible for listing in the National Register. Its period of significance under this criterion is ca. 1901-1915.

93-97 North 11th Street: Built in 1901, this Wolfe & McKenzie building is a typical example of a modest residence with some Colonial Revival architectural elements. While this property has a few interesting features, such as the double-hipped dormer and flared window bay hood, it is overall a fairly modest example of a residence of its era. Its East St. John Street-facing northwest facade lacks any character or detail, with the overall effect being that of a minimally ornamented box. Unlike cottages such as 488 East St. John Street, or the more typical Craftsman homes that were built on this and neighboring blocks in the following years, 93-97 North 11th Street is not a good representative of a typical architectural style important to the city's history. While associated with a locally important architectural firm, this building is lacking in the architectural distinctiveness of many of Wolfe & McKenzie's other extant designs in San Jose. The building therefore does not appear to meet the significance criteria for listing in the National Register and California Register under Criterion C/3 (Architecture).

**National Register Criterion D / California Register Criterion 4 (Information Potential)**

The three subject properties, 484 East St. John Street, 488 East St. John Street, and 93-97 North 11th Street, do not appear to be individually eligible under Criterion D/4 as buildings that have the potential to provide information important to the prehistory or history of the City of San Jose, state, or nation. They do not appear to feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Page & Turnbull's evaluation of these properties was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

**INTEGRITY**

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance,” or more simply defined by the National Park Service as “the ability of a property to convey its significance.”<sup>39</sup>

Page & Turnbull uses established integrity standards outlined by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource’s integrity—location, setting, design, materials, workmanship, feeling, and association. A property must stand up under most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects of integrity are defined, and the historic integrity of 484 and 488 East St. John Street are assessed in the following paragraphs. As it does not appear to meet the significance criteria for listing as an individual resource in the National Register or California Register, the historic integrity of 93-97 North 11th Street is not discussed here.

Location is the place where the historic property was constructed or the place where the historic event occurred.

*484 East St. John Street:* The building has not been moved from its original location. Therefore, it retains integrity of location.

*488 East St. John Street:* While the original portion of the building may have been moved, the house as it currently exists has not been moved since the expansion to its present configuration and Queen Anne style in 1915. Therefore, it retains integrity of location.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

*484 East St. John Street:* At the time of its construction, the building was part of a growing residential neighborhood with closely spaced single-family homes set back relatively uniformly from St. John Street, as they remain today. The property had a shared access drive with 488 East St. John Street, which is still an open and unpaved access to the rear of the lot. 484 East St. John Street therefore retains integrity of setting.

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<sup>39</sup> California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, 4 September 2001), 11; U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1995), 44.

*488 East St. John Street:* At the time of its expansion, the building was part of a growing residential neighborhood with closely spaced single-family homes set back relatively uniformly from St. John Street, as they remain today. The property had a shared access drive with 484 East St. John Street, which is still an open and unpaved access to the rear of the lot. 488 East St. John Street therefore retains integrity of setting.

Design is the combination of elements that create the form, plan, space, structure, and style of the property.

*484 East St. John Street:* The building retains many original features that convey its design as a vernacular single-family home with late Victorian and Craftsman elements, including its L-shaped front porch with arched entablatures and hipped roof with front-facing cross-gabled window bay. Though some window openings have been altered, the overall massing and style of the building have not been altered significantly since its ca. 1907 construction. Therefore, it retains integrity of design.

*488 East St. John Street:* The building retains many ca. 1901-1915 features that convey its design as a Queen Anne cottage, including its boxy, rectangular massing, turned porch posts and window bay brackets, hipped roof with front-facing cross-gabled window bay, scalloped shingles, and entry transom. Though a portion of the rear predates the early twentieth-century remodel, a small rear shed-roof addition was built sometime between 1915 and 1939, and some changes have been made to the front porch, the overall massing and style of the building convey the Queen Anne cottage style. Therefore, it retains integrity of design.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property.

*484 East St. John Street:* This building retains some original materials such as wood siding, roof framing elements, and ornament; and some primary façade windows and frames. However, stucco cladding and boards have been introduced at a prominent location at the primary façade cross-gable, many original windows, frames, and trim have been replaced, portions of window openings have been infilled with non-original material, and a section of rear façade siding has been replaced with incompatible plywood sheeting. The building therefore does not retain integrity of materials.

*488 East St. John Street:* This building appears to retain some original materials contributing to its historic character, including wide rustic siding at the primary façade, wide wood window and door trim, turned wood porch posts and window bay bracket ornaments, and scalloped shingles. However, the porch and stairs were reconstructed ca. 1994 and its roof, decking, and railings are inaccurate replacements. According to a photo provided by the previous owner, a drop pendant extant at the outer corner of the bay window matched a drop pendant on the opposite corner of the bay window, which is now missing. In its place is one of two ornamental turned wood posts that are original, but placed where a post was not previously located. These two posts along with a third plain square post now support the porch roof, where evidently only two turned posts originally did. Most of the windows are double-hung wood and are compatible, though a few toward the rear are sliding vinyl sash. The older lap siding at the rear portions of the house is not typical of Queen Anne cottages but does not significantly detract, while the areas of plywood cladding are not compatible. The building's ability to convey its period of significance via materials is no longer fully evident due to replacement of the front stairs and portions of the porch, removal of a decorative drop pendant, installation of vinyl sash windows, and

replacement of original cladding with plywood cladding in some areas. Therefore, 488 East St. John Street does not retain sufficient integrity of materials.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

*484 East St. John Street:* While evidence of workmanship can be subtle in modest buildings such as this, 484 East St. John Street retains elements of workmanship in exterior wood elements at the porch and primary façade window bay, including battered columns; curved entablatures; incised, shaped brackets; original leaded windows; and some wood double-hung windows. However, many of the secondary façade windows and trim have been replaced with contemporary types, and some earlier openings infilled, in a manner that detracts from the elements of workmanship that do remain. Overall, the building does not retain integrity of workmanship.

*488 East St. John Street:* Similarly simple in its elements of workmanship to the neighboring property at 484 East St. John Street, this building retains evidence of original workmanship in the turned posts at the primary façade porch and window bay ornamentation. Also similar to the neighboring property, subsequent alterations, repairs, and replacements detract from the visible elements of workmanship. These include replacement of the front stairs and portions of the porch, removal of a decorative drop pendant, replacement of some windows with vinyl sash, and replacement of portions of original siding with plywood. Since evidence of original craftsmanship has been replaced over time, the building therefore does not retain sufficient integrity of workmanship.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

*484 East St. John Street:* Though many aspects of its original materials and workmanship have been altered since its construction, this building retains its ability to convey its original use as a modest single-family home built in the first decade of the twentieth century. The building retains integrity of feeling.

*488 East St. John Street:* This building retains its ability to convey its original use as a modest single-family home completed in the first decades of the twentieth century. The building retains integrity of feeling.

Association is the direct link between an important historic event or person and the historic property.

*484 East St. John Street:* As discussed above, retaining its integrity of location, setting, design and feeling, and some original materials and elements of workmanship, this building is able to convey its identity as an example of a simple, vernacular single-family home of a type common in San Jose in the early twentieth century. It therefore retains integrity of association.

*488 East St. John Street:* As discussed above, retaining its integrity of location, setting, design, and feeling, and some original materials and elements of workmanship, this building is able to convey its identity as an example of a simple Queen Anne cottage, a type common in San Jose in the early twentieth century. It therefore retains integrity of association.

### Integrity Discussion Summary

#### 484 East St. John Street

This building retains its integrity of location, setting, design, feeling, and association. It does not retain its integrity of materials and workmanship. The building's significance under California Register Criterion 3, as an example of a modest, early twentieth-century residence hinges on small details that convey the building's historic character. Its loss of integrity of materials and workmanship

have diminished 484 East St. John Street's ability to convey this character, and as such it does not appear to meet the integrity requirement for eligibility for listing as an individual resource in the California Register.

#### 488 East St. John Street

This building retains integrity of location, setting, design, feeling, and association. The building's significance under California Register Criterion 3 as a representative example of an early twentieth-century Queen Anne style cottage, a type once common in San Jose and other California cities but now more rare. Its loss of integrity of materials and workmanship have diminished 488 East St. John Street's ability to convey this character, and as such it does not appear to meet the integrity requirement for eligibility for listing as an individual resource in the California Register.

In conclusion, 484 East St. John Street, 488 East St. John Street, and 93-97 North 11<sup>th</sup> Street do not appear eligible for listing as individual resources in either the National Register or the California Register.

### CRITERIA FOR SAN JOSE CITY LANDMARKS

The qualitative criteria for eligibility for landmark designation within the City of San Jose, as defined by San Jose Municipal Code Section 13.48.110.H, include the following considerations.<sup>40</sup> The applicability to the three subject properties, 484 East St. John Street, 488 East St. John Street, and 93-97 North 11th Street, is discussed for each.

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture;*  
None of the three subject buildings are associated with significant patterns or events in local, regional, state, or national history or culture.
2. *Its location as a site of a significant historic event;*  
None of the three subject buildings has been the location 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;*  
None of the three subject buildings are associated with a person or persons significant in local, regional, state, or national history or culture.
4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose;*  
None of the three subject buildings is a strong exemplification of the cultural, economic, social, or historic heritage of San Jose.
5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;*  
None of the three subject buildings portrays the distinctive architectural style of a specific group important in local, state, or national history.
6. *Its embodiment of distinguishing characteristics of an architectural type or specimen;*  
Both 484 East St. John Street and 488 East St. John Street are representative examples of early twentieth-century vernacular or Queen Anne cottage style single-family homes in San Jose's Second Ward, types once common in many California communities. 93-97 North 11th Street is not a distinctive example of a specific architectural type. However, 484 East St. John Street and 488 East St. John Street have compromised integrity, and are therefore not distinguished examples of their architectural types.

<sup>40</sup> City of San Jose Code of Ordinances Chapter 13.48.110, Procedure for designation of a landmark. Electronic document at [https://library.municode.com/ca/san\\_jose/codes/code\\_of\\_ordinances?nodeId=TTT13STSIPUPL\\_CH13.48HIPR\\_PT2D E\\_13.48.110PRDELA](https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TTT13STSIPUPL_CH13.48HIPR_PT2D E_13.48.110PRDELA), accessed May 9, 2019.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose; and*  
93-97 North 11th Street has been identified as the design of Wolfe & McKenzie, an important local firm active between 1899 and 1911. 484 East St. John Street and 488 East St. John Street have not been identified as the work of an architect or master builder who has influenced the development of San Jose.
8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*  
None of the subject buildings embodies elements of innovative or unique architectural or engineering design, detail, materials, or craftsmanship.

In summary, both 484 East St. John Street and 488 East St. John Street are representative examples of early twentieth-century single-family houses, per Criterion 6. Due to compromised integrity, however, they do not appear to rise to a level of architectural significance to warrant status as individual City Landmark Structures. Page & Turnbull recommends that both properties be considered for listing as Structures of Merit on the San Jose Register of Historic Resources.

93-97 North 11<sup>th</sup> Street meets one of the criteria for eligibility for City of San Jose landmark status, Criterion 7, as a building designed by significant local firm, Wolfe & McKenzie. Page & Turnbull recommends that, while identified as the work of Wolfe & McKenzie, 93-97 North 11<sup>th</sup> Street is not a strong example of this firm's work and could be appropriately designated, at most, as a Structure of Merit in the San Jose Register of Historic Resources.

## VI. CONCLUSION

Page & Turnbull has evaluated the individual eligibility of three properties in San Jose's Horace Mann neighborhood: 484 East St. John Street, 488 East St. John Street, and 93-97 North 11th Street. All three properties are single-family residences built in the first decade of the twentieth century, and each display different architectural characteristics and types of alteration.

484 East St. John Street, built ca.1907, does not appear to be individually eligible for the National Register or California Register due to compromised integrity. It appears to be a good candidate for listing in the San Jose Historic Resources Inventory as a Structure of Merit. The status of Structure of Merit in the local register does not confer status as a Historical Resource for the purposes of the California Environmental Quality Act (CEQA). Page & Turnbull recommends that the California Historical Resource Status Code (CHRSC) of "6L" be assigned to the property, meaning that while it appears ineligible for local listing as a landmark, it may warrant special consideration in local planning.<sup>41</sup>

488 East St. John Street contains a portion likely dating to the late nineteenth century and added onto sometime between 1901 and 1915. It does not appear to be individually eligible for the National Register or California Register due to compromised integrity. It appears to be a good candidate for listing as a Structure of Merit. The status of Structure of Merit in the local register does not confer status as a Historical Resource for the purposes of the California Environmental Quality Act (CEQA). Page & Turnbull recommends that the California Historical Resource Status Code

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<sup>41</sup> California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

(CHRSC) of “6L” be assigned to the property, meaning that while it appears ineligible for local listing as a landmark, it may warrant special consideration in local planning.<sup>42</sup>

93-97 North 11th Street, built in 1901, does not appear to be individually eligible for listing in the National Register or California Register. It appears to be a potential candidate for listing in the San Jose Historic Resources Inventory as a Structure of Merit. The status of Structure of Merit in the local register does not confer status as a Historical Resource for the purposes of CEQA. Page & Turnbull recommends that the California Historical Resource Status Code (CHRSC) of “6L” be assigned to the property, meaning that while it appears ineligible for local listing as a landmark, it may warrant special consideration in local planning.

In addition to evaluating the three subject properties, 15 age-eligible properties within a 200-foot radius are either known historic resources or were preliminarily identified as eligible based on a windshield architectural survey. There are two concentrations of known or preliminarily identified historic resources to the west and south of the subject properties. Only one historic property, 65 N. 11th Street, which is a San Jose Identified Structure, directly abuts the subject properties to the south. At the request of San Jose Planning Department staff, Page & Turnbull was asked to conclude whether the design of a project on the subject properties should be reviewed to avoid potential impacts to adjacent historic resources. The known or preliminarily identified historic resources are individually listed or eligible, and most have been identified as significant for their architecture. The only San Jose landmark in the survey area, 55 N. 11th Street, is significant in association with previous occupant and Olympic gold medalist Tommie Smith. Thus, the significance and integrity of the adjacent historic properties would not likely be impacted by a nearby new construction project. This is because the character-defining physical features that represent their significance would not be directly altered. While their integrity of setting may be affected to an extent, particularly for the abutting 65 N. 11th Street, the other aspects of integrity, including feeling and association, are associated with the reason for significance of each individual property and not their surroundings. Thus, a new project would not likely cause the nearby historic resources to lose their eligibility, which is the threshold for impact under CEQA.

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<sup>42</sup> California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

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