

HISTORIC REPORT

For a Single Family Residential Structure
San José, California
(PDC 98-09-69)

BY

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INTRODUCTION

Architectural and historical research for the property located at xxxxxxxxxxxx in San José was conducted in February 1999 by the firm of Leslie A.G. Dill, Architect. The site is located on the east side of XXXX Avenue southerly of XXXX, between XXXXX and XXXXX. This property is proposed for development under the Planned Development process of the City of San José. The proposal includes the construction of one single-family detached dwelling to be located at the rear of an existing single-family residence. The existing garage at the rear of the site will be demolished as a part of the project. This report was authorized by Daryoush Marhamat. Mr. Marhamat is the current owner and applicant for the rezoning.

As a part of the development review process of the City of San José, a Historic Report was requested of the applicant. This request was the result of identification by the Planning Department staff of the potential historical significance of the existing residence. These reports are prepared under the City's Historic Report Guidelines and are utilized as a part of the City's environmental review process consistent with California's Environmental Quality Act.

During the month of January 1999, the City of San José Planning Staff prepared a preliminary analysis and report with recommendation to the San José Historical Landmarks Commission that the property be placed within the San José Historic Resource Inventory. At the February 3, 1999 meeting of the Commission, the staff recommendation was adopted, placing this property on the Inventory.

The purpose of this report is to analyze the subject building for historical and architectural significance. Original research for this report was undertaken during mid February 1999. During this period, the major local depositories of relevant historical material that were visited included the California Room of the Martin Luther King Main Library in San José, the archives of the San José Historical Museum, the County of Santa Clara Recorder's Office, archives at the Campbell Historical Museum, and the consultant's personal library. Personal contact was made with George Espinola, architectural historian of the firms of Frank Delos Wolfe, and historians professionally experienced with Wolfe Buildings including Charlene Duval and April Halberstadt. An interview was also held with local historian Bill Wulf.

On February 9, 1999, Franklin Maggi and Elizabeth Stephens of the firm of Leslie A.G. Dill, Architect conducted a field survey of the building at xxxxxxxxxxxx. The building and its site were examined and notes of the architecture, characteristic features of the building, and the neighborhood context were made. Extensive color photographs were taken both inside and outside of the building. The architectural descriptions are based on this field survey.

While the first inhabitants of this region were Native Americans of the Ohlone or Costanoan language group, this report is not intended nor should be used to address pre-historic issues. Any pre-historic investigation should be undertaken by a qualified archeologist. The historical overview involving the valley's Hispanic period is provided for general information use only and as required by the City's guidelines. Further investigation that might be required stemming from information provided in a Historic Report such as this should be addressed by a Historical Archeologist.

The consultant also disclaims any knowledge of asbestos at the project site, and has not undertaken nor intends to undertake or report on any conditions relating the asbestos or other safety hazards that might or might not exist at the site and building.

This Report is provided in administrative draft form to the Department of Planning, Building and Code Enforcement of the City of San José.

Leslie A. G. Dill has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia, and is licensed in California as an Architect. The report was prepared by Franklin Maggi, an architectural historian who has a professional degree in architecture with a concentration in architectural history from the University of California, Berkeley. Contributing to the report was Elizabeth Stephens, a local history researcher. Leslie A. G. Dill and Franklin Maggi are listed with the Northwest Information Center as meeting the requirements to perform identification, evaluation, registration and treatment activities within the professions of Historical Architect and Architectural Historian in compliance with federal and state environmental laws.



Location Map

HISTORICAL BACKGROUND

Hispanic Period

The subject property lies within or near the northerly portions of the historic Rancho Rinconada de los Gatos, and southwesterly of the historic lands of Mission Santa Clara, which had been unsuccessfully claimed by Juan Chrisóstomo Galindo in the early 1850s. The area of this rancho was first transversed by non-indigenous Spanish settlers of the Santa Clara Valley in 1791 when Padre Fermin Lasuen explored the area. Lasuen was returning to Mission Santa Clara after founding Mission Santa Cruz. This survey by Lasuen, occurring 16 years after the initial Spanish settlement at Mission Santa Clara, was during the period of time that Alta California was under Spanish rule, ending in 1821. Under the Spanish system of government in northwestern New Spain, until 1821, land was held by the Crown. During the Mexican Period, until 1846, land in the form of Ranchos was granted to individuals by the Mexican government.

The early headquarters of the Rinconada was near present day Vasona Park in Los Gatos. The rancho extended southerly beyond Los Gatos Creek and westerly to the Arroyo de San Tomas Aquino. From the base of the foothills of Los Gatos it extended in to the Santa Clara Valley beyond present day Campbell (Arbuckle 1968). San Tomas Aquino Creek currently exists as an engineered channel along San Tomas Expressway just westerly of the subject site. The original adobes of the Vasona Park area as well as a later adobe that was located at present day John D. Morgan Park are not extant. An adobe dwelling still remains from the 1850 time period near the intersection of Pollard and Quito Roads. This adobe was not a part of the original rancho, but was constructed by Claude Simond¹ (Wulf 1999). While the northerly boundaries of the Rinconada are said to have been in the vicinity of Campbell, the later subdivision of the rancho included areas northwesterly to the vicinity of Stevens Creek Road (now Boulevard) that was considered within Campbell's sphere of influence into the early twentieth century. To the west of Arroyo de San Tomas Aquino was the Quito Rancho of José Zenon Fernandez and José Noriega, granted in 1841 and patented to José M. Alviso et al on May 14, 1866. To the east was the Rancho de los Coches of Roberto, granted in 1844 and patented to Antonio Maria Sunol on December 31, 1857. San Tomas Aquino Creek historically fragmented into a tule or swamp area in the vicinity of present day Moorpark Avenue and the San Tomas Expressway, most likely forming a definable natural northerly boundary to the Rinconada Rancho. This area, east of the creek, north to Santa Clara and to the east to the Los Coches Rancho most likely remained the extended territory of Mission Santa Clara lands until subdivision and settlement occurred under American rule during the 1860's.

Rancho Rinconada de los Gatos was granted by the Mexican government to Sebastian Peralta and José Hernandez in 1840 during the last years of Mexican rule over Alta California. This section of land was generally triangular in shape and contained 1½ leagues. Peralta and Hernandez were claimants for 6,631 acres. The rancho was patented by the United States Government on April 4, 1860 (Cowen 1956). Sebastian Peralta's father Pedro had come to California as a boy with the DeAnza Party. José Hernandez had come to California later as a Mexican Soldier.

¹ This adobe has been erroneously identified in a number of local history books as the Hernandez Adobe.

The rancho originally consisted of one or more adobe structures located in the vicinity of present day Vasona Park. Sebastian Peralta, who had been a majordomo of the Mission Santa Clara, together with his family, occupied the rancho headquarters. As co-grantee to the rancho, José Hernandez, who was married to the sister of Sebastian Peralta's wife, also lived with his family at this location.

After the death of his first wife, Sebastian Peralta remarried in 1846 to Paula Sepulveda and moved to the northerly portion of the rancho in the vicinity of present day John D. Morgan Park in Campbell. During the Bear Flag revolt, Fremont's battalion camped on the rancho on their way to Santa Cruz in June of 1846.

American Period

The Gold Rush of 1849-49 caused an expansion in population in Santa Clara Valley. Followed by the construction of the railroad to San Francisco in 1864 and the completion of the transcontinental railroad in 1869, the population explosion resulted in the subdivision of the valley's rancho, Pueblo and Mission lands. Large cattle ranches based on the old Hispanic ranches were converted to farming, with stock raising predominating through 1876; wheat growing, dairy farming and orchards taking a larger role following the drought of 1863-64. Successful experiments with horticulture and expansion of markets due to railroad development resulted in the rapid growth of horticulture during this period.

In the late 1850's Louis Pellier began his first horticulture experiments with the prune saplings brought by his brother from France at his City Gardens Nursery in downtown San José. One of the first (or the first) farmers to experiment with commercial planting of the prune was E. L. Bradley, who planted ten acres in the mid eighteen seventies at his 220 acre ranch located north of the County Infirmary in the vicinity of present day Bascom Avenue. These trees came into bearing in 1881 and their success proved to farmers in the area that prunes could grow locally without irrigation (Jacobson 1984). Large-scale plantings of orchards are generally dated from this period onward causing the valley's large grain lands to be subdivided into fruit farms. The subject property is associated with this growth period. The property owners, Frank A. and Viola Allen, who constructed the residence at xxxxxxxx, have a direct relationship with Bradley's experiments in commercial horticulture experiments in the area.

Bradley had come to California in 1850 from New York, although not settling in Santa Clara Valley until 1873. Married to Mary Reed, also of New York, he was active as a State Senator in Placer County. He had taken an active roll in the development of the stage road from Sacramento City to Carson City, Nevada, later selling out his interests to his associates, Stanford, Hopkins, Crocker and others (Foote 1888). He was joined in Placer County in 1869 by his 21-year-old nephew Lester S. Allen, who returned to Iowa the following year, returning to California in 1872 with his parents and settling in San José. Bradley left Placer County in 1873 to join the Allens in West San José, purchasing the 220-acre ranch adjacent the Allen property. Lester had returned to California with his parents Samantha (Reed) and Seymour Allen, along with his brothers Frank A., Francis M., and Adelbert M. Allen. Together the family purchased a portion of what was called the "Old Bailey Place" north of Stevens Creek Road in the vicinity of present day Bascom Avenue (Guinn 1904).

The Allen family had originally come from Madison County, New York, where they had engaged in agriculture until the outbreak of the Civil War. Their move to California followed a short stay in Webster City, Hamilton County, Iowa. In 1873, 25 year-old Lester was hired by his uncle as foreman, and worked for 12 years on the Bradley Ranch, setting out the first commercial prune and almond orchards in the county. Lester, his brothers, and their father continued to own the old Bailey Ranch, following suit with Bradley by planting prunes on their land. By 1881, the ten acres of prunes on the Bradley ranch yielded from \$2,500 to \$4,000 each season.

As the newly planted orchards began to fruit, Seymour Allen and his sons Lester and Frank began to subdivide and sell off their land, purchasing parcels on XXXXX Avenue a few miles west of their Stevens Creek Road property. This property had been subdivided from a 240-acre parcel owned by Walter F. Hargis, which extended from old Santa Clara-Santa Cruz Road (Winchester Blvd.), to San Tomas Aquino Creek, and from Stevens Creek Road to present day Moorpark Avenue. Hargis had originated from Smith County, Tennessee, fighting in the Mexican War in Texas, then living in various parts of California during and after the gold rush. He had purchased the 240-acre ranch on Stevens Creek Road in 1863 (Hall 1871). At that time he was married to Susan Campbell. Following the death of his first wife, Hargis married Lebbie Messersmith, whose father owned a neighboring ranch. The Hargises resided in a house Walter built located on the site of the present day Winchester Mystery House. This home was occupied by the Hargis family into the 1880's. The easterly portion of the 240-acre property was subdivided into a number of parcels, two of them later owned by Sarah Pardee Winchester. The properties of Frank A. Allen (the subject site) and Sarah Winchester were situated back to back.

Lester S. Allen married Emma Meeks, and in 1883 Frank A. Allen married Viola Markham. Lester built the large Queen Anne Victorian that is extant on the west side of XXXXX Avenue across from the subject site, and Frank built a more modern house on the east side. Their father Seymour built a house on a parcel north of Lester's property in the vicinity.

Period of Significance

During the period of time before and after the turn of the century, the Allens improved XXXXX Avenue, and were responsible for helping establish the Meridian School District. They were considered to be progressive orchardists. Frank A. Allen served his section of the county as Roadmaster and as Overseer of Roads. With his wife Viola Markham (originally of Oregon)², he had three children: Della (or Stella), Alice and Marion (Guinn 1904). Members of the Allen family continued to live on various parcels on both sides of XXXXX Avenue into the 1920's, including Edwin, Frank E., Stella, Ida, and Marion. Marion appears to have remained on XXXXX Avenue the longest, having resided there until the subdivision of the 10-acre parcel south of the subject site into the Allendale Gardens #2 Tract of single family homes in the 1950's.

² Viola Markham's age and place of origin coincide with that of local educator and poet Edwin Markham Jr. A relationship has not been established as a part of this report.

Frank A. Allen was owner of the subject site from 1883 to 1920 (Deed 515:278). Jen and Anne Petersen purchased the parcel from the Allens in 1920 and resided at the site until at least 1924; A. Rubiso resided on the property from 1925 until 1935. In 1933 Teresa Caputo (a.k.a. Caputa) moved onto the property from 685 N 15th Street in San José. She was the wife or widow of Bruno Caputo, with sons Louis and Joe, and daughter Joséphine in residence. She is listed in the San José City Directories as living on the property adjacent to A. Rubiso 1934/35, and subsequent to 1935 and through the 1940's time frame, the Caputo residence remains the only addressed listed at the site³. Joe Caputo et al is the listed owner when the 10-acre property was subdivided in 1954 by PACO Properties, which was owned by Frank and Mildred Galli (Tract 1009). The subdivision of single-family homes, called Western Acres, was constructed during this time period. The northwest portion of the property containing the subject building was excluded from the subdivision. Joe Caputo's daughter Anne married Nick Matusich. The Matusich family held title to the property until 1998.

The house at XXXXX Avenue was built in a period of time that the architectural firm of Wolfe & Wolfe built similar houses in other parts of San José. This period, from 1913 to 1917, is recognized as the period when Frank Delos Wolfe was in partnership with his son Carl Wolfe (Espinola 1999). Following the breakup of the prolific firm of Wolfe & McKenzie, Wolfe's new firm established a very radical style for that time in Santa Clara Valley, based on the Arts and Crafts movement. The buildings they designed and built were characterized by features taken from the Prairie Style developed by Frank Lloyd Wright during Wright's years in Oak Park, Illinois from 1892 to 1909, but retained a strong California Arts and Crafts presence that had been developing in the work of Frank Delos Wolfe and his peers after the turn of the century.

Frank Wolfe's architecture was rooted in the Neoclassical Revival that began in the late 19th century as a reaction to the extravagance of Victorian exuberance. While Arts and Crafts designers in this period were greatly influenced by William Morris, John Ruskin and other leaders of the modern movement, the work of Wolfe & McKinzie held rigidly to classical underpinnings. This classicism held strong as Wolfe and his son married the Prairie Style to the Arts and Crafts palette.

In 1913 Wolfe & Wolfe built two significant residences (now City of San José landmarks): the Col House (Woodbridge 1988) in the Shasta Hanchett district of San José and the Clark House (Laffey 1997) in Willow Glen. Both of these houses are characterized by a square plan based on a symmetrical axis perpendicular to the street, with recessed porch and dual side doors off the entry porch. They have large central living rooms with the hearth at the rear. Behind the fireplace wall crosses a corridor connecting the bedroom area and the kitchen/dining area. The building at XXXXX follows this simple plan with minor variation, and is characterized by similar roofline, window, and art glass configurations. The Col House has remained a signature building for the Wolfe firm during this time period.

³ It appears that there may have been another dwelling on the site to the immediate north of the subject building, possibly the first Allen residence no long extant.

DESCRIPTION

Exterior

The building at xxxxxxxxxx is a one story residential structure, of approximately 2,500 square feet in size. It sits on a lot sized and shaped to fit this building. This occurred in the mid 1950's at the time of the subdivision of the larger 10-acre parcel on which the residence was built in the years before World War I. The parcel and house are larger than the majority of buildings and parcels in the neighborhood.

Viewed from the street, the building presents a classical appearance, with strong symmetry and a central walkway, front porch and entry door. The single hipped roof dominates the roofline, magnifying the symmetry of the building floor plan. As in many of the Wolfe designs the strong symmetry is contradicted by the use of one asymmetrical element in the view from the street. In the case of the house, the front steps are offset to the left, creating a counterpoint to this classical arrangement.

The floor plan is square in shape, with a recessed covered entry porch as the only external variation on the plan. This entry porch leads to the front door, which is flanked by large glass windows. At both sides of the entry porch are secondary doors: the left one leading to the dining room, and the right one leading to a bedroom. This unusual secondary door configuration, as well as the overall symmetrical appearance from the street is identical to the front porch areas of both the Col House in the Shasta Hanchett district and the Clark House in the Willow Glen district in San José. These houses also contain large expanses of art glass in the transom above the front doors, extending the full length of the porch area.

The porch floor of the house projects out beyond the front of the building and is framed by matching pedestals topped by candlelight fixtures in the Arts and Crafts Style. The fixtures appear to be of alabaster set in metal resting on truncated pyramid bases above the pedestals. The pedestals have been modified by the introduction of brick veneer. It appears that the porch itself, consisting of poured concrete, may have replaced an earlier porch in the same location.

The three front doors are faced in a Luan type of veneer with an oak colored finish, and appear to be retrofitted into the existing casing utilizing the original surface hinges and possibly original tulip doorknobs. The six windows in the transom are original, and are of a unique art glass design that is carried into the building cabinetry in the dining room and related windows. The art glass is a geometric image mixing green, clear and an alabaster type of glass. The six transom windows are separated by small tile highlights inset into the plaster.

Almost all of the existing windows have been replaced by aluminum framed sliders, and at the rear of the building in two locations the windows have been removed, walled in, and covered with plaster. The only remaining original windows are the art glass panels facing northerly at the dining room. Adjacent to these windows to the rear, the exterior wall has been modified to include new aluminum sliding doors to the kitchen. It appears that a door that may have originally been a side entry to the kitchen was relocated into the dining room.

The original flat roof remains visible at the eaves and soffit, but was modified into a shingle-covered hip roof at some time in the later part of the twentieth century. The original roof would have been terraced; a higher section sitting over the living room, which has a 13-foot interior ceiling height. The higher plane would have also extended out over a portion of the porch, sitting back slightly from the main eave line. A signature item of Wolfe & Wolfe, this sweeping horizontal image comes directly from the work of Frank Lloyd Wright and was characteristic of the Prairie Style in both flat topped and hipped buildings of that era. Wolfe treated these projecting eaves with flat ornament at the fascia. While his typical design of this ornament consisted of classical fret design, the structure at XXXXX Avenue is unusual in its use of a foliated scroll pattern instead. Additionally, in this design he added a dentil at the cornice, a detail more typical of his earlier classically styled buildings.

The remaining highlight of the exterior is a series of inset 6 x 6 inch tiles along the front side of the building that appear to be hanging from the roof. This image is achieved with the use of embedded vertical wood trim piece extending from the tile to the soffit.

The stucco appears to have been re-textured, now covering the dentil and other architectural elements. The base of the building, which the stucco covers, is emphasized through the use of a stepped water table applied to the stem wall; a design detail promoted in various forms by Frank Lloyd Wright. Wright had recommended that the wood framed walls sit at the interior face of the footings allowing for a thickening of the apparent base of the building by framing out the stem wall (Smith 1966). This was implemented in the design of this building.

The remaining portions of the site do not contain any characteristics original to the time period of significance. The garage is post World War II, and the driveways and landscaping appear to be new or reworked.

Interior

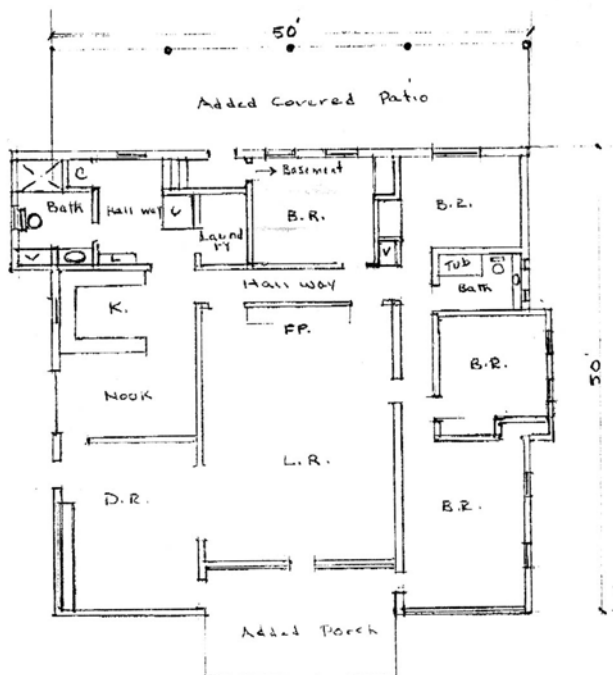
The central living room is large in scale. It is almost 900 square feet in area, and tall in height reaching to 13 feet. The large fireplace is placed and projected out from the back wall, with a plaster-covered chimney with a slight pyramidal shape extending to the ceiling. Evidence of a fire exists in the basement directly under the apron of the opening, which brings into question the original characteristics of the tile surrounds. Original sconces frame the mantel.

The room itself has strong classical trimmings, with walls topped by a picture mold at the base of a cove in the shape of Cyma Reversa, a historically used shape that mixes concave and convex surfaces. At the top of the cove is an egg and dart cornice, also of classical origins. The living room contains built-in cabinets that frame the picture windows at the front, and the cabinet doors and passage doors of both the living room and dining rooms include multi-light glass panels. The original trim throughout the building (except for the kitchen) is wide flat trim with raised frame border that includes an abstracted corner block at the intersection of the horizontal and vertical casings.

The art glass cupboards in the dining room match in design the transom windows over the front door, and consist of a muted palette of clear, alabaster, and turquoise glass sections. All the

cupboard doors have butterfly hinges, and the buffet is bracketed at each side by a swag constructed with the same wide trim and raised edge detail prevalent throughout the house.

Evidence of the original kitchen no longer remains. A 1970's remodeling has removed or hidden all evidence of the original design. This remodeling included the rear porch area, rear door, and stair area to the basement.



A portion of the basement is finished with a concrete floor⁴.

The bedrooms remain fairly original in detail, consistent with the trim work in the living and dining room. The bathroom was remodeled in the 1940's; the original hexagonal shaped floor tile being the only remaining element of the original design. The rear hallway which transverses the building has original trim, and features a Roman arch at the ell near the bathroom. A drop front, built-in, linen cabinet is located near the arch.

FLOOR PLAN

In summary, the building is generally in good shape; the addition of the hipped roof has protected the interior from water damage, which has been a problem with other flat-topped buildings from this era. Enough of the definable characteristics remain, although the kitchen design has been lost to modernization.

EVALUATION FOR SIGNIFICANCE

The building at XXXXX Avenue was evaluated to determine its eligibility for listing on the National Register of Historic Places and/or the California Register of Historic Resources. The building was also evaluated using the City of San José's historic evaluation criteria.

National Register of Historic Places

To meet the criteria of the National Register of Historic Places established by the National Park Service, a building, site, or object must have architectural and historical integrity, satisfy at least one of the following conditions:

⁴ As a part of the field survey, the basement was viewed to determine the possibility that the building had been relocated to the site. No evidence was found related to this possibility.

- Criteria A it is associated with events that have made a significant contribution to the broad patterns of our history; or
- Criteria B it is associated with the lives of persons significant in our past; or
- Criteria C it embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- Criteria D it has yielded, or may be likely to yield, information important in prehistory or history.

California Register of Historic Resources

The criteria of the California Register of Historical Resources has similar requirements of the National Register, excepting that under Criterion A and B the resource or persons must have been associated with California's history and/or cultural heritage. Resources already listed, or determined eligible for the National Register or the California Historic Landmarks 770 or higher are also by definition eligible for the California Register. Under the California Environmental Quality Act, a "project that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment". In this context, a historic resource is one that is listed in or determined to be eligible for listing in the California Register of Historic Resources. A property is automatically eligible for the Register if it has been listed under any state, national or local historic resource criteria.

In order for a resource to be eligible for the California Register, it must satisfy the following three standards of review:

1. A property must be significant at the local, state or national level, under one or more of the following criteria:
 - a. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of the history and cultural heritage of California and the United States.
 - b. It is associated with the lives of persons important to the nation or California's past.
 - c. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
 - d. I has yielded, or may be likely to yield, information important to the prehistory or history of the State or the Nation;
2. The resource must retain enough of its historic character or appearance to be recognizable as an historic property, and to convey the reason for its significance; and
3. It is fifty years old or older (except for rare cases of structures of exceptional significance).

As a part of the evaluation, California State Historic Resource Inventory form (DPR 523) is included in the appendix.

Evaluation

While the building at the subject site is greater than 50 years old, it is not in original condition due to modifications that have occurred during the last 20 to 30 years. The additions to the roofline and porch walls remain generally reversible, but substantial amounts of original fabric have been lost. Most of the windows have been replaced with aluminum windows, and the kitchen and pantry area as well as the porch floor areas have been gutted and replaced.

While the building and site are not associated with significant events, the owner at time of construction, Frank A. Allen, had previously participated in events surrounding the founding of the commercial prune industry in Santa Clara County. By the turn of the 20th Century, Santa Clara Valley had become the world capital of prune production. Allen's association with this period of development is not directly related to the site and building, nor does his individual role as a laborer and orchardist in the formulation of this industry stand out in the larger context of significant events or persons in history. As a successful orchardist on XXXXX Avenue, he was a valued citizen to the larger region of the west valley during its evolution. The local history of this sub-community of orchardists does not have the broader impact in establishing significance at either the State or National Level. While members of the Allen family were involved with the beginnings of the orchard (and particularly the prune and almond) industry of California as it developed in San José in the late 19th century, their involvement was tertiary and does not meet the threshold of significant of persons who founded or contributed to important developments the industry's evolution.

Based on this analysis, the building does not qualify for listing on either the National or California Registers because the Allen family and the building are not associated with events that have made a significant contribution to the broad patterns of history or cultural heritage of California or the Nation, nor are persons significant to California's or the Nation's past.

Under Criteria C of the National and California Register criteria, the subject building would have the potential to qualify for the Registers if it had more integrity than the current modified structure. Frank Delos Wolfe is a significant local architect with regional importance, who is just beginning to be regarded as a master in his field. His firm's abilities, through the multiple partnerships he entered into, to design and build outstanding examples of California Arts and Crafts Style buildings, are well respected. He is one of the few architects in western United States to grasp the foundations of the modern movement and translate them into domestic architecture. His work blends regional architectural forms with the principles of this evolving worldwide movement. There are currently seven buildings designed by his firm that are listed on the National Register of Historic Places. The Col House on Martin Avenue in the Shasta-Hanchett residential neighborhood in San José and Clark House on Minnesota Avenue in the Willow Glen residential neighborhood in San José are excellent examples of Wolfe's design. Both buildings are well preserved and with fewer modifications than the home on XXXXX Avenue in San José (although the Clark House is currently being adapted for non-residential use). These buildings are more complete representations of the work of Frank Delos Wolfe.

Additional examples of the work of Wolfe and Wolfe during the period 1913 to 1917 when they worked in the Prairie Style idiom exist in older neighborhoods in San José such as Naglee Park, Willow Glen and Shasta-Hanchett. Most of these are of a slightly smaller scale than the Col and Clark Houses, but appear to be fairly intact and maintained as viewed from the street.

If the building were restored following the Secretary of Interior's Standards for Rehabilitation of Historic Structures, it would qualify for both the National Register of Historic Places as well as the California Register, because the building would then embody the distinctive characteristics of the Arts and Crafts period as well as a West Coast adaptation of the Prairie School of Architecture, by an architect that is recognized as being a regional master who designed buildings of high artistic merit.

Relative to Criteria D, the building at XXXXXX Avenue is unlikely to yield information in prehistory or history in the context of the Nation or California, based on the first hand survey of the site completed by the consultants.

Evaluation of Potential for Contribution to a National Register District

An analysis was also undertaken to determine if the subject property potentially qualifies or not qualifies as a district of similar structures in the area, under the above criteria for both the National Register and the California Register. In potentially qualifying as a district, buildings that might not qualify as individual structures could nevertheless contribute to the establishment of a district that reflects as a whole the broader patterns of history that would be potentially significant to the State of Nation due to the same standards used to evaluate properties for individual significance.

The consultants looked at both the potential for a qualifying district within the local area and also the potential for the establishment of a district over the larger area of influence and work of the architectural firm of Wolfe and Wolfe.

The subject site lies within a larger suburban area of West San José that is characterized by post World War II tracts of single-family homes. In the immediate vicinity 6 homes were identified that were built prior to the subdivisions. The homes range from the turn of the century to late 1940's, and do not embody as consistent architectural character in either style, relationship to the street, or size. Of these, only the historic Lester Allen House directly across from the subject project is architecturally distinctive and significant, the rest being more vernacular in form and style. They reflect as a whole the changing parcelization of the older orchard area.

In analyzing the potential for the establishment of a district of buildings that embody the specific adaptation of the Arts and Crafts Style of the firms of Frank Delos Wolfe, this potential exists but is more relevant to physical areas that have definable neighborhoods that consistently maintain a sense of neighborhood fabric, such as the Naglee Park, Shasta Hanchett, and Palm Haven areas in San José. Within those neighborhoods, the examples of the work of Frank Delos Wolfe may be physically disconnected, but because the neighborhoods as a whole maintain continuity, the case can be made from an architectural point of view that the neighborhood relationship of this work provides additional grounds for the establishment of a district. The

examples out of context, such as the subject site, and others such as his Prairie Style buildings on Monterey Road south of Tully Road and on Saratoga Avenue north of Highway 280 have less meaning to the larger body of work beyond their specific design and character as individual structures.

City of San José Historic Evaluation Criteria

Under the City of San José criteria, structures of historical value are defined within the Historic Preservation Ordinance and are evaluated according to the following:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. of an architectural style, design or method construction;
 - b. of a master architect, builder, artist or craftsman;
 - c. of high artistic merit;
 - d. the totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
 - e. that has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surrounds in which past generation lived or worked; or
 - f. that the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

The City of San José has developed a process by which historical resources are evaluated for significance. This “Rating Sheet” was developed in 1989 by the San José Historic Landmarks Commission and is based on the similar systems that had been developed in San Francisco, Oakland and Milpitas utilizing the work of Harold Kalman for Parks Canada. The point totals are grouped into the following categories:

67-134 points	Candidate City Landmark
33-66	Structure of merit
33-66	Contributing structure to a historic district
0-32	Non-significant

Our evaluation indicates that the structure at XXXX Avenue has a rating of 63.76, which falls within the range of a structure of merit (Evaluation Rating Sheet attached).

IMPACTS OF PROPOSED PROJECT

The proposed project as currently designed includes the retention of the existing residence at XXXXX Avenue into the project. The site will be modified by the addition of a new residence at the rear of the existing building, and the existing garage will be demolished.

The building does not qualify for the California Register of Historic Resources, therefore changes to the building and site will not impact the environment as defined in the California Environmental Quality Act.

PROJECT ELEMENTS

The building qualifies as a locally significant “Structure of Merit”, therefore any project on the site should be undertaken to minimize the visual impacts to the existing residence. It is the policy of the City of San José to encourage preservation of structures and sites that qualify for the San José Historic Resources Inventory. Because a renovation could occur following the Secretary of Interior’s Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the project impact upon this building could be reduced through design following the guidelines.

Alternatives could be imposed to insure that the new construction does not impinge upon or disrupt the remaining architectural integrity of the structure. These conditions should be commensurate with the building’s listing as a Structure of Merit on the Historic Resources Inventory, and can be required by the City of San José as a part of any project approval.

1. Design of the new dwelling. The design can be done in a way that complements the architectural character of the original design of the existing building.
2. Renovation of the existing building. The proposed project could be approved with conditions that include the preservation and renovation of the existing residence within the new development. If this were done, the City could require that the existing structure be modified to regain the original look of the Wolfe & Wolfe design. This could include removal of the hip roof, re-creation of the windows that have been removed, and modifications to the entry porch. The renovation could follow the Secretary of Interior’s Standards for the treatment of Historic Properties.
3. Photo documentation. Additional photo documentation could be required. This photo documentation could be done to the standards of the Historic American Building Survey⁵, or other photographs could be taken that could be deposited and easily retrievable in a local archive such as at the San José Historical Museum, Sourisseau Academy for State and Local History at San José State University, or the California Room at the Martin Luther King Main Library.

⁵ The National Park Service is no longer accepting HABS documentation except for Federal undertakings.

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