State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Mandala's Red & White Market

P1. Other identifier: 404 West San Fernando St.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 101 Delmas Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597640 mE/ 4132079 mN

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

Southwest corner of Delmas Avenue and East San Fernando Street APN# 259-45-057

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

This vernacular grocery store was constructed outside the main period of development of the Lake House Historic District. It has some associations with the neighborhood because this corner did historically contain a market; however, the design does not represent the historic pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

A one-story corner building, it has a simple, rectangular plan and a flat roof. The two primary character-defining features on the east and north façades are the wide decorative band near the roofline and the narrow cornices over the storefronts; both are made of stucco. The decorative band consists of five, thin "speed stripes;" the cornices are made up of two, flat cantilevered strips connected only by angled end-caps. This decoration gives the building a slight Art Moderne character common to buildings commercial buildings of the 1930s.

The main storefront faces east, linked by its cornice line. Slightly off-center in the front façade is a flush entry with a pair of aluminum doors and a narrow strip of a transom; a high pair of fixed windows is on one side of the entry, and a large picture window is on the other.
(See page 3, Continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing southwest, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1940, Sanborn maps, 66 years old.

***P7. Owner and Address:**
SURINDER P. SINGH
18350 CAPISTRANO WAY
MORGAN HILL CA 95037

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP/CRHR Status Code 6L

Resource Name (Assigned by recorder) Mandala's Red & White Market

B1. Historic Name: Mandala's Red & White Market

B2. Common Name: 101 Delmas Ave. / Delmas Market

B3. Original Use: Commercial

B4. Present Use: Commercial

***B5. Architectural Style:** Art Moderne

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

Constructed 1940 (bp 8589, January 15, 1940 for $6000). Aluminum entryway and signs added at date unknown.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

Parking lot on separate parcel to south.

B9a. Architect: Unknown

b. Builder: Joseph Santi

***B10. Significance: Theme** Commerce **Area:** Delmas Park SNI

Period of Significance: 1940 **Property Type:** Commercial **Applicable Criteria:** None

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

Previously the site of the Lake House Hotel, a brick grocery store was first constructed on this Lot 1 of the Lake House Tract in 1900. Within the Original City, by 1909, the owner was Giovanni B. Gagliardo. After Giovanni's death in 1914, the store was acquired by John Evans who operated the business through the 1920s. About 1933, the store was doubled in size by owner Theodore P. Hansen and was known as Hanson & Son Dairy, his father Hans C. Hansen a local farmer. After changing hands frequently during the 1930s, the store was taken over by Clarence Mandala in 1940. Prior to then, his father Salvadore had operated a grocery across the street at 102 Delmas. By 1955, it was Mandala's Red and White Market; and in 1963, Peterson's Red and White. By 1970, it was known as the Delmas Market, operated by Issi and Mrs. Nadia Bateh through the 1970s.

Neighborhood grocery stores were once common throughout the urban parts of the city until eclipsed by the development of supermarkets in the late 1920s and 1930s. While some early grocery stores have survived to the present, now specializing in convenience foods, many of the buildings of this form of commerce have been demolished or converted to other uses. The 1970s saw the rise of national chains in the convenience market industry, with many new small scaled neighborhood stores constructed. Red & White appears to be a chain or a popular name for neighborhood stores that developed in the 1950s, but little information is available about Red & White in either archival or online sources of information. To remain competitive, most neighborhood stores acquired adjacent properties and constructed parking lots to serve a larger market, as occurred with Mandalas Red & White. Delmas Market today remains a unique 1930s building type that would appear to qualify individually as a historic resource of local significance.

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

***B12. References:**

1933 BP 1/10 T.P. Hansen alter bus bldg. $250 #2008
1924 BP 12/18 W. San Fernando and Delmas, Palerino, store bldg., $2,245, #50.
1940 BP 1/15, for $6000, #8589.
Hill & Laffey, DPR523, 1999.
San Jose Assessor's Block Books, 1909-1924.
San Jose City Directories.
Sanborn Fire Insurance Maps.

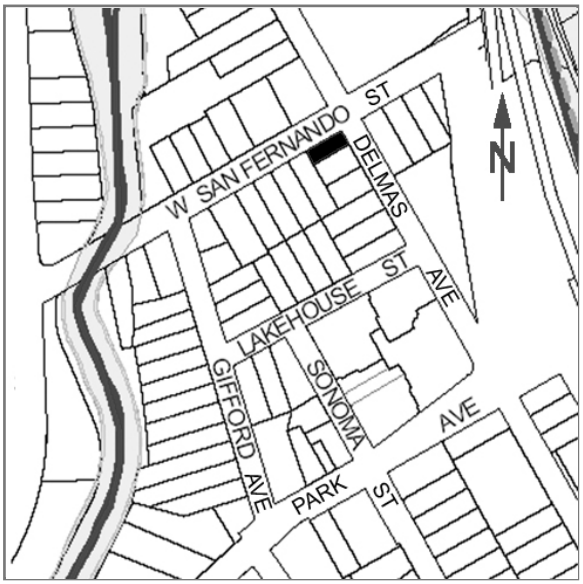
B13. Remarks: Non-contributor to Lake House Historic District.
Existing classifications: none
Potential individual Structure of Merit (SM)

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

(Continued from DPR523a. P3a)
A wainscoting of terra-cotta-color tiles is applied to the lower east elevation. To the north, along West San Fernando Street, there are two more storefront bays at the ends of this façade. The one closest to the corner has a doorway and flanking windows; the one farthest to the west has mostly been filled in. These two facades are clad in stucco, as is the west-side façade; however, the west façade does not include the decorative banding or the cornices above its doorway and variety of fixed windows. To the south is a partially painted brick façade without windows or doors. The brick is laid mostly in common bond with a locking row every six rows; the brickwork is not crisp, implying an older installation than the Modernist main design would suggest. There are vestiges of painted signs on this wall. The setting includes an asphalt parking lot to the south of the building, with access from Delmas Avenue; the east and north walls of the store are at the sidewalk. A narrow area on the west side is fenced-off and used for storage.

State of California - The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name or #** (Assigned by recorder): Vacant lot, 109 Delmas Ave.
P1. Other identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)
***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**
c. Address: 109 Delmas Ave. **City** San Jose **Zip** 95110
d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597657 mE/ 4132054 mN
e.Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of Delmas Avenue south of East San Fernando Street APN# 259-45-058

***P3a. Description:** (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)
This is a vacant lot used as a parking lot for the Delmas Market convenience store at the southwest corner of Delmas and East San Fernando Streets.

The property is a non-contributor to the Lake House Historic District.

***P3b. Resource Attributes:** (List attributes and codes) None
***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b.Description of Photo:
(View, date, accession #)
View facing northwest, 12/05.

***P6. Date Constructed/Age and Source:**
☐ Historic ☐ Prehistoric ☐ Both
n/a

***P7. Owner and Address:**
SURINDER P. SINGH
18350 CAPISTRANO WAY
MORGAN HILL CA 95037

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06
***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

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

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 119 Delmas Ave. City San Jose Zip 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597666 mE/ 4132033 mN

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

West side of Delmas Avenue south of East San Fernando Street APN# 259-45-059

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

This Neoclassical Bungalow helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core. Its detailing and form appears related to that of the two-story bungalow at 410 West San Fernando Street; however, the architect of the subject property has not been confirmed.

This east-facing house has the form and general detailing typical of much of the early twentieth century Lakehouse neighborhood: it has a raised, one-story, blocky "L"-shaped mass with a moderately pitched hipped roof accented by a front-facing dormer. Entry is through a recessed porch. As standard for the period and the neighborhood, there is very little trim on the simple wall surfaces: the typical tri-bevel lap siding butts into a thin rounded band at the corner, and the windows are cased with flat board heads and sides, with shaped aprons. There is only a plain bullnose at the porch floor, and two flat-board bands along the base of the bow window. There is no frieze board at the eaves, watertable, or other wall decoration. Special detailing that distinguishes this house includes its Composite columns and cantilevered bow window with bell-cast roof.
(See page 3, Continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing west, 12/05

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
Circa 1900, city directories, 106 years old.

*P7. Owner and Address:
KEVIN COOK
119 DELMAS AVE
SAN JOSE CA 95110

*P8. Recorded By: (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Gagliardo House

B1. Historic Name: Giovanni and Victoria Gagliardo House

B2. Common Name: 119 Delmas Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Neoclassical Bungalow

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed circa 1900.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
None

B9a. Architect: Wolfe & McKenzie (prob.) b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

This house first appears in the city directories in 1900. It was one of two houses and a grocery store built on Lot 1 of the Lake House Tract and was formerly the site of the Lake House Hotel. Part of the Original City, the first known owner was Giovanni B Gagliardo, who owned and operated the grocery store at 101 Delmas Avenue. By 1912-13, the house was occupied by Albert S. DuCavic, a mill hand at the Pacific Manufacturing Company in Santa Clara. In 1924, Victoria Gagliardo, Giovanni's widow, was still the owner of the property. The DuCavics lived at this location until 1926. Between 1927 and the late 1930s, George W. Dye, a brakeman occupied the home. The owner in 1949 was James W. Johnson; and 1955, Mrs. Alice B. Spindler was the owner until at least the late 1960s.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Espinola, G., Personal communication with C. Duval, 2005.
Hill & Laffey, DPR523, 1999.
San Jose Assessor's Block Books, 1909-1924.
Santa Clara County Great Registers, 1890-1896.
San Jose City Directories, 1900-1970.
Sanborn Fire Insurance Maps for San Jose, 1884

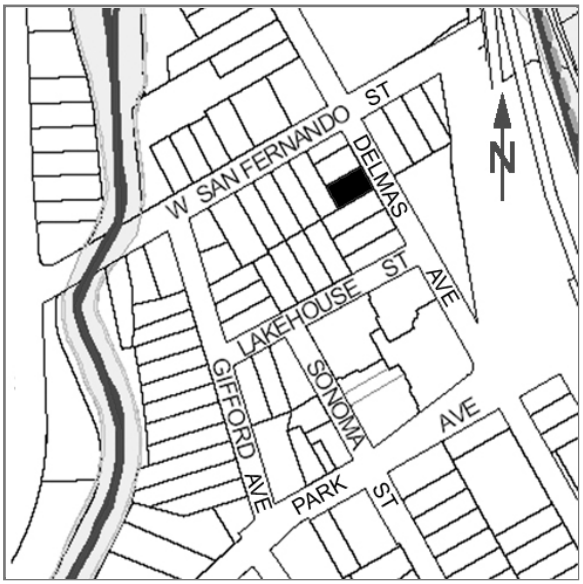
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



 *Required Information

CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
Fenestration is generally 1/1 double hung windows, with basement-level windows visible in the pony wall above the concrete foundation. The dormer features a pair of square windows with 6-lite (3x2) windows and siding that matches the house. The bow window has three equally sized one-over-one windows. The setting includes a shallow front yard with low concrete retaining wall at the sidewalk and a driveway along the south side of the property.

The dormer features a pair of square windows with 6-lite (3x2) windows and siding that matches the house. The bow window has three equally sized one-over-one windows. The setting includes a shallow front yard with low concrete retaining wall at the sidewalk and a driveway along the south side of the property.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

 *Resource Name or # (Assigned by recorder): Brohaska-Dalis House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 124 Delmas Ave. City San Jose Zip 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597696 mE/ 4132046 mN

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

East side of Delmas Avenue south of West San Fernando Street APN# 259-45-095

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

This Craftsman-style bungalow helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This west-facing house has a raised, one-story, blocky rectangular mass with a moderately pitched front-gabled roof with wide eaves and exposed rafter tails. Outlookers are located at the deeply eaved gable end, coordinated with a rectangular pattern of timbers set in stucco. The remainder of the house is clad in lap siding that butts into a thin rounded band at the corner. Windows are cased with flat board heads and sides, with narrow aprons. Entry is through a recessed porch and a multi-pane Craftsman door. Special detailing that distinguishes this house includes its fieldstone stringers flanking the front steps, matching stone piers that support heavy, square, stuccoed porch posts, and a cantilevered square-bay window with a simple shed roof over decorative transom windows.

(Continued on page 3, Continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo: (View, date, accession #)
View facing northeast, 12/05

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
1911, building permit, 95 years old.

*P7. Owner and Address:
COUNTY OF SANTA CLARA
70 WEST HEDDING ST
SAN JOSE CA 95110

*P8. Recorded By: (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Brohaska-Dalis House

B1. Historic Name: Theodore Brohaska House

B2. Common Name: 124 Delmas Ave. / Dalis House

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Craftsman

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1911. Property not listed in City of San Jose building permit database.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 2

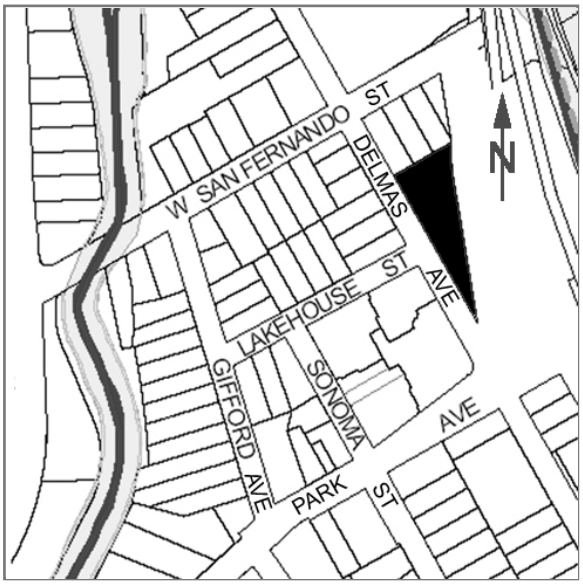
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This property was first improved in 1887 by Theodore Brohaska. Part of the Original City, this property was originally a part of the 1862 Delmas Survey. The son of Gustave and Margaret (Otter) Brohaska, Theodore was born in 1856 and attended the one-teacher school on Washington Square in the 1860s. A native of Bavaria, Gustave is credited with establishing a first-class theater in San Jose in 1870, then known as the San Jose Opera House. The Brohaskas were a talented musical family, all gifted musicians. Theodore's brother Fred was leader of Brohaska's Orchestra. Both Fred and his sister Matilda (Tillie) were music teachers in San Jose for many years. Tillie and her brothers gave band concerts in St. James Park, played for club meetings and provided music at community dances. Tillie was the leader of an all girl orchestra that performed for President William McKinley during his visit to San Jose in 1901. Also a musician and a carpenter by occupation, Theodore successfully won a seat on the San Jose Common Council in 1909, an office he held until 1918. In 1911, Theodore constructed the Craftsman house currently at 124 Delmas for about $1,800. The Brohaskas occupied the house until it was sold to Peter and Mamie (Boitano) Dalis in the early 1920s. A native of Greece, Peter Nicholas Dalis was born in 1887, orphaned at five, and raised in a Greek Orthodox monastery where he was taught to make hats. It was a trade he followed in San Jose for more than sixty years, operating San Jose's only haberdashery, the Dalis Hat Works and Cleaners. He married Mamie Boitano, a member of a San Jose Italian-American family in 1908. The couple had three sons and two daughters. The three Dalis brothers, Christopher, Nicholas and Louis Dalis bought the Garden City Billiards at the corner of Market and Post streets in 1946. In 1958, it was converted to the Garden City Hofbrau, one of San Jose's better-known restaurants and card clubs.
(See next page, Continuation sheet)

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**
(See page 3, Continuation sheet)

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): CLS
Existing Status Code: 5S

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
Fenestration includes a variety of window types such as 1/1 double-hungs, casements, and fixed units, with basement-level windows visible in the pony wall above the concrete foundation. The gable end features a tripartite unit of stepped square windows with a center 9-lite (3x3) window between two shorter 6-lite (3x2) windows. The bay window has two narrower one-lite sash flanking a wide one-lite picture window; the transoms are set off by a band of trim and feature multiple small lites. The setting includes a shallow front yard with low concrete retaining wall at the sidewalk and a driveway along the south side of the house.

(Continued from page 2, DPR523b, B10)
Irene, the youngest child of Peter and Mamie Dalis, was born in 1925 while the family lived at 124 Delmas Avenue. A gifted vocalist, Irene studied in Italy on a Fulbright scholarship and went on to become a lead mezzo-soprano with the Metropolitan Opera in New York. After enjoying international acclaim, Irene retired from the Metropolitan in 1977 to return to San Jose as a patron of the arts, serving as patron and director of Opera San Jose for many years. Peter and Mamie Dalis occupied the Delmas house until Peter's death in 1967. It served as a rental for several years until it was donated to the County of Santa Clara and designated a City Landmark in 1980. The house has been used in the recent past as a interim residence for visiting performers.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed. It is also significant locally for its associations with both the Brohaska and Dalis families, and the City of San Jose has recognized that distinction in designating the property as a City Landmark Structure.

(Continued from page 2, DPR523b, B12)
Grimes, Harriet, County Serenade Ends, *SJ News*, 5/16/56.
Guinn, J. M., *History of the State of Calif.*, 1904.
Hill & Laffey, DPR523, 1999.
San Jose Building Permit, #819, 11/17/1911.
San Jose Mercury News, How the respected Dalises became a troubled dynasty, 5/10/1987.
San Jose News, Rites Set of Opera Star's Mother, 12/28/1974.
San Jose Assessor's Block Books, 1883-1924.
Santa Clara County Great Registers, 1867-1896.
San Jose City Directories.
Sanborn Fire Insurance Maps.
US Population Census, Santa Clara County, 1860, 1870.
Zavlaris & Dixon, Historic Resource Inventory, 1978.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Chase House

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 125 Delmas Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597670 mE/ 4132029 mN

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

West side of Delmas Avenue south of East San Fernando Street APN# 259-45-060

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core. It is almost identical to its immediate neighbor at 133 Delmas Avenue.

This east-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting hipped-roof porch. The porch roof is set below the main eaves and is low pitch; it is accented by a gable that projects over the front steps. A bay window projects to the north side. As common for the period, the eaves are moderate in depth and boxed, with integral wood gutters and round downspouts. The typical v-groove siding is trimmed by flat-boards at the corner boards, frieze board under the eaves, the watertable apron, and window side and header casings. Fenestration on the sides of the house is generally 1/1 wood windows; basement-level windows are visible in the pony wall above the concrete foundation. The setting includes a modest front yard with a low, concrete retaining wall at the sidewalk, replacement brick steps, and a driveway along the south side of the property.
(See page 3, Continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing west, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1892, building character, 116 years old.

***P7. Owner and Address:**
ERIC A. & LINDA R. TRUELSEN
557 WOODSTOCK WAY
SANTA CLARA CA 95054

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

***Attachments:**

☐ None ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Chase House

B1. Historic Name: George and Catherine Chase House

B2. Common Name: 125 Delmas Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed or place on site about 1898.

***B7. Moved?** ☐ No ☐ Yes ☒ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
Garage

B9a. Architect: J. O. McKee (prob.) b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 3

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

This house first appears in the city directories in 1899. It was built on lands that formerly were the site of the Lake House Hotel. The first known owner was George H. Chase, a local lumberman, whose family occupied the house between 1899 and 1931. Chase died in 1916 at age 83, and his widow Catherine and her father Peter McIntyre continue on until Catherine died in 1930 and McIntyre's suicide in 1931. The next owner was John F. Kelly, also a mill man. Kelly occupied the house until after 1945. By 1949, Manuel H. S. Cravalho, a cement finisher owned the house, with various occupants over the subsequent years.

The architecture of this house has characteristics more associated with early 1890s residential Queen Anne designs and specifically is similar to the work of architect J. O. McKee in the circa 1890 time period. McKee retire by 1895. Like the house to the south, it is possible that this house was relocated to the site just a few years after its construction.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Hill & Laffey, DPR523, 1999.
San Jose Assessor's Block Books, 1883-1924.
Santa Clara County Great Registers, 1899-1896.
Santa Clara County Death Index, 1916-1931.
San Jose City Directories, 1900-1970.
Sanborn Fire Insurance Maps for San Jose, 1884-1966.
Zavlaris & Dixon, Historic Resource Inventory, 1978.

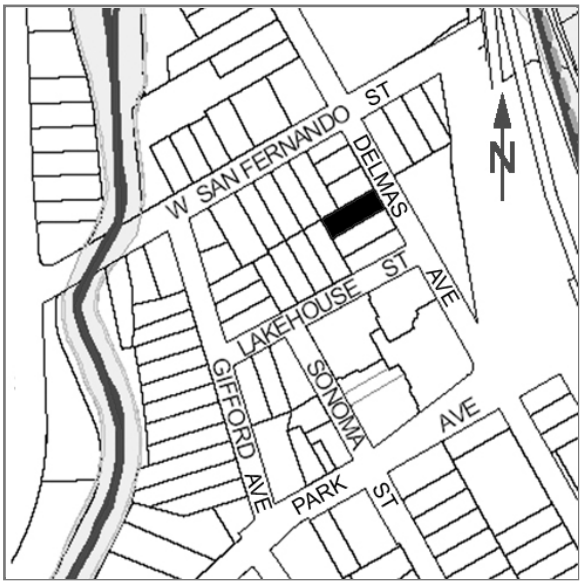
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): IS
Existing Status Code: 3D

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
Decorative bargeboards and bas-relief at the bay window trim add to the special detailing that distinguishes this house. Other distinctive detailing includes a frieze band of raised bull's eyes and diamonds at the base of the gable end, and carved fan brackets that support the bay window gables. The bargeboards are carved with scroll accents and have bulls-eye medallions and long, slender panels of raised dots. Behind the bargeboard trim, the gable ends are shingled in a modified arch pattern. The front bay window trim includes flat paneling below and to the sides of the windows; a ribbon of raised dots accents the header panels. Above the fixed center window of the bay is a multi-lite transom in a diamond pattern. Other ornamental features are visible on this house, including spherical pendants at the bay window brackets along with a sunburst pattern in the gable end of the porch pediment. The window aprons are jigsawn. Set into the main roof is a special dormer or attic window with a gable of stained glass set in a pattern of squares. To the south side of the roof is a narrow, recent dormer with a low-slope gabled roof with exposed rafter tails. The siding matches the main house, and the fenestration includes a double-hung window.

The porch has turned posts that square-off at their bases and tops; these support the scrollwork brackets that support the projecting pediment as well as the spindlework spandrel and handrail. The handrail consists of a thin series of turned balusters above a long, low band built up of vertical boards.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Cicoletti House

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 133 Delmas Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597675 mE/ 4132020 mN

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

West side of Delmas Avenue south of East San Fernando Street APN# 259-45-061

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core. It is almost identical to its immediate neighbor at 125 Delmas Avenue.

This east-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting hipped-roof porch. The porch roof is set below the main eaves and is low pitch; it is accented by a gable that projects over the front steps. A bay window projects to the north side. As common for the period, the eaves are moderate in depth and boxed, with integral wood gutters and round downspouts. The typical v-groove siding is trimmed by flat-boards at the corner boards, frieze board under the eaves, the watertable apron, and window side and header casings. Fenestration on the sides of the house is generally 1/1 wood windows; basement-level windows are visible in the pony wall above the concrete foundation. The setting includes a modest front yard with a low, concrete retaining wall at the sidewalk, replacement brick steps, and a driveway along the south side of the property.
(See page 3, continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing west, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1892, building character, 114 years old.

***P7. Owner and Address:**
JOSEPH X. SANCHEZ
133 DELMAS AVE
SAN JOSE CA 95110

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Cicoletti House

B1. Historic Name: Anthony and Mary Cicoletti House

B2. Common Name: 133 Delmas Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed or place on site about 1898.

***B7. Moved?** ☐ No ☐ Yes ☒ Unknown **Date:** 1898 **Original Location:** n/a

***B8. Related Features:**

B9a. Architect: J. O. McKee (prob.) b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 3

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

This house first appears in the city directories in 1898. It was built on lands that formerly were the site of the Lake House Hotel. The first known owner was Anthony S. Cicoletti, an Italian immigrant and local bartender, whose family occupied the house between 1898 and 1945. Anthony died in 1934 and his widow Mary, born in California of Italian immigrant parents, continued on until after 1945. By 1949, Arthur H. Leontos, a marine engineer, had purchased the house, owning it until at least the 1960s. According to the City of San Jose building permit database, the property is presently listed as a duplex. The use could not be confirmed as a part of this recording.

The architecture of this house has characteristics more associated with early 1890s residential Queen Anne designs and specifically is similar to the work of architect J. O. McKee in the circa 1890 time period. McKee retire by 1895. Like the house to the south, it is possible that this house was relocated to the site just a few years after its construction.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Hill & Laffey, DPR523, 1999.
San Jose Assessor's Block Books, 1883-1924.
Santa Clara County Great Registers, 1890-1896.
Santa Clara County Death Index, 1934-1950.
San Jose City Directories, 1898-1970.
Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
Zavlaris & Dixon, Historic Resource Inventory, 1978.

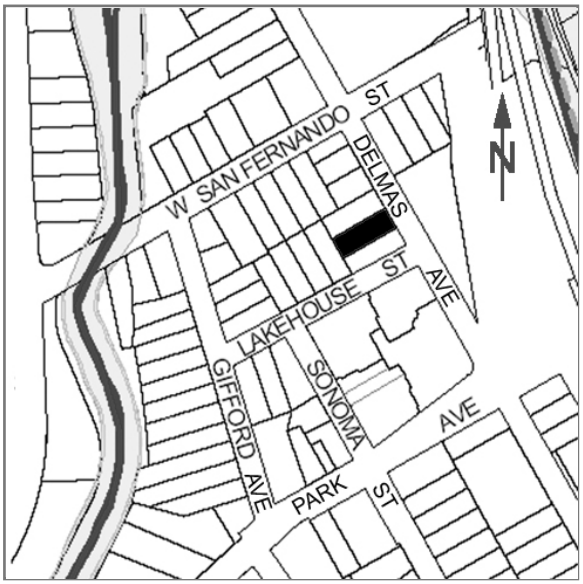
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): IS
Existing Status Code: 3D

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
Ornate and delicate bas-relief at the bargeboards and at the porch pediment is the special detailing that particularly distinguishes this house. Other distinctive detailing includes carved fan brackets that support the bay window gables, and the bargeboards are carved with scroll accents and have long, slender panels of raised dots. Behind the bargeboard trim with its delicate center pendant, the gable ends are shingled in a modified fish-scale/arch pattern that flares outward. The front bay window trim includes flat paneling below and to the sides of the windows; a ribbon of raised dots accents the header panels. Above the fixed center window of the bay is a multi-lite transom in a pattern of diamonds within vertical rectangles. Other ornamental features are visible on this house, including turned pendants at the bay window brackets and window aprons blocks. Set into the main roof is a special dormer or attic window with a gable of stained glass set in a pattern of squares.

The porch has turned posts that square-off at their bases and tops; these support the scrollwork brackets that support the projecting pediment as well as the spindlework spandrel and handrail. The handrail consists of a thin series of turned balusters above a long, low band built up of vertical boards.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

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

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 141 Delmas Ave. City San Jose Zip 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597687 mE/ 4132012 mN

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

Northwest corner of Delmas and Lakehouse Avenues APN# 259-45-062

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

Although somewhat more sophisticated and complex than most of the other Queen Anne Cottages in the neighborhood, this east-facing house shares much of the underlying form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-and-one-half-story, rectangular main mass with a moderately pitched hipped roof that is accented by a front-facing gable. Unlike the others, the projection does not encompass a bay window; instead a small half-circular bow window with a conical roof projects even farther to the front. Like the other houses, entry is through a projecting porch; however, this porch has a distinctive, wide, asymmetrical bell-cast roof with an arched opening about the front steps. A semi-cantilevered square bay window projects to the south side, supported on posts. As common for the period, the eaves are moderate in depth and boxed, metal gutters have been added. The typical v-groove siding is trimmed by flat-boards that have added detailing. The flat-board frieze under the eaves has an applied trim piece, the board watertable apron is fluted, while plain flat boards serve as the corner boards and the window side and header casings. Fenestration on the sides of the house is generally 1/1 wood windows; *(See page 3, Continuation sheet)*

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo: (View, date, accession #)
View facing west, 12/05

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
1892-1893, news account, 113 years old

*P7. Owner and Address:
JOSEPH X. SANCHEZ
755 GARDEN DR
SAN JOSE CA 95126

*P8. Recorded By: (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Rogers House

B1. Historic Name: William and Margaret Rogers House

B2. Common Name: 141 Delmas Ave. / Norma Apartments

B3. Original Use: Residential B4. Present Use: Multi-family residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Subdivided into three apartments in 1928 (bp #947).

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
None

B9a. Architect: J. O. McKee b. Builder: Ware Bros & Ferris

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 3

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

This house was built in 1892-1893 by William J. and Margaret Rogers on Lot 14 of the Lake House Tract. The eight room cottage was designed by J. O. McKee and was constructed by the Ware Bros & Ferris at a cost of $4,500. The Rogers family occupied the house until 1925. Rogers, born in Canada, came to the area in the late 1880s and married Margaret about 1890. He was a lumberman and was president the Glenwood Lumber Company. By the 1920s, the property was owned by Rogers' sons Martin and W. J. Jr., with Mrs. Rogers living in the house until about 1925. By 1928, the property was owned by Frank Lanini who divided the house into three apartments known as the Norma Apartments after Mrs. Norma Lanini. The Lanini family owned this property until at least the mid 1960s.

The property is presently utilized for multi-family residential use and appears to contain three apartments as modified in 1928. Although appearing to have been remodeled in the rear, it retains its distinctive architecture, designed by one of San Jose's prominent 19th century architects. The property contributes to the locally significant Lake House City Landmark Historic District, and would appear to qualify as an individual city landmark structure. its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

Hill & Laffey, DPR523, 1999.
Koch, M., *Parade of the Past, History of Santa Cruz County*, 1973.
San Jose Daily Mercury, More Building, 2/1/1893.
San Jose Assessor's Block Books, 1883-1924.
Santa Clara County Great Registers, 1890-1896.
San Jose City Directories, 1898-1970.
Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
Zavlaris & Dixon, Historic Resource Inventory, 1978.

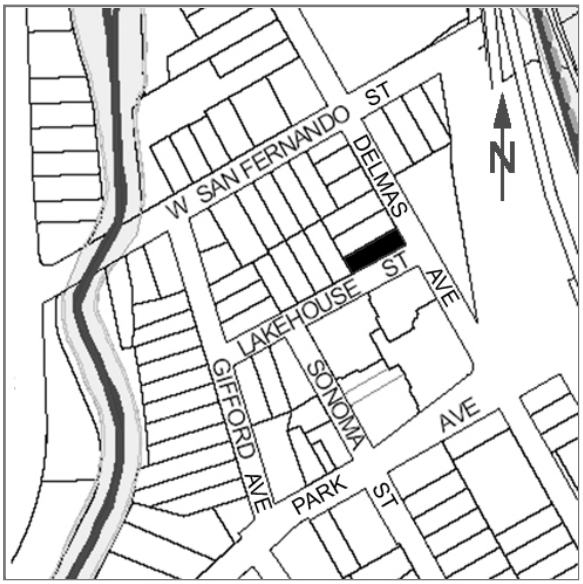
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): ENR, CS
Existing Status Code: 3D

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
basement-level windows are visible in the pony wall above the concrete foundation. The corner setting includes modest front and side yards with a low, brick retaining wall at the sidewalk that leads to a series of brick pillars that support a board fence around the rear yard. Concrete steps with a modern wrought-iron handrail serve the front entry, and a driveway enters the rear of the property from the south.

In addition to the swooping arch and curve of the entry porch pediment and the deep form of the bow window, special detailing particularly distinguishes this house at many locations around the house. Delicate bas-relief fills the porch pediment, carved rope crown accents the gable-end eaves and dense bracket-shaped dentils follow the rest of the eaves. The gable ends are divided into two parts. The lower portion is filled with checkerboard paneling with alternating bulls-eye dots on the squares; the upper pediment of the gable cantilevers out somewhat and features a carved sunburst pattern. The front gable window has a projecting casing band, and is finished at its base with a scroll-cut board beneath the shaped apron; most of the rest of the windows have elaborately scroll-cut aprons with side blocks.

The front bow window trim includes only a row of dentils at its eaves, but the windows are distinctive 4/1 double-hungs with vertical muntins in the upper sash.

The roof is made larger by the south gabling of the main hipped roof. This extends the front roofline upward and outward; the gable end encompasses the top of the brick chimney.

Distinctive detailing also includes an arched eyebrow window set into the main roof; its outer eaves are bell-cast, and it is faced with flat paneling with bas relief scrolls. The segmental arched window of this dormer has a diamond-shaped lite at its center, flanked by vertical ladders of square lites.

The porch has heavy, turned posts in a slender urn form; these square off at their tops and bases to support the spindlework spandrel and handrail, as well as the arched spandrel at the entry pediment. The handrail features a long band of short, turned balusters between two long bands of short, flat boards with decorative drilled holes.

The side bay window has fishscale shingles in its gable, accented by a diamond-shaped sunburst at its apex. Its window panels feature checkerboard squares that match the gable end paneling.

The house has been modified to serve as multi-family housing. There are three front doors. One of the doors appears original; it is recessed into the front wall with paneled side walls surrounding the opening; the door has a single viewing lite above a pattern of square panels. The two flanking door are modern French doors with “Prairie-style” lites. A recent addition faces south; it has a flat roof and aluminum slider windows. An open deck and stairway extends west from the rear of the second story, visible from Lakehouse Avenue.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Carto Court

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 117 Gifford Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597536 mE/ 4131985 mN

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

West side of Gifford Avenue south of East San Fernando Street APN# 259-48-048

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

This Spanish Eclectic duplex represents the end of the main period of development of the Lakehouse neighborhood. Although stylistically different from the surrounding houses, it remains historically connected to the neighborhood through its property associations. It illustrates, through its 1920s form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

The one-story duplex has a simple, slightly "C"-shaped plan. At the center of the south side façade, the main entrance façade, is a wide indentation that contains the two covered stoops, while the remainder of the plan is rectangular. The sand-textured stucco walls have two corner parapets at the front elevation, which rise above the remainder of the flat roof. The parapets and lower roofline are all coped with red barrel tile. The residence has at least one stucco chimney, with a beveled cap. The doors are not visible from the street; however, the concrete stoops are sheltered by cantilevered shed roofs supported by curved, stucco brackets. These roofs are covered with tile. The setting includes a modest front yard with low concrete retaining wall at the sidewalk and a driveway along the south (entry) side of the property. (See page 3, Continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing west, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1925, building permit, 81 years old.

***P7. Owner and Address:**
PAUL & PHYLLIS BUA
11940 ELLERY ST
SAN JOSE CA 95127

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Carto Court

B1. Historic Name: Carto Court

B2. Common Name: 117 Gifford Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Spanish Eclectic

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1925.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Edward Delmaestro

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The duplex located on Lot 19 of the Lake House Tract was constructed in 1925 by Claire Carto, daughter of original property owner Pierre H. Lutzen. Lot 19 also included property along the creek, which fronted on West San Fernando Street. The original Lutzen house was located on the parcel, fronting San Fernando Street. Claire Carto took out a building permit for this building in March 1925 and the estimated cost was $5,900. The contractor for the project was Edward Delmaestro. Louise Carto, Charles and Claire Carto's daughter, lived in #111 until her death in 1944.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing differ than the predominate Queen Anne style of the majority of the buildings in the district, however its associations maintain integrity to residential patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
San Jose Building Permit #314, duplex, 3/3/1925.
Santa Clara County Deeds, 136:150.
Thomas Block Book, Fourth Ward, 1924.

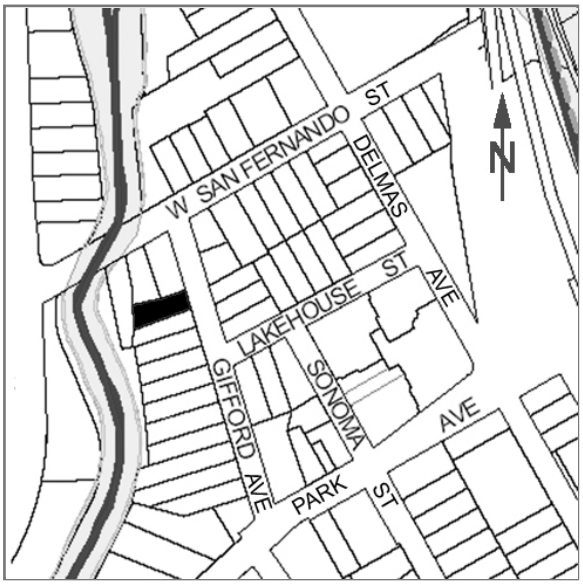
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
Fenestration consists of tripartite wood units with a center picture window and transom flanked by full-height double-hung windows. The front (east) two windows are topped by shallow half-round arches recessed into the walls; the arches only span the center sash of the window units, and they are ornamented by stucco swags. The windows are installed with standard stucco molding, and they have flat aprons.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Ferrell House #2

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 120 Gifford Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597569 mE/ 4131985 mN

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

East side of Gifford Avenue north of Lakehouse Avenue APN# 259-45-050

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

This Queen Anne Cottage, although slightly modified at its front façade, helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This west-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, hipped-roof porch; the roof is set below the main eaves and is very low pitch. A cantilevered bay window projects to the north side. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters but with later, applied-metal gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, watertable apron, frieze board under the eaves, and window side and header casings. Much of the fenestration has been replaced with aluminum sliders, particularly at the front elevation; however, the side bay window has original sash, including a stained glass transom and 1/1 double hung side windows, and other original windows and trim remain. Basement-level windows are visible in the pony wall above the concrete foundation. The setting includes a modest front yard with low concrete retaining wall at the sidewalk and a driveway along the north side of the property.
(See page 3, Continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing east, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1892-1893, news account, 114 years old.

***P7. Owner and Address:**
DONNA SANTISTEVAN
120 GIFFORD AVE
SAN JOSE CA 95110

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

***Attachments:**

☐ None ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Ferrell House #2

B1. Historic Name: Richard Ferrell House #2

B2. Common Name: 120 Gifford Ave.

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

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

Fire damage repaired in 1970 for $3,500 (bp #65865). Date of window modifications unknown.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

None

B9a. Architect: Charles F. Carto

b. Builder: J. Keeler

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on the south half of Lot 7 of the Lake House Tract is one of the two, six room houses built on Lot 7 by Richard Ferrell in 1892. The houses were designed by Charles F. Carto and cost $1,500 each. The house was lived in initially by Edward J. Carey, a contractor, who was owner Richard Ferrell's brother-in-law. By 1910, William A. Setta was the owner. William, a barber, and his wife Katherine resided at this address until the 1930s.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified somewhat with recent window changes, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Sanborn Fire Insurance Map Co., San Jose, 1891-1966
Thomas Block Book, Fourth Ward, 1924.
San Jose City Directories, 1892-1975.
San Jose Mercury, 9/28/1892.

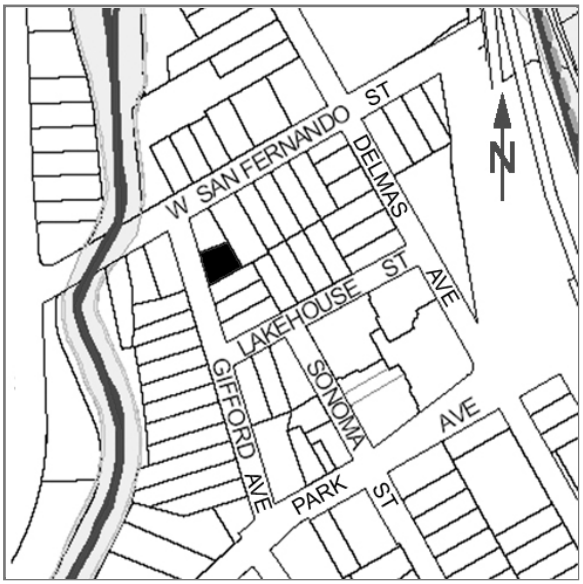
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
Special detailing that distinguishes this house remains on the sides of the house; the front façade has been stripped of most of its decorative trim. Above the side bay window is basket-weave paneling. Carved brackets with a fan pattern, upper spindlework, and fluted pendants support the bay window roof. Both visible gable ends feature fish-scale shingles; the front gable has a rectangular attic vent with a thin band of corrugated wood trim. The front bay window and porch still feature more corrugated wood trim bands along their frieze boards, and the front bay window still includes simple flat paneling below the level of the original windows. Other distinctive features are visible on this house, including jigsawn window aprons and corner blocks at the front door, which may not be original.

The porch has turned posts that square-off at their bases and tops; these support only the the handrail below; it is possible that there was an original spindlework spandrel. The railing is built up of thin, turned balusters. The front door is not original; it is a recent paneled door with an upper arched lite. The front steps are not wood, but more recent concrete with curved steel handrails.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

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

P1. Other identifier: 9 Pleasant Ave.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 124-126 Gifford Ave. City San Jose Zip 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597582 mE/ 4131973 mN

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

East side of Gifford Avenue north of Lakehouse Avenue APN# 259-45-049

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

This Queen Anne Cottage, although modified, helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This west-facing house has much of the form and general detailing typical of many houses in the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass accented by a front-facing angled bay window under an altered gable roof. A cantilevered bay window projects to the south side and a portion of the north side extends to the north, behind a full-height angled wall. The typical v-groove siding is trimmed by flat boards at the corner boards, watertable apron, and window side and header casings. Differentiating this house from others in the area is its mid-twentieth-century roof. The entire original roof was replaced after a fire by a low-slope roof with exposed rafter tails. Some windows have been replaced as well, mostly within the original framework and trim. The house is used as a duplex, with a second door from the porch replacing the side window of the bay window. Both the roof modification and the window replacements are somewhat noticeable, but the preserved setting, location, form, materials, and craftsmanship continue together to characterize the house's original nineteenth-century design.
(See page 3, Continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing northeast, 12/05

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
Circa 1892, building character, 114 years old.

*P7. Owner and Address:
SABINA A. HALL
124 GIFFORD AVE
SAN JOSE CA 95110

*P8. Recorded By: (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Dellwig House

B1. Historic Name: James and Annie Dellwig House

B2. Common Name: 124-126 Gifford Ave

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

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

Constructed circa 1892, remodeled in 1949 after a fire (bp #8280). Identified as a duplex at that time.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

None

B9a. Architect: Charles F. Carto (prob.) b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on Lot 8 of the Lake House Tract appears to be one of the same group of Queen Anne cottages built on either side of what was Pleasant Avenue about 1892, and the design is likely attributed to Charles F. Carto. The earliest identified occupants were James and Annie Dellwig. Dellwig was a baker. The Dellwigs were followed by Harrison Pryor Smith. About 1916, the property was purchased by Bruce Brackett, son of early Santa Clara County resident Nathaniel Brackett. Until the early 1920s, indications are that this house was used as a rental property. In the early 1920s, Brackett and Alice and Fred Kelley moved into the house. Alice had worked as a caregiver for Bracketts mother for many years. By 1924, the house had been deeded over to the Kelleys. Kelley was a truck driver for an oil company. Alice was an Escartin and formerly lived nearby on Delmas Avenue. Her sister Elvira Demichelli lived at 419 Lakehouse Avenue. The Kelleys were living at this address until at least the 1930s. The late 1940s during the ownership of the Kelleys, the roof of the house appears was damaged by fire and a new, modern roof replaced the original one, resulting in a drastic change of to its original appearance.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified significantly with a change in the roof, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

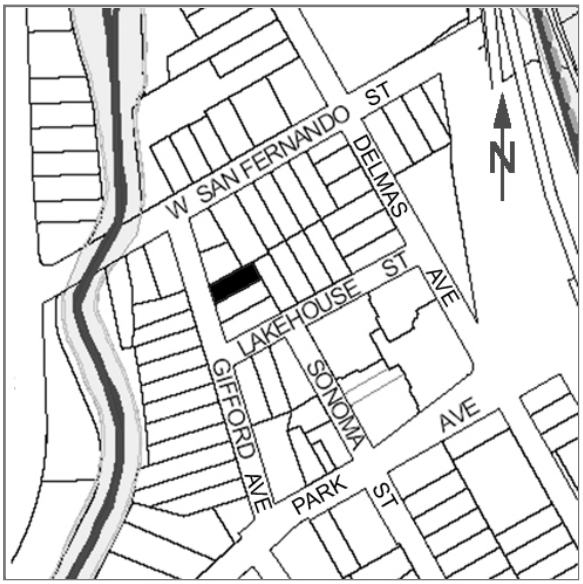
B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

City of San Jose Building Permit Indexes, 1910-1940.
Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Nunes, T., Personal communication with C. Duval, 2006.
Sanborn Fire Insurance Map Co., San Jose, 1891-1930.
Thomas Block Book, Fourth Ward, 1924.
San Jose City Directories, 1892-1930.
U.S. Population Census, 1900-1930.

B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

(Sketch Map with north arrow required.)



***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
Fenestration on the sides of the house includes both wood double hung windows and replacement vinyl sash, with basement-level windows visible in the pony wall above the concrete foundation. The setting includes a modest front yard with low concrete retaining wall at the sidewalk and a driveway along the north side of the property.

The porch has turned posts that square-off at their bases and tops; these support the handrail and a spindlework spandrel that has very thin members that may not be original. The railing is built up of thin, turned balusters that are not consistent with the original design. The main front door appears original, with a single lite above pyramidal square panels and a multi-lite transom above. The second door, into the bay, is a modern six-panel design. The front steps are not wood, but more recent concrete with curved steel handrails. Additional special detailing that distinguishes this house includes simple flat paneling below and to the sides of the windows in the front bay window and jigsawn aprons below flat-board casings at the rest of the windows. Other distinctive features include a high window on the cantilevered bay. The recent gable end features horizontal board siding and a plain rectangular attic vent.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Lutzen/Carto House

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 125 Gifford Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597542 mE/ 4131978 mN

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

West side of Gifford Avenue south of East San Fernando Street APN# 259-48-049

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This east-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a high, front-facing gable centered behind a square bay window. Entry is through a projecting, hipped-roof porch with a small gable accent over the front steps; the roof is set below the main eaves and, except for the gable, is very low pitch. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters but with later, applied-metal gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, watertable apron, frieze board under the eaves, window side and header casings, and window aprons. Fenestration on the sides of the house is generally 1/1 double hung windows, with basement-level windows visible in the pony wall above the concrete foundation. The setting includes a modest front yard with low concrete retaining wall at the sidewalk and a driveway along the south side of the property.

(See page 3, Continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing west, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1892, city directories, 114 years old.

***P7. Owner and Address:**
ALFIO & GERALDINE CREMA
920 S WINCHESTER BLVD
SAN JOSE CA 95128

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Lutzen/Carto House

B1. Historic Name: Peirre Honore Lutzen/Charles F. Carto House

B2. Common Name: 125 Gifford Ave.

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

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

Constructed circa 1892. The property presently houses five residential units, and was converted by 1945 when a minor permit was issued for the property (bp #935).

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

Garage at rear.

B9a. Architect: Charles F. Carto (prob.)

b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

Lot 20 of the Lake House Tract was purchased by Pierre Honore Lutzen on October 14, 1891. Lutzen, a tanner and native of France, lived on an adjacent parcel between the Lake House Tract and Coyote Creek. He came to California in 1852 was living in this area as early as 1870 and had a tannery on the east bank of Los Gatos Creek, north of West San Fernando Street. In 1891, he bought Lots 19 and 20 of the new subdivision. Lutzen's daughter, Claire Maria Theresa was married to Charles Frederic Carto, born in France in 1848. The couple and their family had been living in San Francisco where Carto first worked as a carpenter and then as an architect. In 1893, they are listed in directories as living at 8 Pleasant Avenue. This house was later addressed as 10 Pleasant, and today as 125 Gifford Avenue. It appears that Carto was probably the designer of this house, as he is on record as having designed the two houses owned by Richard Ferrell, which are located on the east side of Gifford Avenue (446 West San Fernando Street and 120 Gifford Avenue). Carto's architect's office was located at 415 West San Fernando St. He also worked as contractor - as during this period he also constructed three houses on the Schilling property on Lakehouse Avenue that had been designed by architect J. Fairley Wieland. Carto left the area in 1894 as a result of the failure of his marriage to Claire. Claire lived at this address until her death in 1940. The house was subsequently sold to Ida Tilock.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

California Death Index, 1940-1997.
Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Smalley, Norma, Personal communication regarding her grandparents, Charles and Claire (Lutzen) Carto, 2005.
Sanborn Fire Insurance Map Co., San Jose, 1891-1966
Thomas Block Book, Fourth Ward, 1924.
San Jose City Directories, 1892-1975.
U.S. Population Census, 1860-1930.

B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
Special detailing that distinguishes this house includes its prominent Mansard roof over the front square bay window, the built-up sunburst pattern in the end of the porch gable, and the intricate handrail design. The porch has turned posts that square-off at their bases and tops; these support the handrail. The railing has wide, flat arches created from thin, carved corbels; these are centered above a square grid of 2x2s that includes a beveled half-baluster below the arch. The main gable end and the Mansard roof feature fish-scale shingles while the front bay window trim includes simple flat paneling below the windows. The center window of the bay is a large, asymmetrical double-hung unit with a square lower sash and a smaller upper sash. The front door is recessed into the front wall with paneled side walls surrounding the opening. A side door with a low concrete stoop is visible on the south side; it has single lite over two panels.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Jordon House

P1. Other identifier: 11 Pleasant Ave.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 130 Gifford Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597582 mE/ 4131956 mN

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

East side of Gifford Avenue north of Lakehouse Avenue APN# 259-45-048

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This west-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, hipped-roof porch; the roof is set below the main eaves and is very low pitch. A cantilevered bay window projects to the south side and a portion of the north side extends to the north, behind a full-height angled wall. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters but with later, applied-metal gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, watertable apron, frieze board under the eaves, and window side and header casings. Fenestration on the sides of the house is generally 1/1 double hung windows, with basement-level windows visible in the pony wall above the concrete foundation. The setting includes a modest front yard with low concrete retaining wall at the sidewalk and a driveway along the south side of the property.
(See page 3, continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing northeast, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1893, city directories, 113 years old.

***P7. Owner and Address:**
MARIA SOLANO
130 GIFFORD AVE
SAN JOSE CA 95110

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Jordon House

B1. Historic Name: E. Jordon House

B2. Common Name: 130 Gifford Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed circa 1893.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
Garage likely at rear.

B9a. Architect: Charles F. Carto (prob.) b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on Lot 9 of the Lake House Tract appears to be one of a group of Queen Anne cottages built on either side of what was Pleasant Avenue about 1892 or 1893, and may have been designed by Charles F. Carto. The first identified occupant of the house was Mrs. E. Jordon and her children William S. and Emma B. Jordon. Jordons lived at this address between 1894 and 1899. By 1900, Edward Parks, a gold miner, had purchased the property and lived at this location until about 1902. Between 1909 and 1910, Harry Woody rented the house, and from 1913-1915, David Voss was the occupant. About 1918, Alfred J. and Lola Williams purchased the house and remained the residents during the 1920s and 1930s. Alfred was a carpenter in the 1920s and later worked as a stagehand at a theater.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Sanborn Fire Insurance Map Co., San Jose, 1891-1930.
Thomas Block Book, Fourth Ward, 1924.
San Jose City Directories, 1892-1935.
U.S. Population Census, 1860-1930.

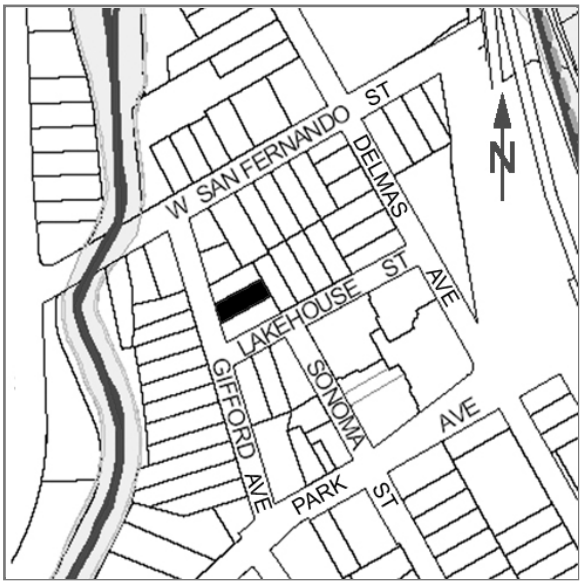
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
Special detailing that distinguishes this house includes prominent Japanesque basket-weave paneling above the windows in the front bay window and scroll-cut and carved brackets with a fan pattern supporting the bay window roof. The gable end features fish-scale shingles and a plain rectangular attic vent. The front bay window trim includes simple flat paneling below and to the sides of the windows. Above the fixed center window of the bay is a stained-glass transom in a square pattern. Other distinctive features are visible on this house, including jigsawn window aprons, turned pendants at the bay window brackets, and a small, high window centered in the side bay window; a narrow side window has a stained-glass upper sash that matches the front bay window transom.

The porch has turned posts that square-off at their bases and tops; these support the handrail and a spindlework spandrel. Under the spindework are scroll-cut brackets with decorative drilled holes. The railing has spindles above and below a narrow band of flat boards with decorative drilled holes. The front door is recessed into the front wall with paneled side walls surrounding the opening; however, the front door itself does not appear original; it is flush with a security screen.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Currlin House

P1. Other identifier: 12 Pleasant Ave.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 131 Gifford Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597549 mE/ 4131954 mN

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

West side of Gifford Avenue south of East San Fernando Street APN# 259-48-023

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This east-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, hipped-roof porch; the roof is set below the main eaves and is very low pitch. A cantilevered bay window projects to the south side. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters but with some later, applied-metal gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, frieze board under the eaves, and window side and header casings. Below the watertable, the walls are clad in square-cut shingles that appear recent; there is no apron band under the watertable trim. Fenestration on the sides of the house is generally 1/1 double hung wood windows, with basement-level windows visible in the pony wall above the concrete foundation; however, the side bay window has small, high windows. The setting includes a modest front yard with low concrete retaining wall at the sidewalk and a driveway along the south side of the property.
(See page 3, Continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing west, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1892, city directories, 114 years old.

***P7. Owner and Address:**
GERALDINE & ALFIO CREMA
920 S WINCHESTER BLVD
SAN JOSE CA 95128

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Currlin House

B1. Historic Name: Albert and Anna Currlin House

B2. Common Name: 131 Gifford Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Converted to a duplex in 1952 (bp #14650).

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
Garage at rear.

B9a. Architect: Charles F. Carto (Prob.) b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on Lot 21 of the Lake House Tract appears to be one of a group of Queen Anne cottages built on either side of what was Pleasant Avenue (now Gifford) about 1892, and may have been designed by Charles F. Carto. The first identified owners/occupants of the house were Albert and Anna Currlin. Currlin was co-owner of Schmidt & Currlin, publishers 169 West Santa Clara Avenue, and in 1902 was the publisher and proprietor of California (German Weekly) at 171 W. San Fernando Street. In 1903, the Currlins sold the house to Frerica Dahn, a widow, who lived in the house until the 1920s. By 1930, the house was being rented by Frank Riddle. It was converted to a duplex in 1952.

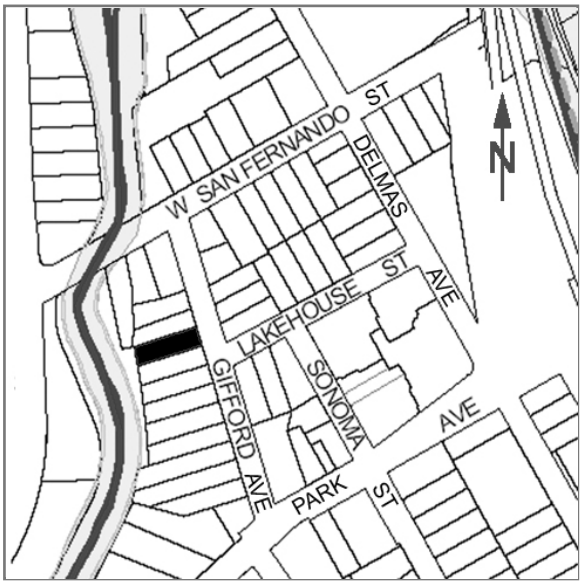
This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified somewhat with recent changes to the siding at the front and along the side stemwalls, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Sanborn Fire Insurance Map Co., San Jose, 1891-1930.
Thomas Block Book, Fourth Ward, 1924.
San Jose City Directories, 1892-1930.
U.S. Population Census, 1900-1930.

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
Special detailing that distinguishes this house includes prominent Japanesque basket-weave paneling above the windows in the front bay window and carved brackets with an acutely angular fan pattern supporting the bay window roof. Also distinctive is the combination of cutwork and scroll-cut brackets at each porch post. The gable end features arch-cut shingles and a circular attic vent with an ornamental hood. The front bay window trim includes simple flat paneling below and to the sides of the windows. Above the fixed center window of the bay is a stained-glass transom in a square pattern. Other distinctive features are visible on this house, including shaped window aprons with decorative side blocks and turned pendants at the bay window brackets, along with different saw-cut brackets at the side bay window than at the front.

The porch has turned posts that square-off at their bases and tops; these support the long, tall brackets that face front and the cutwork brackets that face sideways. The railing has been replaced by a low, shingled wall. The front door is recessed into the front wall with paneled side walls surrounding the opening, and the front door has what appears to be an original paneled door with translucent replacement glazing.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Stojanovich House

P1. Other identifier: 14 Pleasant Ave.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 137 Gifford Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597556 mE/ 4131938 mN

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

West side of Gifford Avenue south of East San Fernando Street APN# 259-48-024

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This east-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, hipped-roof porch; the roof is set below the main eaves and is very low pitch. A cantilevered bay window projects to the south side. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters but with some later, applied-metal gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, frieze board under the eaves, the remaining watertable apron (some has been removed), and window side and header casings. Fenestration on the sides of the house is generally 1/1 replacement windows, with basement-level windows visible in the pony wall above the concrete foundation. The setting includes a modest front yard with a replacement low retaining wall of brick at the sidewalk and a driveway along the south side of the property. A one-story, stucco, rear addition is visible.

(See page 3, Continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing west, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1893, city directories, 113 years old.

***P7. Owner and Address:**
ROSALINDA G. CORTEZ
PO BOX 59663
SAN JOSE CA 95159

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Stojanovich House

B1. Historic Name: Nicholas Stojanovich House

B2. Common Name: 137 Gifford Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed circa 1893.

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

***B8. Related Features:**
Garage at rear.

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on Lot 22 of the Lake House Tract appears to have been constructed about 1893. The first owner of the property was Nicholas Stojanovich who first shows in city directories at this address in 1894. By 1900, the house appears to be used as a rental with numerous different short-term occupants between 1900 and 1930. The owner of record in the 1920s was Louis P. Haack.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified somewhat with recent window changes, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Sanborn Fire Insurance Map Co., San Jose, 1891-1930.
Thomas Block Book, Fourth Ward, 1924.
San Jose City Directories, 1892-1930.
U.S. Population Census, 1900-1930.

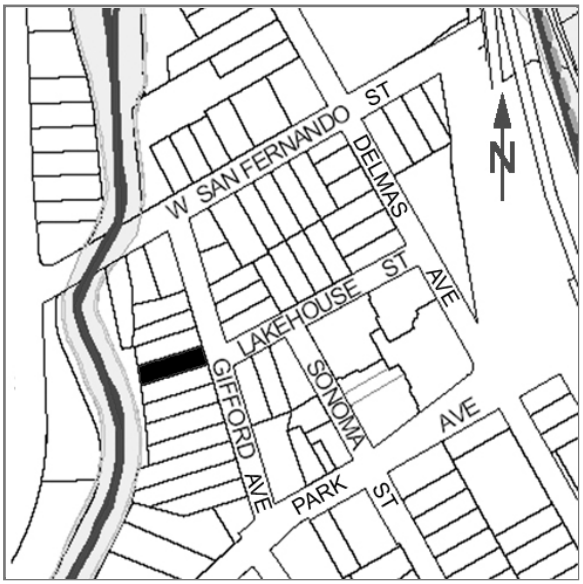
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

Special detailing that distinguishes this house includes large panels of diagonal boards inset above the windows in the front bay window and carved fan brackets combined with spindlework, which support the bay window gables. The gable ends features fish-scale shingles and a simple, rectangular attic vent. The front bay window trim includes flat paneling below and to the sides of the windows. Above the fixed center window of the bay is a stained-glass transom in a square pattern. Other distinctive features are visible on this house, including jigsawn window aprons and spherical pendants at the bay window brackets.

The porch has turned posts that square-off at their bases and tops; these support the arching carved brackets at the header beam. The porch railing and stair rail have been replaced; the balusters are spaced widely and the handrails pass around the outside of the porch posts. The front door has what appears to be an original paneled door with stained glass in a pattern that matches the bay window transom.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Smith House

P1. Other identifier: 15 Pleasant Ave.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 138 Gifford Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597587 mE/ 4131948 mN

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

Northeast corner of Gifford and Lakehouse Avenues APN# 259-45-047

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This west-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, hipped-roof porch. A cantilevered bay window projects to the south side (facing Lakehouse Ave). As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, watertable apron, frieze board under the eaves, and window casings and aprons. Fenestration on the sides of the house is generally 1/1 double hung windows, with basement-level windows visible in the pony wall above the concrete foundation. The setting includes modest front and side yards with low concrete retaining wall at the sidewalk; there is a driveway at the rear of the property, from Lakehouse Avenue.

(See page 3, continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing east, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1892-1893, city directories, 113 years old.

***P7. Owner and Address:**
ESTHER SIERRAZ
1145 LOCUST ST
SAN JOSE CA 95110

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Smith House

B1. Historic Name: Walter Smith House

B2. Common Name: 138 Gifford Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1892-1893.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
None

B9a. Architect: Charles F. Carto (prob.) b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on Lot 10 of the Lake House Tract appears to be one of a group of Queen Anne cottages built on either side of what was Pleasant Avenue about 1892, and may have been designed by Charles F. Carto. The first identified occupant of the house was Walter M. Smith, co-owner of Campbell & Co., sellers of real estate insurance and windmills. Also living at that address in 1896 was Mrs. E. F. McLeod and her daughter Irene. In 1900, Stephen and Argentina Worden were the owners, followed by Harvey and Jennie Raymond by 1910. By 1920, Oscar and Annie T. Naucke owned the property and remained residents until at least 1930. Oscar was the janitor at a fruit packing company.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Sanborn Fire Insurance Map Co., San Jose, 1891-1930.
Thomas Block Book, Fourth Ward, 1924.
San Jose City Directories, 1892-1930.
U.S. Population Census, 1900-1930.

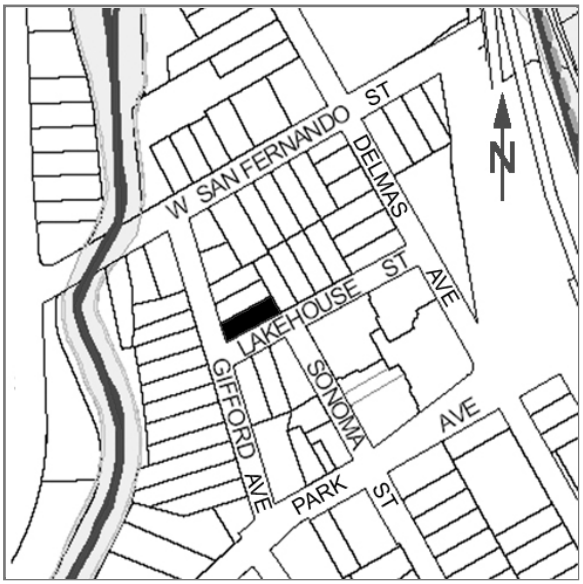
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
Special detailing that distinguishes this house includes arched, scroll-cut brackets at the porch and carved fan brackets at the bay window roof. The gable ends feature fish-scale shingles and circular attic vents without a decorative hood. The front bay window trim includes raised horizontal trim within the paneling below the windows and narrow flat panels to the sides of the windows. A section of panels above the window features inset diagonal boards. The fixed center window of the bay has a stained-glass transom in a square pattern. The side bay window has a three-lite transom. Other detailing is visible on this house, including jigsawn window aprons and spherical turned pendants at the bay window brackets.

Unlike other porch roofs in the area, this porch roof is moderately pitched and continues the main roof slope. The porch has turned posts that square-off at their bases and tops; these support the handrail and the arching carved brackets at the header beam. The railing features spindlework above a low band of short, flat boards with decorative drilled holes. The front door appears original; with a single lite above paneling. There is an enclosed porch at the rear, visible from Lakehouse Avenue.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name or #** (Assigned by recorder): Lot, 143 Gifford Ave.

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 143 Gifford Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597563 mE/ 4131922 mN

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

West side of Gifford Avenue south of East San Fernando Street APN# 259-48-025

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

This is a vacant parcel associated with 149 Gifford Ave. to the immediate south. The property is a non-contributor to the Lake House Historic District.

***P3b. Resource Attributes:** (List attributes and codes) None

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

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

***P6. Date Constructed/Age and Source:**
☐ Historic ☐ Prehistoric ☐ Both
n/a

***P7. Owner and Address:**
JORGE I. GONZALEZ
507 MAGGIORE CT
BRENTWOOD CA 94513

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Gunn House
P1. Other identifier: 18 Pleasant Ave.
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)
***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**
c. Address: 149 Gifford Ave. **City** San Jose **Zip** 95110
d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597569 mE/ 4131907 mN
e.Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
West side of Gifford Avenue south of East San Fernando Street APN# 259-48-026

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This east-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a high, front-facing gable centered behind a square bay window. Entry is through a projecting porch that shares its full-width shed roof with the square bay. The porch is accented by a central gable over the front steps; the roof is set below the main eaves and, except for the gable, is very low pitch. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, this house has original, integral wood gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, frieze board under the eaves, and window side and header casings and aprons. Fenestration on the sides of the house is generally 1/1 double hung windows, with basement-level windows visible in the pony wall above the concrete foundation. The setting includes a modest front yard with low concrete retaining wall at the sidewalk and a driveway along the south side of the property.

(See page 3, Continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b.Description of Photo:
(View, date, accession #)
View facing west, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1892, city directories, 114 years old.

***P7. Owner and Address:**
JORGE I. GONZALEZ
507 MAGGIORE CT
BRENTWOOD CA 94513

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06
***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Gunn House

B1. Historic Name: William and Francis Gunn House

B2. Common Name: 149 Gifford Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

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

As of a building permit issued in 1973 the property was listed as a single family dwelling. In 2004 a permit was issued (bp #134403) to eliminate an illegal third unit and revert to duplex.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

Lot to the north.

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on Lot 24 of the Lake House Tract appears to have been constructed about 1892. The first identified occupants of the property were William A. and Francis Gunn. By 1894, he was a partner with Luther B. Ingalls in Ingalls & Gunn, windmill manufacturers at 380 West Santa Clara Street. Ingalls also resided at this address, as did Gunn's daughter Emma, a dressmaker, and John W. Bolster and A. Lincoln Grant. By 1910, Charles A. and Anne Demicheli were the owners. Demicheli was a marble cutter. By 1920, Anne was a widow; and by 1930, she was still living at this address but had remarried to Frank Straub, a carpenter.

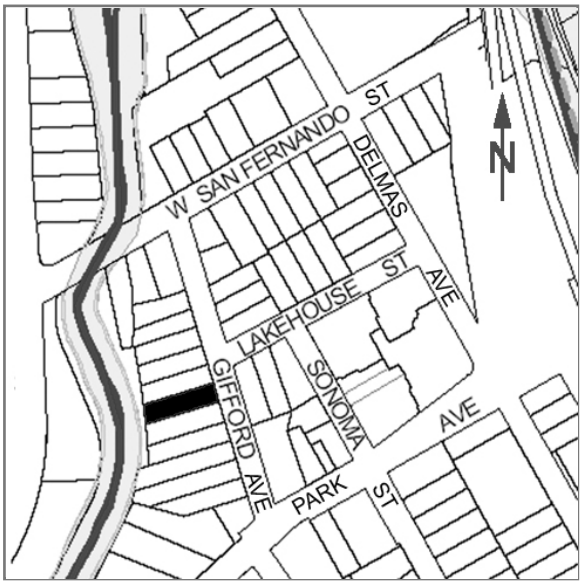
This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified somewhat with recent window changes and earlier conversion to a multi-family property, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Nunes, T., Personal communication with C. Duval, 2006.
Sanborn Fire Insurance Map Co., San Jose, 1891-1930.
Thomas Block Book, Fourth Ward, 1924.
San Jose City Directories, 1892-1930.
U.S. Population Census, 1900-1930.

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
Special detailing that distinguishes this house includes its full-width porch roof, its square, rather than angled, bay window, and the curved front bargeboards that include bulls-eyes and basket-weave paneling. Behind the bargeboards, the main gable end is clad with a continuation of the v-groove siding; it is accented by a circular attic vent with a decorative hood. The porch gable features basket-weave paneling that matches the bargeboard trim. The porch has turned posts that square-off at their bases and tops; these support the handrail with its turned balusters; the stair rails have a different design, including bands of boards rather than balusters. Unlike other houses in the area, the porch and bay window are raised; they are currently supported on what appear to be recent “used-brick” pillars that may be veneered wood posts.

The front bay window trim includes simple flat paneling below and to the sides of the windows, and it has small, carved corner blocks. The current tripartite window unit at the bay appears to have fixed replacement sash; they have single lites. The front door has a leaded glass lite above three raised panels.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Lewis House

P1. Other identifier: 20 Pleasant Ave.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 155 Gifford Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597576 mE/ 4131891 mN

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

West side of Gifford Avenue south of East San Fernando Street APN# 259-48-027

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

This two-story Queen Anne house helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

Although rising two stories amid the primarily one-story houses which surround it, this east-facing house has a form and features typical of much of the Lakehouse neighborhood: At the raised first floor, it has a rectangular main mass with a projecting bay window facing front (east). The upper story aligns with the face of the bay window, so the porch and the angled sides of the bay window are recessed. There is a two-story bay window on each side of the house. Both stories of the north bay window are angled, and an addition extends at both levels to the rear. The south bay window has an angled first story and a square second story; an added cantilevered portion of second story extends immediately to the rear of this bay. Most of the roof is hipped, but a gable is centered over the front bay window, and the side bays are gabled while the side additions have flat roofs.

As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters; however, the soffits on this house follow the rafter pitch; they are not horizontal as *(See Continuation sheet)*

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing southwest, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1892, city directories, 114 years old.

***P7. Owner and Address:**
IRENE B. MARSHALL
506 KELLOGG CT
SANTA ROSA CA 95409

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Lewis House

B1. Historic Name: Hiram and Mary Lewis House

B2. Common Name: 155 Gifford Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Alterations to expand and convert to a multi-family dwelling at date unknown.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
Garage at rear.

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on Lot 25 of the Lake House Tract appears to have been constructed about 1892. The first identified owners were Hiram and Mary Lewis. Lewis was the owner of the San Jose Carriage Works. My 1910, the Lewis daughters, Hazel and Pearl, were the owners of the property. By 1920, the house was a rental; and by 1924, Frank Drouet was the owner. Frank had immigrated to the United States from France in 1882. In 1930, Louis Drouet and his wife Jeanette were renting the house, probably from his father, Frank Drouet.

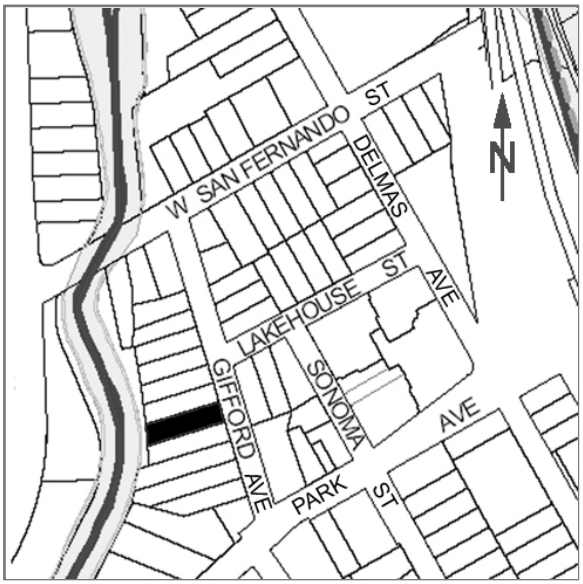
This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified somewhat with early changes to the front of the building, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Sanborn Fire Insurance Map Co., San Jose, 1891-1930.
Thomas Block Book, Fourth Ward, 1924.
San Jose City Directories, 1892-1930.
U.S. Population Census, 1900-1930.

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
usual. Channel rustic siding is trimmed by flat boards at the corner boards, watertable apron, frieze board under the eaves, as well as window casings and aprons. In addition to this trim, a framework of flat boards separates the first and second stories at the front façade; the boards create a rhythm of long, horizontal panels interspersed by small, narrow panels. This pattern is continued down onto the bay window mullions. The gable ends are shingled in an aligned flat-arch pattern behind a wide, fluted bargeboard. The porch railing is a solid low wall, clad in siding. The sides of the stairway are boxed in by walls as well. The front door could not be seen. Side of porch is protected by a glazed, multi-lite wind screen.

Fenestration is generally 1/1 double-hung wood windows, but the front upstairs windows are asymmetrical with smaller upper sash and square lower sash. Four-light basement-level windows are visible in the pony wall above the concrete foundation. The setting includes modest a front yard with low concrete retaining wall at the sidewalk; there is a driveway along the south side of the house. Other distinctive features are visible on this house, including carved brackets at the side bay window and shaped window aprons.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Wilson House

P1. Other identifier: 22 Pleasant Ave.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 163 Gifford Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597582 mE/ 4131875 mN

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

West side of Gifford Avenue south of East San Fernando Street APN# 259-48-028

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

This Queen Anne Cottage with Neoclassical style influences helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

Although distinctive in its detailing, this east-facing house has the form and features typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, shed-roof porch. A cantilevered bay window projects to the north side. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, watertable apron, frieze board under the eaves, and window casings and aprons. Fenestration on the sides of the house is generally 1/1 replacement vinyl windows set into original openings with original trim; basement-level windows are visible in the pony wall above the concrete foundation. The setting includes modest a front yard with low concrete retaining wall at the sidewalk; there is a driveway along the south side of the house.

(See Continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing southwest, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1898, population census, 108 years old.

***P7. Owner and Address:**
IRENE M. CASTRO
929 CLINTONIA AVE
SAN JOSE CA 95125

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Wilson House

B1. Historic Name: Archie and Elizabeth Wilson House

B2. Common Name: 163 Gifford Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

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

Constructed about 1898. Converted to multi-family at date unknown. Auto paint shop constructed at rear in 1962 and 1965 (bp #38691 and 48149). Windows replaced at date unknown.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

Auto use at rear.

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on Lot 26 of the Lake House Tract appears to have been constructed about 1898. The first identified owners were Archie and Elizabeth Wilson. The Wilsons were born in Ireland and came to the United States in 1888. Archie worked as an engineer at the Porter Building. The house appears to have been vacant in 1910 and again in 1913. By 1916, Thomas Tomkin was the resident. In 1920, Lizzie Alvarez was the owner, and by 1930, Alfred and Lena Maffey were the owners.

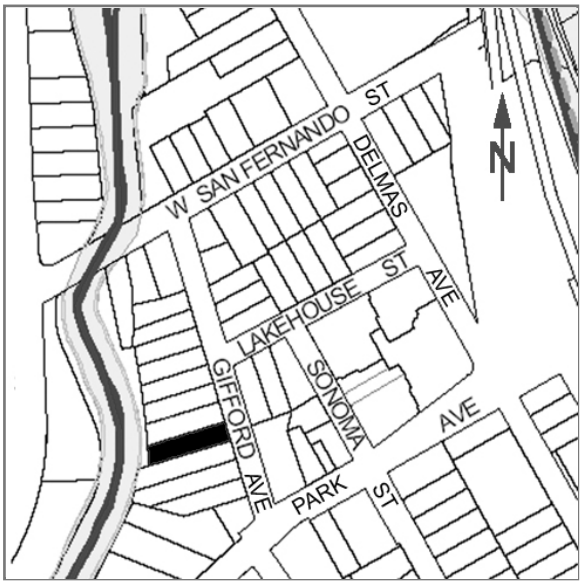
This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified somewhat with recent window changes and the addition of an auto use at the rear, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Sanborn Fire Insurance Map Co., San Jose, 1891-1930.
Thomas Block Book, Fourth Ward, 1924.
San Jose City Directories, 1892-1930.
U.S. Population Census, 1900-1930.

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
Special detailing that distinguishes this house includes Neoclassical columns at the porch and a close pattern of tapered modillions around the porch eaves.

Also distinctive is the Shingle-style flared gable end with arched attic window surrounded by shingled quoins and keystone. The shingles are laid straight above the lower edge of the gable and are cut in a wave form at the flared base. A single corbel on each side of the bay windows supports the upper gable while wide, fluted pilasters adorn the bay window mullions.

The front bay window trim includes plain siding below the windows, and flat panels above; however, the flat-board mullion trim is decorated with a pilaster base pattern accented by raised fluting at the upper 1/3 of the casing. Other distinctive features are visible on this house, including shaped window aprons with decorative side blocks and turned pendants at the bay window brackets.

Unlike other hipped porch roofs in the area, this shed porch roof continues the main roof at a slightly shallower slope. The handrail attaches to the rounded porch columns and an additional bollard at the head of the stairs. The railing features a low upper rail above a widely spaced series of heavy, turned balusters. The front door appears original; with a single lite set into paneling; a transom window tops the doorway.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Hartung House

P1. Other identifier: 24 Pleasant Ave.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 169 Gifford Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597588 mE/ 4131859 mN

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

West side of Gifford Avenue south of East San Fernando Street APN# 259-48-029

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core. This house is almost identical with the house at 216 West San Fernando Street.

This east-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, hipped-roof porch; the roof is set below the main eaves and is low pitch. A cantilevered roof projects to the south side, but the expected bay window has been removed, as also evidenced from the seams in the siding. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters but with some later, applied-metal gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, frieze board under the eaves, the watertable apron, and window side and header casings. Fenestration on the sides of the house is generally 1/1 wood windows although many window frames have been filled with replacement vinyl sash; basement-level windows are visible in the pony wall above the concrete foundation. The setting includes a modest front yard with a low concrete retaining wall at the sidewalk and a driveway along the south side of the property. *(See page 3, Continuation sheet)*

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing southwest, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1896, city directories, 110 years old.

***P7. Owner and Address:**
EMMA BECERRA
169 GIFFORD AVE
SAN JOSE CA 95110

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Hartung House

B1. Historic Name: August and Christina Hartung House

B2. Common Name: 169 Gifford Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed circa 1896.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on Lot 27 of the Lake House Tract appears to have been constructed about 1896. The first identified owners were August and Christina Hartung. By 1910, Hartung's step son, dentist Max Crossman (or Wassman) was the owner, but Hartung remained living in the household. By the early 1920s, the house appears to be used as a rental by then owner E. Ceredi. In 1930, Louis Rogge, a city policeman, and his family were renting the house.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Sanborn Fire Insurance Map Co., San Jose, 1891-1930.
Thomas Block Book, Fourth Ward, 1924.
San Jose City Directories, 1892-1930.
U.S. Population Census, 1900-1930.

B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
The driveway is continuous with the large area of pavement on the adjacent lot.

Decorative bargeboards add to the special detailing that distinguishes this house. Other distinctive detailing includes a narrow band of pyramidal blocks inset as a panel above the windows in the front bay window and carved fan brackets that support the bay window gables. The gable ends features a sunburst pediment as part of the paneled bargeboards; under the sunburst is a row of spindlework and delicate scroll-cut corbels. Behind the bargeboard trim, the gable is clad in fish-scale shingles fitted around a simple, rectangular attic vent. The front bay window trim includes flat paneling below, to the sides, and to the top of the windows. Above the fixed center window of the bay is a stained-glass transom in a lozenge pattern. Other ornamental features are visible on this house, including jigsawn window aprons and spherical pendants at the bay window brackets.

The porch has turned posts that square-off at their bases and tops; these support a spindlework spandrel and modern handrail. The porch railing and stair rail have been replaced; the porch rail has latticework and the stair rails are just board framework. The front door is recessed into the front wall with paneled side walls surrounding the opening, and the front door has what appears to be an original paneled door.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Rogers Rental

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 419-421 Lakehouse Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597662 mE/ 4131999 mN

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

North side of Lakehouse Avenue west of Delmas Street APN# 259-45-043

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

This vernacular Victorian-era house helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This south-facing house has much of the form and general detailing typical of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable. Differing from most of its neighbors, this house has a full-width, rectangular room projection; however, seams in the siding and the Sanborn maps provide evidence that this area was once a square bay window. Entry is through a projecting, shed-roof porch; the roof is a continuation of the main roof; the porch is deep and narrow at its face, rather than wide. As common for the period, the eaves are moderate in depth and boxed, with integral wood gutters and round downspouts. The channel-rustic siding is trimmed by flat boards at the corner boards, frieze board under the eaves, the watertable apron, and window side and header casings. Fenestration on the sides of the house includes both 1/1 and 2/2 wood windows, indicating a potentially different age of the building. Although the house is raised, there are no basement windows visible at the pony wall. The setting includes a modest front yard with a low concrete retaining wall at the sidewalk and a gravel driveway along the east side of the property.
(See page 3, Continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing northwest, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1875, prob. moved 1892, city directories, 130 years old.

***P7. Owner and Address:**
J. XAVIER SANCHEZ
1862 SHULMAN AVE
SAN JOSE CA 95124

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Rogers Rental

B1. Historic Name: William Rogers Rental

B2. Common Name: 419-421 Lakehouse Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Folk Victorian

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

Constructed circa 1875, probably relocation to site 1892, converted to a duplex sometime after 1954 (bp #20251) and prior to 1987 when the property is identified as a duplex.

***B7. Moved?** ☐ No ☐ Yes ☒ Unknown **Date:** 1892 **Original Location:** Unknown

***B8. Related Features:**

None

B9a. Architect: J. O. McKee b. Builder: Ware Bros. & Ferris

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on the south half of Lot 13 of the Lake House Tract was either constructed on the site or moved on and remodeled in 1892 by William J. Rogers. Rogers had two houses designed by J. O. McKee at this location. The builders for the project were the Ware Bros & Ferris. The first identified occupants of the house in 1893 was James B. Leaman, owner of the Red Star Laundry, and his family. Leaman lived at this location until 1903 when he moved to 410 West San Fernando Street. The Laverene family, who lived in the adjacent house at 425 Lakehouse Avenue, owned this house for a few years, selling to A. Ferrari, a local butcher, by 1923. In the 1930s, the house was owned by John and Elvira Demichelli. John was the nephew of Charles Demichelli, owner of 149 Gifford Avenue. Elvira was an Escartin and her sister Alice Escartin Kelley lived at 124-126 Gifford Avenue.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although a late 19th century remodeling of an earlier house, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Nunes, T., Personal communication with C. Duval, 2006.
San Jose Daily Mercury, More Building, 2/1/1893.
San Jose Assessor's Block Books, 1890s-1909.
Santa Clara County Great Registers, 1890-1896.
San Jose City Directories, 1898-1926.
Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
Thomas Block Book, Fourth Ward, 1924.

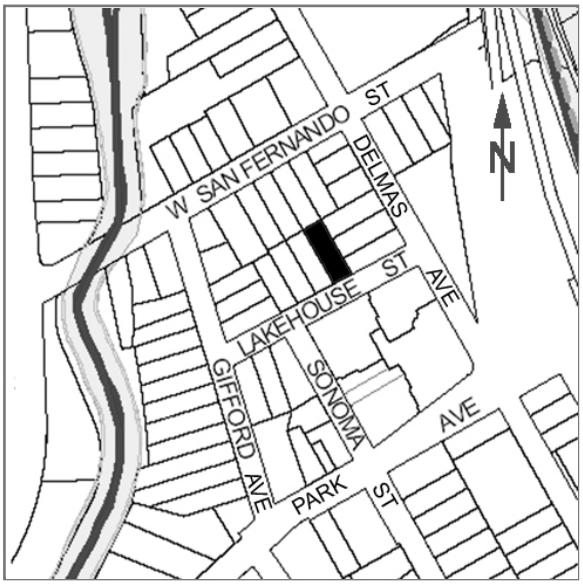
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
Besides the square front footprint, special detailing distinguishes this house from others in the neighborhood. Bargeboards are decorated with a raised border that frames and divides rows of dots and a floral ornament at each end. The fishscale-shingled gable is divided from the front wall by a frame pattern of flat boards. Below the paired front windows are two horizontal flat panels. Other ornamental features are visible on this house, including porch trim and a modified Palladian window at the attic: a single window flanked by smaller attic vents. The porch has turned posts that square-off at their bases and tops; these support the decorative handrail. The railing features short, turned balusters above a low band of short, flat boards with decorative drilled holes.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Laverene House

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 425 Lakehouse Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597650 mE/ 4131991 mN

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

North side of Lakehouse Avenue west of Delmas Street APN# 259-45-044

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This south-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, hipped-roof porch. The porch roof is set below the main eaves and is low pitch; it is accented by a gable over the front steps. A cantilevered bay window projects to the east side, set on knee braces. As common for the period, the eaves are moderate in depth and boxed, with integral wood gutters and round downspouts. The typical v-groove siding is trimmed by flat-boards at the corner boards, frieze board under the eaves, the watertable apron, and window side and header casings, but under the watertable, the pony walls are clad with vertical board siding. Fenestration on the sides of the house is generally 1/1 wood windows; basement-level windows are visible in the pony wall above the concrete foundation. The setting includes a modest front yard with a replacement low retaining wall of brick at the sidewalk, a brick walkway and brick staircase. A driveway passes along the east side of the property.
(See page 3, Continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing northwest, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1898, Sanborn maps, 108 years old.

***P7. Owner and Address:**
MARY LOU & BALDEMAR PEREZ
425 LAKEHOUSE AVE
SAN JOSE CA 95110

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Laverene House

B1. Historic Name: Michael Laverene House

B2. Common Name: 425 Lakehouse Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed circa 1898.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

B9a. Architect: b. Builder:

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on Lot 12 of the Lake House Tract was constructed sometime after January 1896 as the lot was vacant on the Sanborn Map of that date. It is likely the house was built before 1900 based on its architectural style, and it did appear on the 1901 Sanborn Map of the Lake House Tract area. The earliest identified owner was Michael H. Laverene in 1909, however, Jeanette Laverene, the widow of Emanuel, and her children Michael H., Clara J. and John W. are not shown as living on the property until about 1911. In 1910, the house was being rented by laundry proprietor Thomas C. Roberts and his family. The Laverene family lived in this residence for many years and John W. Laverene (also spelled as Laverne) was identified as the owner of the property in 1924. He and his family were still living at this location until at least the late 1930s and most of them worked as school teachers.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although the siding modified at the stem wall, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Nunes, T., Personal communication with C. Duval, 2006.
San Jose Assessor's Block Books, 1890s-1909.
San Jose City Directories, 1893-1926.
Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
Thomas Block Book, Fourth Ward, 1924.
U.S. Population Census, San Jose, 1900-1930.

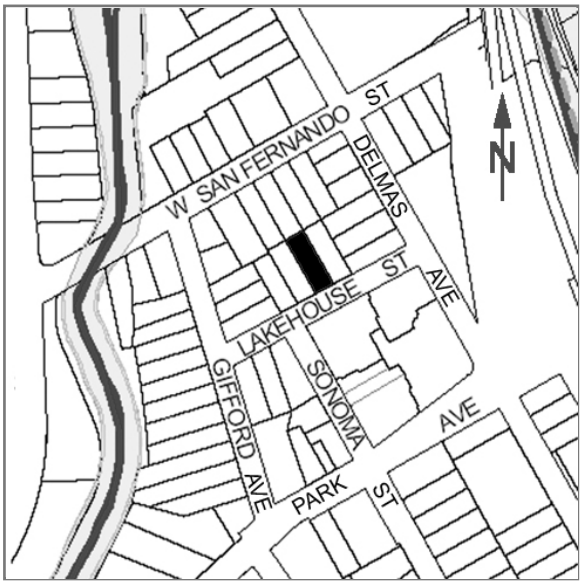
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

Decorative bargeboards add to the special detailing that distinguishes this house. Other distinctive detailing includes a repetitive pattern of narrow horizontal and vertical panels inset above the windows in the front bay window and jigsawn brackets that support the bay window gables. The bargeboards are carved with a vine pattern along with bulls-eye medallions; set into the apex of the bargeboards is a triangular pediment that is scroll-cut with a different vine design. Behind the bargeboard trim, the gable is clad in fish-scale shingles fitted around a rectangular attic window. The front bay window trim includes raised paneling below and to the sides of the windows. Above the fixed center window of the bay is a stained-glass transom in a lozenge pattern. Other ornamental features are visible on this house, including turned-acorn pendants at the bay window brackets along with a single bulls-eye medallion on each bracket. The window aprons are jigsawn.

The porch has turned posts that square-off at their bases and tops; these support the low handrail with its turned balusters, as well as arched fan brackets under the header beam. The paneled front door has arched stained glass lites and a matching sidelight. These do not appear original.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Williams/Yarnell House

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 429 Lakehouse Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597637 mE/ 4131982 mN

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

North side of Lakehouse Avenue west of Delmas Street APN# 259-45-045

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This south-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting shed-roof porch that continues the slope of the main roof. A cantilevered bay window projects to the west side, set on knee braces. As common for the period, the eaves are moderate in depth and boxed, with integral wood gutters and round downspouts. The typical v-groove siding is trimmed by flat-boards at the corner boards, frieze board under the eaves, the watertable apron, and window side and header casings. Fenestration on the sides of the house is generally 1/1 wood windows; basement-level windows are visible in the pony wall above the concrete foundation. The setting includes a modest front yard with a low, concrete retaining wall at the sidewalk and a driveway along the west side of the property.

(See page 3, Continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing northwest, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1895, relocated 1908, Sanborn maps, 111 years old.

***P7. Owner and Address:**
THEODORE J NUNES TRUST
429 LAKEHOUSE AVE
SAN JOSE CA 95110

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Williams/Yarnell House

B1. Historic Name: John Williams/Reuben Yarnell House

B2. Common Name: 429 Lakehouse Ave.

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

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

Constructed circa 1895, relocated about 1908.

***B7. Moved?** ☐ No ☒ Yes ☐ Unknown **Date:** c1908 **Original Location:** 432 Lakehouse Ave.

***B8. Related Features:**

Garage

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located primarily on Lot 11 and a few feet of Lot 12 of the Lake House Tract appears to have been constructed about 1895 across the street on the lot now addressed as 432 Lakehouse Ave. Prior to the new house being constructed by John S. Williams on that lot in 1909, this older home appears to have been moved to what was then a vacant lot. Williams is the first identified owner of this house. After it was moved about 1908, the occupant was Reuben Yarnell, a carpenter, who first appears in 1909 city directories at this address. In 1910, he and his wife Adelaide were identified as renters. The Yarnells lived at this address until at least 1916. Between 1920 and 1923, David and Lillian Voss occupied this house. The owner of record in 1924 was H. A. Doty, however, he appears to have used the house as rental property. By 1925, William F. and Edna Rendler had moved into the house. Mrs. Rendler was a member of the Devereaux family had previously lived at 257 Delmas Avenue. They were still renting in 1930, but later purchased the property from the Doty family. The Rendler family was still living at this address until at least 1950. This house was identical in style to the house formerly located at 143 Gifford Avenue.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Nunes, T., Personal communication with C. Duval, 2006.
San Jose City Directories, 1893-1926.
Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
Thomas Block Book, Fourth Ward, 1924.
U.S. Population Census, San Jose, 1900-1930.

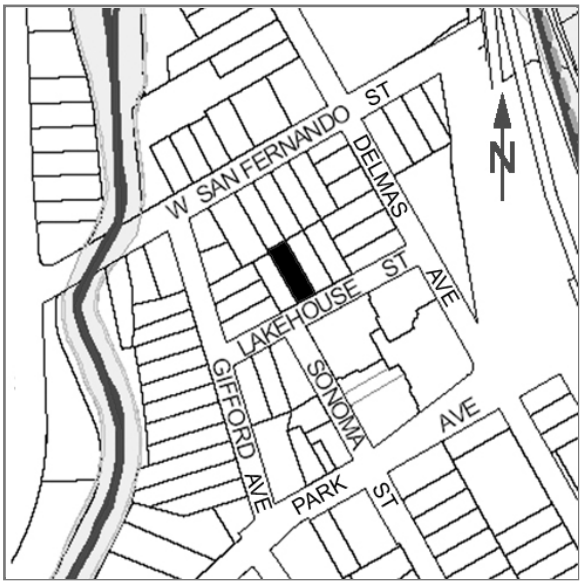
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
Decorative bargeboards and bas-relief at the bay window paneling add to the special detailing that distinguishes this house. Other distinctive detailing includes a frieze band of crenellated shingles, which connects the two bay windows, a ribbon of pyramidal blocks immediately above the center of the bay windows, and carved fan brackets that support the bay window gables. The bargeboards are carved with a basketweave pattern along with bulls-eye medallions. Behind the bargeboard trim, bell-cast fishscale shingles surround an arched attic vent-and-window composition that is integrated into the frieze board, here adorned with four bulls-eye medallions. The front bay window trim includes flat paneling below and to the sides of the windows; delicate swags are carved in bas-relief into the main panels. Above the fixed center window of the bay is a stained-glass transom in a lozenge pattern. Other ornamental features are visible on this house, including spherical pendants at the bay window brackets along with on a high frieze band. The window aprons are jigsawn.

Unlike other porch roofs in the area, this porch roof is moderately pitched and continues the main roof slope. The porch has turned posts that square-off at their bases and tops; these support the long, tall brackets that face front and the cutwork brackets that face sideways. The porch posts also support the handrail and the spindlework header; the railing consists of spindlework above a low band of short, flat boards with decorative drilled holes.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

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

P1. Other identifier: 11, 439 Lakehouse Ave.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 431 Lakehouse Ave. City San Jose Zip 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597616 mE/ 4131973 mN

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

North side of Lakehouse Avenue east of Gifford Street APN# 259-45-046

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This south-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, hipped-roof porch. A cantilevered bay window projects to the east side, supported on filled knee braces, and a length of the west wall extends to the side, behind a full-height angled wall. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, watertable apron, frieze board under the eaves, and window side casings and headers. Fenestration on the sides of the house is generally 1/1 double hung windows. The house appears to have been raised in the past, and the basement-level windows that are visible in the pony wall above the concrete foundation appear recent; there is a door to the basement on the east side. The setting includes a modest front yard with a low concrete retaining wall at the sidewalk; there is a driveway along the west side of the property.

(See page 3, Continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing northwest, 12/05

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
Circa 1892, city directories and Sanborn maps, 114 years old.

*P7. Owner and Address:
PHILIP B. HOOD, CONNIE J. HOOD, AND HOOD TRUSTS
431 Lakehouse Ave.
San Jose CA 95110

*P8. Recorded By: (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Haynes House

B1. Historic Name: Elwood Haynes House

B2. Common Name: 431 Lakehouse Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed circa 1892.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

B9a. Architect: Charles F. Carto (prob.) b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on the eastern extents of Lots 8,9,10 of the Lake House Tract appears to have been constructed about 1892 as it displays many of the same architectural details as other houses identified from that period of construction that are contributed to Charles F. Carto. The house may have been used as a rental during its early years. The first occupant identified with this house was Winslow Lewis, son of nearby resident Hiram Lewis, who only lived there a year. The next occupant was Posey Woodside Bettinger, again a short duration occupant. In about 1902-1903, the house was purchased by Elwood J. Haynes, a mill hand at the Pacific Manufacturing Company. He and his wife Lillian resided at this address until the early 1920s when it was sold to William F. and Margaret Porter. Porter was a foreman at the telephone company. The Porters lived at this address until at least 1950. The house was inherited by daughter, Jane Porter Chargin, wife of attorney Leo Chargin. The Chargin family owned the property until the 1990s.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified somewhat with renovation, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Nunes, T., Personal communication with C. Duval, 2006.
Santa Clara County Great Registers, 1890-1896.
San Jose City Directories, 1893-1926.
Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
Thomas Block Book, Fourth Ward, 1924.
U.S. Population Census, San Jose, 1900-1930.

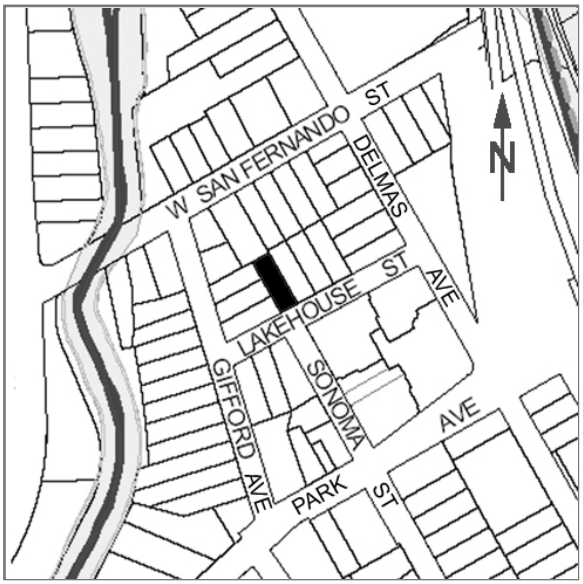
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
Special detailing that distinguishes this house includes arched, scroll-cut brackets at the porch and carved fan brackets at the bay window roof. The gable ends feature fish-scale shingles and a simple, rectangular attic vent. The front bay window trim includes raised horizontal trim within the paneling below the windows and narrow flat panels to the sides of the windows. A section of panels above the window features inset diagonal boards. The fixed center window of the bay has a stained-glass transom in a square pattern. The side bay window has a stained-glass transom with a pattern of squares. Other detailing is visible on this house, including jigsawn window aprons and spherical turned pendants at the bay window brackets.

Unlike other low-slope porch roofs in the area, this house's porch roof is moderately pitched and continues the main roof slope. The porch has turned posts that square-off at their bases and tops; these support the handrail and the arching carved brackets at the header beam. The handrail appears to have been replaced; it has simple 2x2 balusters that continue down the full length of the new staircase. The front door appears original; with a single lite above paneling.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

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

P1. Other identifier: 44, 430, 444 Lakehouse Ave.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 432 Lakehouse Ave. City San Jose Zip 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597629 mE/ 4131935 mN

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

Southwest corner of Lakehouse Avenue and Sonoma Street APN# 259-45-077

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

This eclectic Craftsman-style house, although modified recently, helps establish the character of the early-twentieth-century Lakehouse neighborhood. Stylistically different from the immediately surrounding houses, it remains historically connected to the larger neighborhood design themes while also representing the creative abilities of its assumed architects. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This north-facing house has a main two-story block that is front and rear gabled. The design features a strongly symmetrical upper front façade and an asymmetrical lower façade. The lower floor has a recessed angled bay window that spans half of the front elevation. The other half encompasses a porch that is recessed along the front and projecting to the east side. The projecting portion of the porch appears to have been once topped by a balcony at the second floor, as evidenced by a trim band that seems to have been a handrail originally. A side-gabled second-story addition now encompasses this balcony area, adding a projecting upper-floor mass to the house. Centered on each side of the ground floor, there is a hipped-roof, angled bay window. All bays are set on braced posts. Appearing to be an addition is a one-story gabled wing to the rear. The house's corner setting includes modest front and side yards with a low

(See Continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing southwest, 12/05

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
1909, Daily Pacific Building, 97 years old.

*P7. Owner and Address:
THAHTHAO THI DANG TRUST
5385 CANYON HILLS LN
SAN JOSE CA 95138

*P8. Recorded By: (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Williams House

B1. Historic Name: John Williams House

B2. Common Name: 432 Lakehouse Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Craftsman

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

Converted to a four-unit apartment building sometime prior to 1993. Recent remodeling and use permits issued since 2000.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

Structures to rear.

B9a. Architect: Wolfe and McKenzie b. Builder: H. F. Woehl

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house located on the western third of Lot 34 of the Lake House Tract was constructed about 1909 by John S. Williams. Williams and his family had been living at this location from about 1898 in an 1890s home located on the lot. In 1908, Williams commissioned architects Frank D. Wolfe and Charles M. McKenzie to design a new two story home for the lot. It is believed that the older home was moved across the street to Lot 11, now addressed as 429 Lakehouse Avenue. H. F. Woehl was the builder for the new house, which was estimated to cost $3,250. J. S. Williams was a prominent local merchant who operated a clothing store at 44-48 North Market Street. Wolfe & McKenzie also remodeled his store in 1912. By 1915, he owned a chain of men's clothing stores throughout central California. His wife, Antoinette Dubuis, was the daughter of French immigrants Pierre and Josephine Du Buis who lived on South River Street near West San Fernando Street as early as 1880. Mrs. Du Buis resided with the Williams family at this location for many years. The Williams lived at this address until moving to 875 Plaza in the 1920s. By 1924 until at least 1930, Eliza Chase was the owner. Mrs. Chase lived with her daughter and son-in-law Juanita and Hamon H. Hallin. Hallin was an insurance salesman.

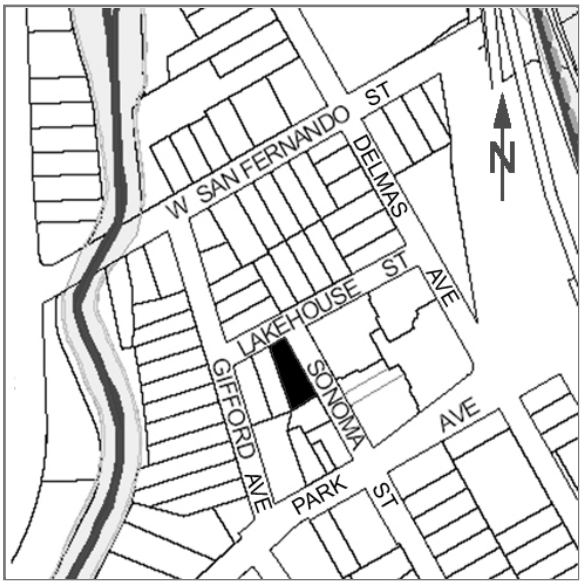
This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified somewhat with recent renovations, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

(Continued on next page, Continuation sheet)

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): IS
Existing Status Code: 5S

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
concrete retaining wall at the sidewalk and a large back yard. A side driveway, from Sonoma Street, serves a rear three-car garage.

Special detailing distinguishes this house from others in the neighborhood. The rake eaves are supported on a series of beveled outlookers; the rake boards are notched at their ends. Under the front rake eaves is a chevron-shaped, shallow cantilever that connects two square bay windows at the original outer corners of the second story. The shingles on this geometric wall section flow onto the upper part of the bay windows to the sides of the transoms. Under the cantilever are corbel-supported bargeboards with applied floral bas-relief at their apex and geometric holes low on both sides.

The house is clad in lap siding that meets at 3/4-round corner moldings. The siding is particularly evident at the large central wall surface at the second story. As common for the period, the eaves are moderate in depth with exposed rafter tails that are notched for metal gutters. Fenestration on the sides of the house is generally 1/1 vinyl replacement sash; however, one high, multi-lite window is near the front corner of the west side. The bay windows have 1/1 vinyl windows under wood multi-lite transoms in 4x2 and 3x2 configurations. The windows are trimmed with flat-board casings.

The porch has battered square posts with hand-hewn texturing; these are capped by a narrow trim band that widens into keystone-shaped shields on each side. Spanning between the posts are Tudor-style arched beams with small, centered keystone accents. The posts rest on a low, siding-clad handrail. The front door appears to be an original paneled door that has a single viewing lite with notched corners.

(Continued from page 2, DPR523b, B12)
Davis, E. A., *Davis' Commercial Encyclopedia of the Pacific Southwest*, 1915.
Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
Espinola, George, Personal communication re:architect, 2005.
San Jose City Directories, 1898-1926.
Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
Sawyer, E., *History of Santa Clara County*, 1922.
The Daily Pacific Builder, December 5, 1908.
Thomas Block Book, Fourth Ward, 1924.
Zavlaris & Dixon, Historic Resource Inventory, 1978.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

 *Resource Name or # (Assigned by recorder): Thurston/Cocking House

P1. Other identifier: 446 Lakehouse Ave., 452 Lakehouse Ave.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 436-452 Lakehouse Ave. City San Jose Zip 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597608 mE/ 4131931 mN

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

South side of Lakehouse Avenue east of Gifford Avenue APN# 259-45-076

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This north-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, hipped-roof porch; the roof is set below the main eaves and is low pitch; the porch face aligns with the face of the bay window, so a portion of the porch is in front of a side of the bay. A cantilevered bay window projects to the west side. As common for the period, the eaves are moderate in depth and boxed, with integral wood gutters and round downspouts. The typical v-groove siding is trimmed by flat-boards at the corner boards, frieze board under the eaves, the watertable apron, and window side and header casings; some of the flat boards are trimmed with additional features (see below). Fenestration on the sides of the house is generally 1/1 wood windows, and basement-level windows are visible in the pony wall above the concrete foundation. The setting includes a modest front yard with a low concrete retaining wall at the sidewalk and a driveway along the west side of the property.

(See Continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing southeast, 12/05

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
Circa 1895, city directories, 111 years old.

*P7. Owner and Address:
ALFIO & GERALDINE CREMA
920 S WINCHESTER BLVD
SAN JOSE CA 95128

*P8. Recorded By: (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Thurston/Cocking House

B1. Historic Name: Charles A. Thurston/John Cocking House

B2. Common Name: 436 Lakehouse Ave.

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

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

Constructed circa 1895.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

Small garage at rear.

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 3

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

The house located on the middle third of Lot 34 of the Lake House Tract was constructed about 1895. The first known occupant was Charles A. Thurston who was living in the house in 1896. By 1899, George Forsythe was renting the house; and 1909, Frederick and Josephine Ebeling owned the property. Frederick Ebeling was a boilermaker for the railroad. The Ebelings sold the property to John and Esther Cocking about 1911. John Cocking was a miner. The Cockings lived at this address until at least 1943 when John passed away.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed. Among the Queen Anne Cottages in the neighborhood it remains one of the most distinctive designs and has a high level of integrity to its original construction.

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

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
San Jose City Directories, 1896-1926.
Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
Thomas Block Book, Fourth Ward, 1924.
U.S. Population Census, San Jose, 1900-1930.

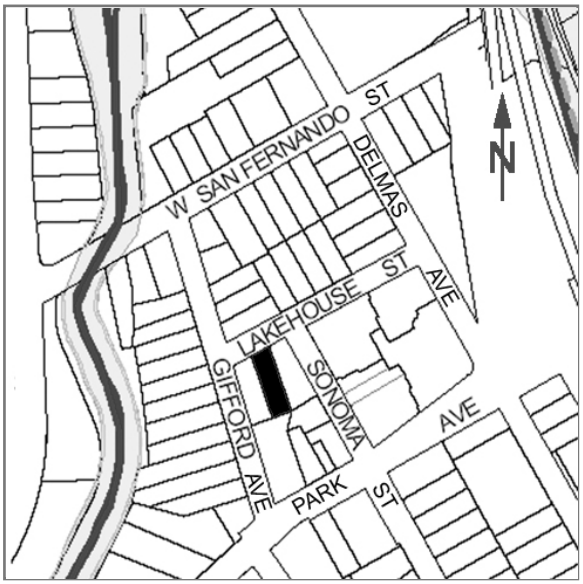
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
Special detailing distinguishes this house from others in the neighborhood. Bulls-eye medallions decorate the flat board window casings while the window aprons are shaped trim; an added trim piece edges the upper frieze boards. Other distinctive detailing includes a narrow band of pyramidal blocks inset as a panel above the windows in the front bay window; these align with the carved brackets that support the gable ends. The gable ends are shingled in a modified arch pattern, and carved brackets support the rake eaves at the outer corners. The front bay window trim includes flat paneling below and to the sides of the windows; immediately above the window is a trim band ornamented by bulls-eye medallions. Above the fixed center window of the bay is a stained-glass transom in a square pattern. Other ornamental features are visible on this house, including a high stained-glass window at the cantilevered bay window, paneling at the angled sides of the bay, and spherical pendants at the bay window brackets.

The porch has turned posts that square-off at their bases and tops; these support a spindlework header band and handrail. The header band is supported by carved corbels at the outer posts. The porch railing and stair rail meet at low posts centered on the doorway; the railing features spindlework above a square grid of 2x2s. The front door appears to be an original with a single viewing lite above a pattern of square panels.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Foss House

P1. Other identifier: 458 Lakehouse Ave.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 444 Lakehouse Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597596 mE/ 4131918 mN

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

Southeast corner of Lakehouse and Gifford Avenues APN# 259-45-075

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

This eclectic, Victorian-era house helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core. The house has Shingle-style gables, cantilevers and use of materials; its form, proportions and bay windows are influenced by the Queen Anne style, and many of the details are Neoclassical, including columns, bas-relief swags, and large, arched windows.

This north-facing house on a corner lot has much of the form and detailing typical of the Lakehouse neighborhood; however, it is slightly larger and more eclectically detailed than most of its neighbors. Like the adjacent houses, it has a raised, one-story, rectangular main mass with a hipped roof accented by a front-facing gable over an angled bay window. Entry is through a side-projecting, hipped-roof porch. Two more full-height bay windows project to the east and west sides, and a second, square bay (without windows) projects to the front. The east-side wall steps out at an angle to the bay window. The typical v-groove siding is trimmed by flat-boards at the corner boards, the watertable apron, and the window side and header casings; some of the flat boards are trimmed with additional trim (see below). Fenestration on the sides of the house is generally 1/1 wood windows, and basement-level windows are visible in the pony wall above the concrete foundation. *(See page 3, Continuation sheet)*

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing east, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1895, city directories and Sanborn maps, 111 years old.

***P7. Owner and Address:**
MARY T. HARRISON
50 CENTRAL AVE
LOS GATOS CA 95030

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Foss House

B1. Historic Name: William and Sarah Foss House

B2. Common Name: 444 Lakehouse Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Converted to a duplex in 1947 (bp #3498).

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
Ancillary building(s) at rear property line.

B9a. Architect: Frank D. Wolfe/J. O. McKee (prob.) b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 3

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

The house located on the middle third of Lot 34 of the Lake House Tract was constructed in 1895 by William F. and Sarah A. Foss. William and Sarah were married in 1884. Sarah was the daughter of John Snyder, an early resident of Santa Clara County and prominent vineyardist. Architectural historian George Espinola, who is the leading expert on Frank D. Wolfe, sees parallels with this residence and other designs by Wolfe. During the period during which this house was constructed, Wolfe had been working for architect J. O. McKee who retired in 1895. William F. Foss was the co-owner of the well-known real estate firm of Foss & Hicks. The Foss family lived at this location until the 1920s. By 1930, it was owned by Burgess and Alice Miller, and in 1947, then owner C. M. Bereth expanded the building and converted it to a duplex.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified somewhat with changes to the front when adapted to multi-family use, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed. The original design is distinctive for the period as a transitional Victorian residence with innovative detailing and massing.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
San Jose Mercury, *Santa Clara County and Its Resources*, 1896.
San Jose City Directories, 1896-1926.
Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
Thomas Block Book, Fourth Ward, 1924.
U.S. Population Census, San Jose, 1900-1930.

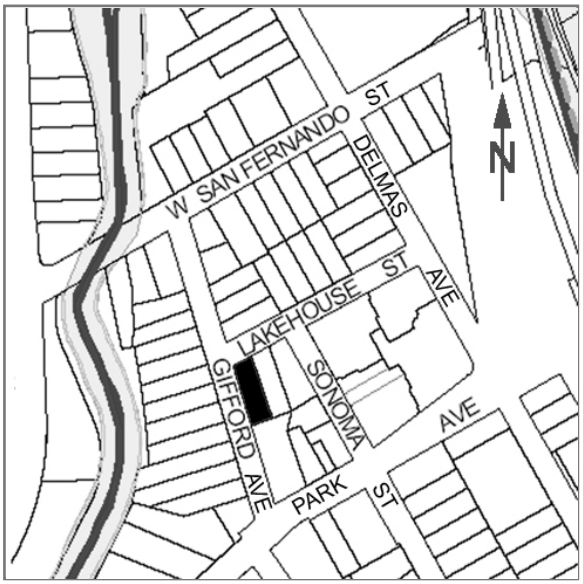
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
The setting includes modest side and front yards with a low concrete retaining wall at the sidewalk. There is a driveway at the rear (south) of the property, from Gifford Avenue.

Special form, materials, and detailing distinguish this house from others in the neighborhood. In particular, the roof is steeper than most in the area, creating more prominent gables above the bay windows. The front of the main hip is gabled. The gable ends above the bay windows are cantilevered in two steps. The lower cantilevers align with and match the depth and detailing of the surrounding eaves while the upper cantilevers step out mid-gable. Within the additional attic space are windows as well as vents, creating a one-and-one-half story appearance. The lower portion of the gable is clad with straight-cut shingles, and the wall flares outward at the base, below the paired casement window unit; the lowest row of shingles has a serrated edge. The upper part of the gable has a "U" shaped curve of shingles around the arched attic vents; below the vents are straight shingles flaring outward to a serrated edge to match the lower half of the gable. The upper and lower cantilevers and eaves, including the porch eaves, are supported by shaped faux rafters. As common for the period, the eaves are moderate in depth and boxed, with integral wood gutters and round downspouts.

Other distinctive detailing includes the large arched windows at the center of each bay window. The transom is a stained-glass arch above a fixed picture window. Each corner above is decorated by a trio of medallions, one of which is a prominent carved flower motif. Under the front bay window are wide flat panels with notched corners and elongated oval floral medallions. Above the windows, extending outward under the roof gables, is a wide frieze band divided into a narrow lower band with bulls-eye medallions and a wider upper band decorated with alternating bas-relief wreathes and rectangular flat panels. Between the windows, on the flat board mullion casing, is trim that creates pilaster-type capitals. Other small, ornamental details are visible on this house, including a crown molding at the watertable apron, shaped window aprons with outer blocks, diamond-pane leaded glass at the attic windows, and an unusual ogee-shaped shingle-clad bracket at the front bay window.

The porch has round columns that support a spindlework spandrel and handrail. The top of the stairway walls meets the first column with a quarter-circle fan. The current front door opens to the side (west) facing Gifford Avenue; its design is not visible behind a modern aluminum screen door. Another side door opens onto the main porch from the west bay window; a third opens onto a small side porch from the angled wall of the east pop-out.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Martin House

P1. Other identifier: 30 Park Ave., 493 Park Ave.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 431 Park Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597664 mE/ 4131860 mN

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

Northwest corner of Park Avenue and Sonoma Street APN# 259-45-071

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

This Neoclassical Bungalow faces Park Avenue and is likely a remodeled 1870s house. South facing, has the form and general detailing typical of the early twentieth century Neoclassical Revival style, but is implemented in a vernacular way. It has a raised, one-story, blocky mass with a fairly steeply pitched hipped roof accented by a front-facing dormer offset to the left of the front elevation and a front protruding wing topped by a closed gabled roof. Entry is through an offset recessed porch. As standard for the period and this style, there is very little trim on the simple wall surfaces: the typical tri-bevel lap siding butts into a thin rounded band at the corner. The older (rear) section has wider lap-board siding. Both the stem wall at the basement level has been clad in plywood, and an addition at the rear also contains plywood siding. The windows have all been replaced with aluminum sliders and the casings also replaced with flat boards. A new gabled structure has been attached along the east elevation to provide cover to a basement entry.

The setting includes front property fencing at the side along Sonoma Street, paved parking in the front setback, and soem older landscaping that remains within a patio area at the front. The west portion of the property has been detached and the house now sits immediately adjacent the side property line.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing northwest, 5/06

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1870, remodeled c1900, census data, 135 years old.

***P7. Owner and Address:**
MATILDE O. CAVAZOS
431 PARK AVE
SAN JOSE CA 95110

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Martin House

B1. Historic Name: John Martin House

B2. Common Name: 431 Park Ave.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** National Style / Neoclassical Revival (remodeling)

***B6. Construction History:** (Construction date, alterations, and date of alterations)
c1870 remodeled c1900. Converted to duplex date unknown.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1870s-1900 **Property Type:** Residential **Applicable Criteria:** None

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

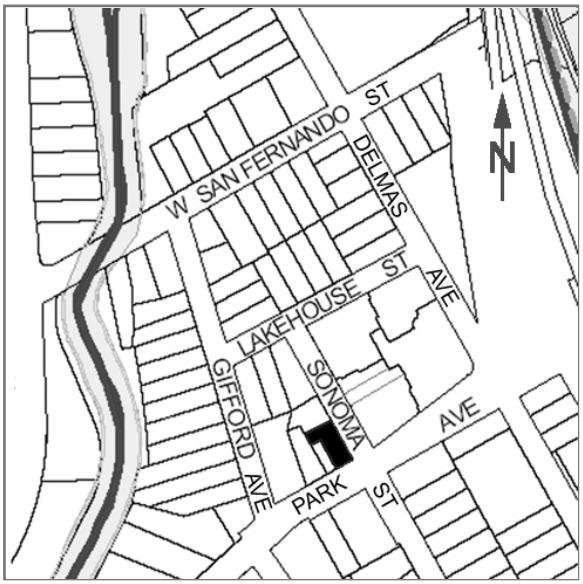
The house located at the northwest corner of Park Avenue and Sonoma Avenue appears to be a house that could date to at least 1870 owned by John Martin. The Martin property was not included in the Lake House Tract, but was one of the three parcels adjacent to the Lake House Tract that was still owned by members of the former French-American community, which also include Pierre H. Lutzen and Jules Dufie. Martin, born in France, was living in this area working as a gardener in 1870. It is not known whether the house located at 431 Park was the house where he and his wife Mary and children Louis and Rose were residing. By 1884, a house was shown at this location of the first Sanborn Map of the area, however, the Martins had left the area, returning in 1887, when they were living on Park Avenue near the bridge. That house appears to have been remodeled about the turn of the century into the current configuration. By 1892, William Knoth, husband of Rose Martin, moved into the house with the family. Knoth was a printer/pressman and worked for the *Evening News*. Rose Martin Knoth was the owner of the house in 1924, and the family lived in the house until at least 1930. By the late 1940s, L. G. Jepsen was owner and he appears to have converted the propety into two units. In the early 1950s, John Dellaqua lived in one of the units and operated a barber shop called Dell's at this location.
(Continued on next page, Continuation sheet)

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
San Jose City Directories, 1870-1926.
Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
Thomas Block Book, Fourth Ward, 1924.
U.S. Population Census, San Jose, 1860-1930.

(Sketch Map with north arrow required.)



B13. Remarks: Outside of boundaries of Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

(Continued from page 2, DPR523b, B10)
This residential property is associated with the Lake House Historic District in a tertiary way. Although the development history cannot be confirmed, it probably predates the development in the adjacent district, and was modified substantially during the period of significnce (1885-1925) in a way that reduces its ability to clearly represent development of the area in a visual way that binds the neighborhood together as a historic place. As a property at the edge of the proposed boundaries of the Lake House City Landmark District, it does not contrute to the setting of the larger district area. The property is more directly associated with development along Park Avenue. The fact that it has a low level of integrity to its original design, the original parcel has been split and a mid-century commercial building constructed in what was once the yard of this building, results in a residential property that lacks context.

it would not appear to qualify locally for the San Jose Historic Resources Inventory as a Structure of Merit using the City's Evaluation Rating System due to its reduced level of integrity. The building is not architecturally distinctive to the level that would enable eligibility for the California Register of Historical Resources, as it does not clearly represent a particular period of residential development, and is not distinctive within the larger framework of late nineteenth century residential architecture. The personages associated with the early use of the building are not significant under California Register criteria. The property would therefore not appear to qualify for the California Register under any of the applicable criteria.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Gorin Office Building

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 437 Park Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597655 mE/ 4131860 mN

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

North side of Park Avenue west of Sonoma Street APN# 259-45-072

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

This vernacular storefront building was constructed outside the main period of development of the Lake House Historic District. It has minimal associations with the neighborhood, as the uses that have occupied the building have not historically been neighborhood oriented. The design does not represent the historic pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

A one-story building on an interior lot with no onsite parking, it has a simple, rectangular plan and a flat roof. The character-defining feature of the south-facing front facade is a flat cantilevered canopy faced with a metallic (aluminum), fluted fascia. The glass storefront utilizes aluminum sash that rises above a short, tiled kick panel. The sections angle inward to two glazed doors with wood stiles that open under operable transoms. The remaining elevations of the building are unadorned poured-in-place concrete, the front elevation having a thin rounded cap at the parapet that provide a counterpoint to the fluting of the canopy.

The setting includes a front setbacks paved with color-coated concrete. The building is constructed to the side property lines, the property to the west having a driveway along the side of the subject building and the property to the east was subdivided to create the subject lot resulting in the extant house directly adjacent the east side elevation.

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing north, 5/06

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1949, building permit, 57 years old.

***P7. Owner and Address:**
VICTOR & MERCEDES GORIN
2607 ARAGON WAY
SAN JOSE CA 95125

***P8. Recorded By:** (Name, affiliation, and address)
F. Magi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

***Attachments:**

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP/CRHR Status Code 6L

Resource Name (Assigned by recorder) Gorin Office Building

B1. Historic Name: None

B2. Common Name: 437 Park Ave.

B3. Original Use: Commercial

B4. Present Use: Unknown

***B5. Architectural Style:** Streamline Moderne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1949 (bp #8301, July 13, 1949) for $8000.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
None

B9a. Architect: Unknown

b. Builder: Alken Construction

***B10. Significance: Theme** Commerce **Area:** Delmas Park SNI

Period of Significance: 1949 **Property Type:** Residential **Applicable Criteria:** None

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

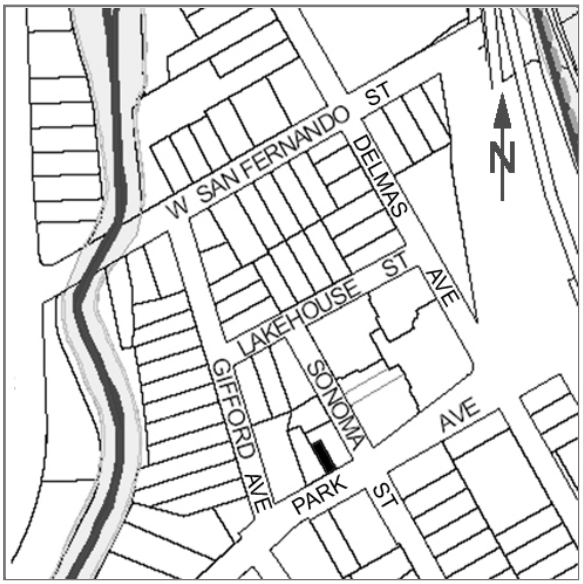
This small commercial storefront building was constructed in mid-to-late 1949. Prior to that time, the property appears to have been part of the corner lot to the east, at which a house addressed as 431 Park Ave. was located (still extant). This corner property at Park Avenue (previously Sunol Street) and Walnut Street (now Sonoma Street) was not subdivided as a part of the Lake House Tract, but was a part of lands fronting Park Avenue that were separated from the Delmas Survey to the north by a slough that once ran from Guadalupe River, crossing Park Avenue at present day Gifford Avenue where it veered south, until the later part of the twentieth century. These lands were a part of the early Sunol Addition. The slough was filled subsequent to the development of the Lake House Tract, and houses were constructed on many of the parcels along the north side of Park Avenue during the early part of the twentieth century.

This commercial building was constructed from the west property line of the corner parcel to a point directly adjacent the existing house, and at some point the lot was split as the subject property is no longer a part of the corner site. The building was occupied by the end of 1949 by owner Vic Gorin who operated his real estate business at this location in the most easterly storefront, addressed as 435 Park Avenue. About the same time, the remaining half of the building, addressed as 437 Park Ave., was rented as office space to a number of tenants. The primary occupants of the building over the next few decades included Orville Shier, a Civil Engineer, and J. H. Wood, an insurance broker. Similar types of uses continued over the next half a century.
(Continued on next page, Continuation sheet)

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

***B12. References:**
San Jose Building Permit #8301.
San Jose City Directories.

(Sketch Map with north arrow required.)



B13. Remarks: Outside of boundaries of Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

(Continued from page 2, DPR523b, B10)
The construction of this building is one of the first along Park Avenue after World War II when a number of houses were demolished and replaced by small commercial buildings, as the street began to serve as a thoroughfare from downtown San Jose to the city of Santa Clara. Typically, these uses were not neighborhood oriented but served small commercial enterprises that were no longer dependent upon a downtown or neighborhood business district location to serve their clients. The real estate, insurance, and engineering tenants of this particular building were not high-traffic users that required locations with pedestrian orientation or onsite parking. Similar uses that appeared later would include small parking lots to better serve customers and employees, a pattern to continues to today.

The building has retained a high level of integrity to its original design. It clearly represents post-World War II commercial storefront design in its simplified design and association with Streamline Moderne architecture that can be found locally with buildings designed just before and after the War. It would appear to qualify locally for the San Jose Historic Resources Inventory as a Structure of Merit using the City's Evaluation Rating System. The building however does not appear to be architecturally distinctive to the level that would enable eligibility for the California Register of Historical Resources, as the design, although creative and having some visual interest, is not distinctive within the larger framework of the Streamline Moderne style. The building represents small commercial development in the post War period, but not in a primary way, and Vic Gorin is not a significant personage under California Register criteria. The property would therefore not appear to qualify for the California Register under any of the applicable criteria.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Offices, 445 Park Ave.

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 445 Park Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597639 mE/ 4131851 mN

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

North side of Park Avenue west of Sonoma Street APN# 259-45-080

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

This office building was constructed outside the main period of development of the Lake House Historic District. It has minimal associations with the neighborhood, as the uses that have occupied the building have not historically been neighborhood oriented. The design does not represent the historic pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

A two-story Modern style building on an interior lot with parking tucked under at the front and at the rear, it has a simple, rectangular plan and a flat roof. The character-defining features on the front facade are the exposed post and beam construction and a metal screen mesh that shields the upstairs front windows. The first floor elevations are masonry block construction with the front wall containing a repetitive pattern of vertical, thin block edges extending out from the surface. Anodized aluminum windows and doors fenestrate the walls. The walls of the upper floor are cantilevered out from the masonry base, the volume resting on large glue lams that are supported by the masonry base and two large vertical posts at the front. The walls of the second level are clad with vertical grooved plywood siding, and a short roof eyebrow extends out over the front facade.

The setting includes asphalt driveways on both sides of the building and three tuck-under parking spaces at the front. The site has no landscaping, and is framed by two commercial storefront buildings to the east and west.

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing northwest, 5/06

***P6. Date Constructed/Age and Source:**
☐ Historic ☐ Prehistoric ☐ Both
Constructed 1963-1964, building permit, 42 years old.

***P7. Owner and Address:**
CITY OF SAN JOSE
220 EAST SANTA CLARA ST.
SAN JOSE CA 95110

***P8. Recorded By:** (Name, affiliation, and address)
F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

***Attachments:**

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Offices, 445 Park Ave.

B1. Historic Name: None

B2. Common Name: 445 Park Ave.

B3. Original Use: Commercial

B4. Present Use: Unknown

***B5. Architectural Style:** Modern

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

Constructed 1963-1964, replacing a single family house on the parcel. BP #41233, April 3, 1963

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

None

B9a. Architect: Unknown

b. Builder: Wilbur I. Brandon

***B10. Significance: Theme** Commerce **Area:** Delmas Park SNI

Period of Significance: n/a **Property Type:** Residential **Applicable Criteria:** None

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

This property is presently owned by the City of San Jose.

This interior lot between on the north side of Park Avenue and what is now Sonoma Street was not subdivided as a part of the Lake House Tract, but was a part of lands fronting Park Avenue that were separated from the Delmas Survey to the north by a slough that once ran from Guadalupe River, crossing Park Avenue at present day Gifford Avenue where it veered south, until the later part of the twentieth century. These lands were a part of the early Sunol Addition. The slough was filled subsequent to the development of the Lake House Tract, and houses were constructed on many of the parcels along the north side of Park Avenue during the early part of the twentieth century.

A single family residence had existed on the property until at least 1963, and was demolished and replaced with the existing building in 1963-1964 by real estate salesman Lionel E. Lindenbaum. By 1965 a number of insurance companies and other offices such as Bricklayers Union Local No. 10 were soon occupying the new two-story commercial building. By the late 1960s the City of San Jose had established their traffic engineering computer center at this location, acquiring the building apparently sometime later. It appears to be presently utilized as a paint bank by the City of San Jose, per signage at the entry.

(Continued on next page, Continuation sheet)

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

***B12. References:**

San Jose City Directories.

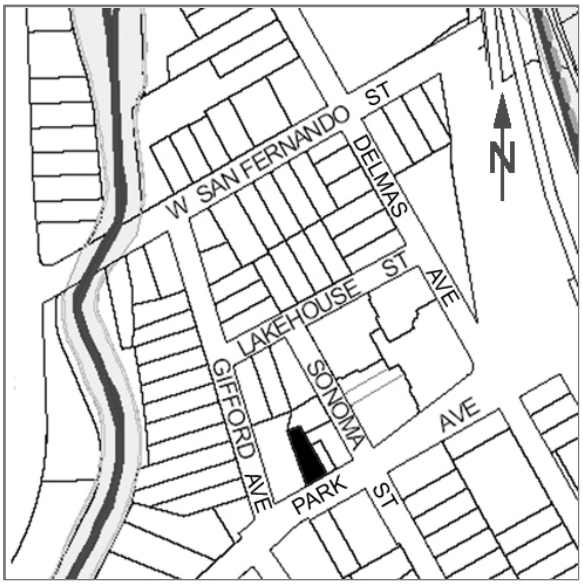
B13. Remarks: Outside of boundaries of Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Required Information

CONTINUATION SHEET

(Continued from page 2, DPR523b, B10)
The construction of this building is one of the last along Park Avenue after World War II when a number of houses were demolished and replaced by small commercial buildings, as the street began to serve as a thoroughfare from downtown San Jose to the city of Santa Clara. Typically, these uses were not neighborhood oriented but served small commercial enterprises that were no longer dependent upon a downtown or neighborhood business district location to serve their clients. The insurance and various office users of this particular building were not oriented to the street but served by onsite parking at both the front and rear of the building.

The building has retained a high level of integrity to its original design. It represents 1960s small commercial office buildings in its simplified modern design characterized by exposed post and beam construction, interplay of volumes and the first and second levels, use of metal screening, and exposed masonry block with repetitive patterning. Although clearly having architectural merit, it would not appear to qualify locally for the San Jose Historic Resources Inventory as a Structure of Merit using the City's Evaluation Rating System due to its contemporary construction. The building is not architecturally distinctive to the level that would enable eligibility for the California Register of Historical Resources, as the design, although creative and having visual interest, is not distinctive within the larger framework of the Modern architecture. The building represents small commercial development in the post-War period, but not in a primary way, and the developer of the property, Lionel E. Lindenbaum, is not a significant personage under California Register criteria. The property would therefore not appear to qualify for the California Register under any of the applicable criteria.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Younk Linoleum Co. Building

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 457 Park Ave. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597639 mE/ 4131834 mN

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

Northeast corner of Park Avenue and Gifford Avenue APN# 259-45-074

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

This vernacular storefront building was constructed outside the main period of development of the Lake House Historic District. It has minimal associations with the neighborhood, as the uses that have occupied the building have not historically been neighborhood oriented. The design does not represent the historic pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

A one-story building on the interior portion of a corner lot (with parking at the corner), it has a simple, rectangular plan and a flat roof. The two primary character-defining features on the front facade are the wide band above a flat canopy used for signage, and a glass storefront with a short flat ashlar-stone veneered wall at the base. The remaining elevations of the building are unadorned concrete block, that steps-up at the front facade.

The main storefront faces south, and the entry is offset to the left. The glass storefront has wood sash and is segmented with alternating tall fixed pane windows and shorter panes topped by openable transoms. The structural frames have mullions that flare upward to where they join the flat canopy.

The setting includes an asphalt parking lot to the west of the building and continuous concrete paving at the front sidewalk. The area to the rear of the building has other ancillary uses.

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing west, 5/06

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Constructed 1952-1953, building permit, 53 years old.

***P7. Owner and Address:**
MICHAEL A. & DAVID NEHORA
545 CANTON DR
SAN JOSE CA 95123

***P8. Recorded By:** (Name, affiliation, and address)
F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

***Attachments:**

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Younk Linoleum Co. Building

B1. Historic Name: K. M. Younk Linoleum Co.

B2. Common Name: 457 Park Ave.

B3. Original Use: Commercial

B4. Present Use: Commercial

***B5. Architectural Style:** Modern

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

Constructed 1952-1953, BP #16074 on December 18, 1952 for an addition valued at $15,000, then addressed as 443 Park Ave.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

Ancillary uses at rear.

B9a. Architect: Unknown

b. Builder: E. a. Hathaway

***B10. Significance: Theme** Commerce **Area:** Delmas Park SNI

Period of Significance: 1953 **Property Type:** Residential **Applicable Criteria:** None

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

This small commercial storefront building was constructed in late 1952-1953 as an addition on a property that had contained a corner store/residence at the intersection of Park and Gifford Avenues. This corner property was not subdivided as a part of the Lake House Tract, but was a part of lands fronting Park Avenue that were separated from the Delmas Survey to the north by a slough that once ran from Guadalupe River, crossing Park Avenue at present day Gifford Avenue where it veered south, until the later part of the twentieth century. These lands were a part of the early Sunol Addition. The slough was filled subsequent to the development of the Lake House Tract, and houses were constructed on many of the parcels along the north side of Park Avenue during the early part of the twentieth century.

This commercial building was constructed by owners Byers & Anderson to serve the linoleum company that was located in the existing corner building, that appears to have been demolished shortly after the use relocated into the new building. K. M. Younk Linoleum Co. became Carpet & Linoleum Plaza by 1956. Automatic Appliance Service replaced Carpet & Linoleum Plaza by 1964, and by the late 1960s the building was shared by the appliance repair company with Mancini Co. Floor Contractors. The building presently houses Sign-A-Rama.

(Continued on next page, Continuation sheet)

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

***B12. References:**

San Jose City Directories.

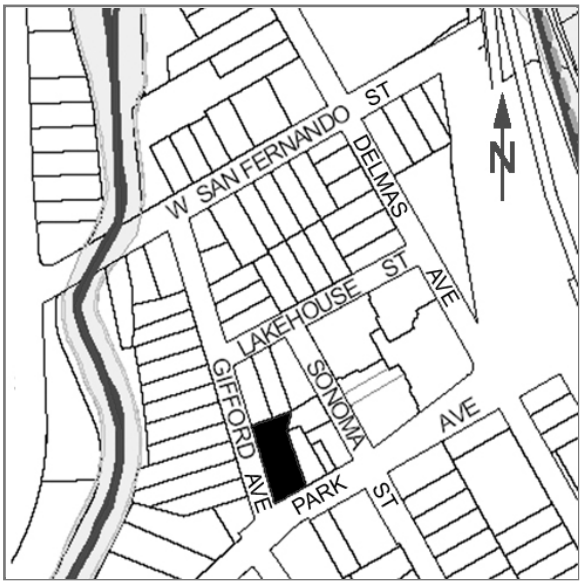
B13. Remarks: Outside of boundaries of Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

(Continued from page 2, DPR523b, B10)
The construction of this building is one of the first along Park Avenue after World War II when a number of houses were demolished and replaced by small commercial buildings, as the street began to serve as a thoroughfare from downtown San Jose to the city of Santa Clara. Typically, these uses were not neighborhood oriented but served small commercial enterprises that were no longer dependent upon a downtown or neighborhood business district location to serve their clients. The linoleum store and later appliance service company that used this particular building were not high-traffic users that required locations with pedestrian orientation or onsite parking, although on this site the older corner building was demolished soon after construction of this building in order to provide some parking to customers of the linoleum store.

The building has retained a high level of integrity to its original design. It clearly represents post-World War II commercial storefront design in its simplified modern design. Vernacular in construction, the building has little architectural merit, it would not appear to qualify locally for the San Jose Historic Resources Inventory as a Structure of Merit using the City's Evaluation Rating System. The building is not architecturally distinctive to the level that would enable eligibility for the California Register of Historical Resources, as the design lacks visual interest. The building represents small commercial development in the post War period, but not in a primary way, and the original users of the building, Younk Linoleum Co. is not associated with a significant personage under California Register criteria. The property would therefore not appear to qualify for the California Register under any of the applicable criteria.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Frolich/Maynard House

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 394 San Fernando St., West **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597682 mE/ 4132092 mN

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

South side of West San Fernando Street east of Delmas Avenue APN# 259-45-031

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

This house, with its Spanish Eclectic-style front façade and Italianate cottage underpinnings, represents two periods of development of the Lakehouse neighborhood. Although stylistically different from the surrounding houses, it remains historically connected to the neighborhood through its property associations; it was remodeled about 1932, and its front façade in particular represents that era of design. Some vestiges of its earlier form remains, so the building illustrates, through its complex forms and design changes, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This north-facing house, although of two styles different than most of its neighbors, has the size and approximate form typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a projecting wing with a accentuated roofline. The front façade is stucco, and the roof is covered in red barrel tiles. Entry is through a projecting, shed-roof porch clad in stucco. The porch roof continues the plane of the main roof. The front focal window is a large single-lite segmental arch. Under the porch roof is a pair of original double-hung windows with segmental arch upper sash. As standard for the earlier period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters, but the prominent distinguishing feature that *(See page 3, Continuation sheet)*

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
view facing southeast, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1889, city directories, 117 years old.

***P7. Owner and Address:**
DWIGHT & ROBERTA CENTANNE
2751 WESTGATE AVE
SAN JOSE CA 95125

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Frolich/Maynard House

B1. Historic Name: Henry Frolich/Edmund Maynard House

B2. Common Name: 394 West San Fernando St.

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Spanish Eclectic/Italiantate

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

Constructed 1889. Remodeled to a Spanish Eclectic facade about 1932. Modified in 1970 to add two rooms to the rooming house (bp #66108).

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

None

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

This house was constructed about 1889. The property was within the Original City on a part of the 1862 Delmas Survey. By 1892, it was occupied by Henry G. Frohlich, a plumber working for John Stock hardware store. By 1900, the house was rented and eventually owned by Edmund W. Maynard who was the proprietor of the popular book, stationery, and news depot on South First Street in San Jose. A native of England, in 1892 Maynard married Anna M. Topkin, daughter of Dr. Alres Royce Topkin, and granddaughter of early valley pioneer, James Alexander Forbes. Besides being a great lover of books, Maynard was noted as a gifted flutist, active with the San Jose Symphony Orchestra and the San Jose Harmonic Orchestra. Maynard died in 1917, and Mrs. Maynard moved out 1920. The house changed occupants frequently during the 1920s, and it was purchased by Peter (Pierre) Mestressat about 1930. Mestressat had a restaurant on West Santa Clara Street. About the time of Peter's death in 1932, Mrs. Marie Mestressat converted the building to an apartment house. Mrs. Mestressat died in 1961.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified somewhat with changes in the 1930s, maintain integrity to residential design and patterns of neighborhood development when the residential properties in the neighborhood were developed.

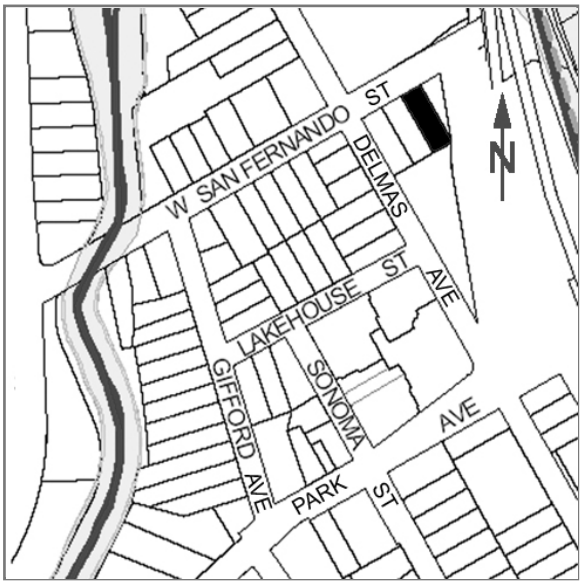
B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

Davis, E. A., Davis' *Commercial Encyclopedia of the Pacific Southwest*, 1915.
Hill & Laffey, DPR523, 1999.
Sawyer, E., *History of Santa Clara County, California*, 1922.
San Jose Assessor's Block Books, 1883-1924.
Santa Clara County Great Registers, 1867-1896.
San Jose City Directories, 1880-1970.
Sanborn Fire Insurance Map Co., San Jose, 1884-1966.

B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

(Sketch Map with north arrow required.)



***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

(Continued from P3a)
connects the two styles of the cottage are the series of carved Italianate eave brackets. (The side walls remain clad in channel-rustic siding.) Fenestration on the sides of the house is generally 2/2 double hung windows. The window and door trim is flat boards with an architrave surround. Full-height, basement-level windows are visible, double-hung on the sides and a picture/casement unit on the front. The setting includes a modest front yard and a driveway along the east side of the property. The concrete front steps are in a "U" shape behind low stucco walls that match the Spanish Eclectic-style of the front façade; the foundation is not visible.

The porch has three segmental archways built from square stucco posts; the low porch wall is in the same plane as the arcade. The replacement front door is recessed into the front wall with Victorian-era paneled side walls surrounding the opening; a transom window tops the door.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Chiappe House

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 396 San Fernando St., West **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597661 mE/ 4132080 mN

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

South side of West San Fernando Street east of Delmas Avenue APN# 259-45-030

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

This Queen Anne Cottage with Neoclassical elements helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This north-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting hipped-roof porch. The porch roof is set below the main eaves and is low pitch; it is accented by a gable that projects over the front steps. A bay window projects to the west side. As common for the period, the dentilled eaves are moderate in depth and boxed, with integral wood gutters and round downspouts. The typical v-groove siding is trimmed by flat boards at the corners, at the watertable apron, and for window side and header casings. Fenestration on the sides of the house is generally 1/1 wood windows; basement-level windows are visible in the pony wall above the concrete foundation. The setting includes a modest front yard with a low, concrete retaining wall at the sidewalk and a driveway along the west side of the property.
(See page 3, Continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing southeast, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1891, news account, 115 years old.

***P7. Owner and Address:**
JANICE I. WHITLOW-HOFMANN
396 W SAN FERNANDO ST
SAN JOSE CA 95110

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

***Attachments:**

☐ None ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Chiappe House

B1. Historic Name: Fortunata and Marie Chiappe House

B2. Common Name: 396 West San Fernando St.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne with Neoclassical elements

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1891.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
Carriage house at rear.

B9a. Architect: Theodore Lenzen b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 3

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

This house was designed by local architect Theodore Lenzen for Fortunata Chiappe in 1891. The property was within the Original City on a part of the 1862 Delmas Survey. Construction cost for the house was $3,700. Chiappe was born in Italy in 1845. After several years at sea, he came to California in 1865 and permanently settled in San Jose in 1875 where he established a grocery store at 199 West San Fernando Street. Fortunato and Marie Chiappe raised two sons (John and Pasquale) and two daughters (Mrs. Paul Porfino and Mrs. Charles Porta). After Fortunato's death in 1925, the widow and/or the Paul Porfidos occupied the house through the early 1980s, when the house was sold to its current owner, Janice Whitlow-Hoffmann.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Hill & Laffey, DPR523, 1999.
San Jose Daily Mercury, Architecture & Architects, 1/1/1892.
San Jose Mercury Herald, Pioneer Grocer Taken by Death,7/21/1925.
San Jose Assessor's Block Books, 1883-1924.
Santa Clara County Great Registers, 1867-1896.
San Jose City Directories, 1880-1970.
Sanborn Fire Insurance Maps for San Jose, 1884-1970.
Zavlaris & Dixon, Historic Resource Inventory, 1978.

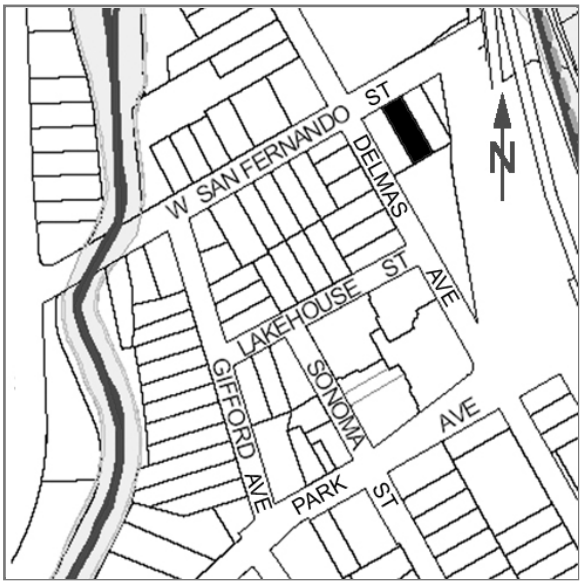
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): ENR
Existing Status Code: 5S

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued page 1, DPR523a, P3a)
Neoclassical accents distinguishes this house from others in the neighborhood. Such details include thin pilaster-like ornaments at the bay window mullions, bas-relief swags in the bay window paneling, Corinthian columns at the front porch, dentils at the eaves, and medallions in the gable ends. Other distinctive detailing includes a frieze band of small dentils. Each gable end is highly ornamented; the multi-lite (5x3) central attic window is flanked by square panels with raised rosettes; the panels and windows are separated by curved consoles. Above the window and outside the panels are half-timbered triangles; between the apex triangle and the window is a band of dentils. The front bay window trim includes flat paneling below and to the sides of the windows; delicate swags are carved in bas-relief into the main upper panels. Between the windows are slender, stick-like columns carved with bases and capitals as well as a spiral rope pattern above. Above the fixed center windows of the bays is a stained-glass transom with an ornate centerpiece and a frame of squares. Other ornamental features are visible on this house, including turned pendants at the carved scroll-shaped bay window brackets. The window aprons are jigsawn.

The porch's short Neoclassical columns support the long, tall brackets that face front and the cutwork arch over the entry. The porch posts also support the handrail and the spindlework header; the railing consists of spindlework above a low band of short, flat boards with decorative drilled holes.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

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

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 398 San Fernando St., West City San Jose Zip 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597632 mE/ 4132045 mN

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

Southeast corner of West San Fernando Street and Delmas Avenue APN# 259-45-029

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

This elaborate Queen Anne house helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This north-facing corner house has similar massing to other houses in the Lakehouse neighborhood, but its form is more vertical in orientation and more complex. A raised, two-story, rectangular main mass with a moderately pitched hipped roof is accented by projecting gables to the front and west side; this typical Queen Anne plan is enhanced by a tall square tower at the outside corner. Entry is through a projecting porch that shares its full-width shed roof with a front square bay window. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters; however, the soffits on this house follow the rafter pitch; they are not horizontal as usual. The typical v-groove siding is trimmed by flat-boards at the corners, watertable apron, frieze board under the eaves, and window side and header casings. Fenestration on the sides of the house is generally 1/1 double hung windows, with basement-level windows visible in the pony wall above the foundation. The rear of the house features a one-and-one-half story addition or modified one-story original wing.
(See page 3, Continuation sheet)

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

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

P5b.Description of Photo: (View, date, accession #)
View facing east, 12/05

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
1888, assessment records, 118 years old.

*P7. Owner and Address:
MICHAEL A. NOCE
PO BOX 896
BEN LOMOND CA 95005

*P8. Recorded By: (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Owen House

B1. Historic Name: Clifford Owen House

B2. Common Name: 398 West San Fernando St.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1888.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 2, 3

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

This house was built in 1888 for Clifford J. Owen, the son of San Jose Mercury publisher J. J. Owen. The property was within the Original City on a part of the 1862 Delmas Survey. J. J. Owen came to California in the 1850s, bringing his family to San Jose in 1862. J. J. Owen was the founder of the San Jose Mercury newspaper in 1862. After a distinguished career as San Jose's leading journalist, he sold the Mercury to Charles Shortridge in 1884. Born in New York in 1851, Owen's eldest son stayed with the Mercury after it was sold and served as both its assistant editor and president until 1899.
In 1900, the house was owned by Charles Snostring, also a journalist. About 1906, the house was acquired by Charles F. Gillespie, who was the Vice President of the United States Laundry in 1909. Charles' father, lumbermill owner T. J. Gillespie, lived a half block west on the north side of West San Fernando Street. His widow, Mary Gillespie occupied the house in until 1924. By 1925, this was the home of Marie and Severio Sclafani. Severio built an addition to the house that served as a market, addressed as 102/104 Delmas Avenue. In the 1934, Severio operated a grocery store and Salvadore Mandala operated a meat market at this location. Mary Sclafani remained at this address until 1940 and the store became a liquor store operated by F. Aiassa through 1950.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing are distinctive within the neighborhood. As one of the earliest buildings in the neighborhood, it maintains integrity to the residential design and patterns of neighborhood development prior to 1926, and helps establish the character of the district.

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

***B12. References:**

(Continued on next page, Continuation sheet)

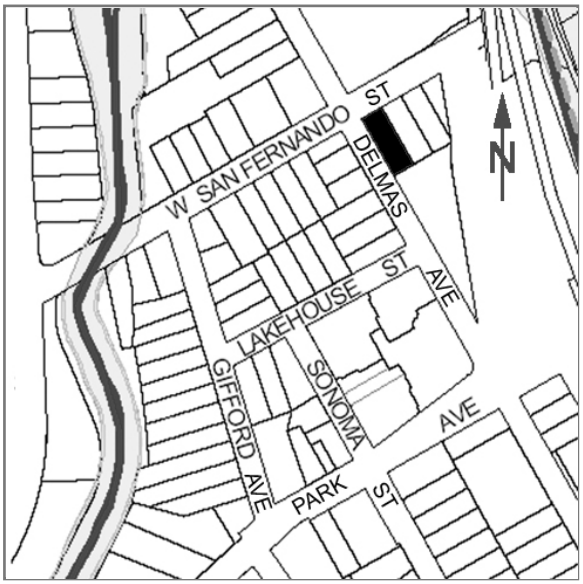
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
The setting includes a modest front yard with a picket fence at the sidewalk; a driveway enters the rear of the property from Delmas Avenue, at the west side of the property, where there is a detached one-car garage.

Special detailing that distinguishes this house includes its prominent tower with its steeply pitched, bell-cast hipped roof. Octagonal hoods protect oculus dormer windows in the tower roof. Above the second-story tower windows are panels with built-up sunbursts; to their sides are panels filled with diagonal siding. A high zone of decoratively cut shingled siding accentuates the upper walls, these end at the midpoint of the second-story window sides. At this line corbels and lowered blocks have been applied to the window casings. Decorative hoods protect the second-story windows; the center of each features a raised rosette. Bargeboards at the gable ends are carved with a vine pattern around inset rosettes. Behind the bargeboards are round attic vents. Other special detailing is visible on this house, including jigsawn window aprons and delicate roof finials at the gable ends and at the apex of the tower.

The porch has turned posts that square-off at their bases and tops; these support a spindlework spandrel and handrail. The railing has wide, flat arches created from thin, carved corbels; these are centered above a square grid of 2x2s that includes a finialled half-baluster below the arch. The front door is set into the main front wall, to the side of the projecting wing. The door has three narrow arched lites and a pattern of paneled squares below. A matching porch is faces west at the rear portion of the house; its roof continues the pitch of the steep roof.

(Continued from page 2, DPR523b, B12)
Arbuckle, C., *Clyde Arbuckle's History of San Jose*, 1985.
Foote, H. S., P*en Pictures from the Garden of the World of Santa Clara County California*, 1888.
Hill & Laffey, DPR523, 1999.
San Jose Mercury, *Santa Clara County and its Resources: A Souvenir of the San Jose Mercury*, 1896, Photograph: (1896:313)
San Jose Assessor's Block Books, 1883-1924.
Santa Clara County Great Registers, 1867-1896.
San Jose City Directories, 1880-1970.
Sanborn Fire Insurance Map Co., San Jose, 1884-1966.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Graham House

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 410 San Fernando St., West **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597615 mE/ 4132049 mN

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

South side of East San Fernando Street east of Gifford Street APN# 259-45-056

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

This Neoclassical-style house helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core. Its detailing and form appears related to that of the more modest, one-story bungalow at 119 Delmas Avenue; however, the architect of the smaller house has not been confirmed.

This north-facing house has the form and general detailing typical of much of the early twentieth century Lakehouse neighborhood: it has a raised, two-story, blocky rectangular mass with a moderately pitched hipped roof accented by a front-facing dormer. The rear third of the house is one story. The rafter tails are exposed at the moderately deep eaves. Entry is through a corner recessed porch. As standard for the period, there is very little trim on the simple wall surfaces: the typical tri-bevel lap siding butts into a thin rounded band at the corner. The windows are cased with flat board heads and sides, with a long, thin belly band at each level that acts as aprons, including the bow-window apron. In addition to the two thin bands, there is a wider belly band that wraps the house at porch-header height; it becomes a low frieze band at the one-story portion of the house. There is no other frieze board at the eaves, watertable, or other wall decoration. Special detailing that distinguishes this house includes its central *(See page 3, Continuation sheet)*

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing south, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1901, city directories, 105 years old.

***P7. Owner and Address:**
JUAN ANDRADE
410 W SAN FERNANDO ST
SAN JOSE CA 95110

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Graham House

B1. Historic Name: Maurice and Ella Graham House

B2. Common Name: 410 West San Fernando St.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Neoclassical

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1901.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
None

B9a. Architect: Wolfe & McKenzie b. Builder: E. F. Greenwood

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 3

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

Maurice J. and Ella C. Graham bought this parcel of land, Lot 3 of the Lake House Tract, developers, Valentin Koch, Frank Schilling, and Frederick Mabury in 1895. The house was not constructed by the Grahams until July 1901, while they were living in San Francisco. It was designed by San Jose architects Wolfe & McKenzie with E. F. Greenwood the builder. The first known occupant was James B. Leaman who rented the house about 1903. Leaman was a prominent local businessman who founded the Red Star Laundry in 1890. He moved to this house from 429 Lakehouse Avenue where he lived in the 1890s. Leaman came to California in 1849. His Red Star Laundry's location was at 131 W. Santa Clara (1893-1925), which burned, then relocating to 360 Park Avenue until 1980. This business is still active and has spread statewide with its headquarters are now in Oakland. The Leaman family lived at 410 West San Fernando until about 1910 when he moved to the New Lake House, a few doors to the west. About 1915, the property was finally occupied by Maurice and Ella Graham, at this time Maurice was working for San Jose Mercury. Maurice died about 1917 and Ella lived at this location until her death in 1956 at age 80. Mrs. Graham was described at her death as being a prominent San Jose clubwoman, serving as a leader in pioneer organizations, the Young Ladies Institute, and the San Jose Women's Club. By 1963, this house was part of the "San Fernando Apartments" located at 410-420 W. San Fernando St. that were owned by Mrs. Anna M. Jones.

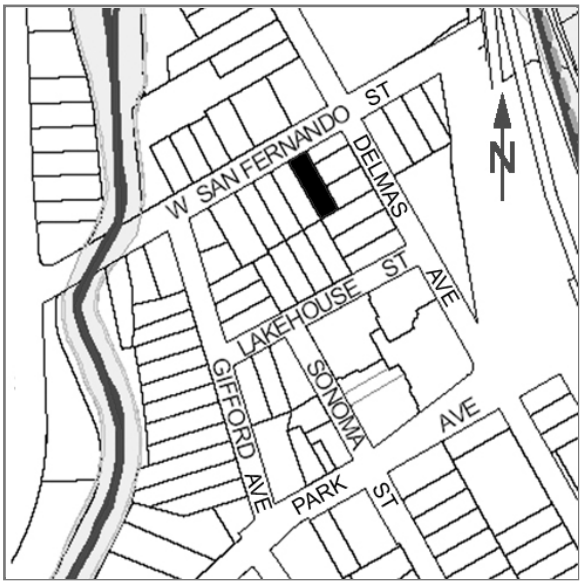
This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

(See page 3, Continuation sheet)

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
quatrefoil window, its heavy, Tuscan columns that are raised on a solid porch wall, and its cantilevered bow window with bell-cast roof. Fenestration is generally 1/1 double hung windows, with basement-level windows visible in the pony wall above the concrete foundation. The dormer features a pair of square windows with 6-lite (3x2) windows and clad in shingles. The bow window has three one-over-one windows; the center one is larger than the others. The setting includes a shallow front yard with low concrete retaining wall at the sidewalk and a driveway along the east side of the property.

(Continued from page 2, DPR523b, B12)
Hill & Laffey, DPR523, 1999.
San Jose Mercury, Santa Clara County and its Resources, 1896.
San Jose Mercury, Lifelong Resident Dies at 80 (Ella C. Graham). 4/10/1956.
San Jose Mercury, Laundry Was Here Before Russian Revolution. 2/13/1977.
San Jose Mercury, Legendary Laundry still growing, 1/17/1980.
San Jose Assessor's Block Books, 1883-1924.
Santa Clara County Deeds, 186:26, 11/16/1895.
Santa Clara County Great Registers, 1890-1896.
San Jose City Directories, 1890-1970.
Sanborn Fire Insurance Maps for San Jose, 1884-1966.
Sawyer, E., *History of Santa Clara County*, California, 1922.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

 *Resource Name or # (Assigned by recorder): Parks/Rea House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 416 San Fernando St., West City San Jose Zip 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597607 mE/ 4132037 mN

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

South side of East San Fernando Street east of Gifford Street APN# 259-45-055

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core. This house is almost identical with the house at 169 Gifford Avenue.

This north-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, hipped-roof porch; the roof is set below the main eaves and is low pitch. A cantilevered bay window projects to the east side. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, frieze board under the eaves, the watertable apron, and window side and header casings. Fenestration on the sides of the house is generally 1/1 wood windows; basement-level windows are visible in the pony wall above the concrete foundation. The setting includes a modest front yard with a low concrete retaining wall at the sidewalk and a driveway along the east side of the property.
(See page 3, Continuation sheet)

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing south, 12/05

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
1899, building permit, 107 years old.

*P7. Owner and Address:
STELLA M. REBOLLAR
245 SYLVAN WAY
BOULDER CREEK CA 95006

*P8. Recorded By: (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Parks/Rea House

B1. Historic Name: Edward Parks/James Rea House

B2. Common Name: 416 West San Fernando St.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1899.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
None

B9a. Architect: H. F. Woehl b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 3

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

This house was built by owner Edward E. Parks in 1899 on Lot 4 of the Lake House Tract. The architect was H. F. Woehl, and the building cost about $945. The first known occupant was James A. Rea who occupied the house about 1900, the address then being #426. Rea was born in Pennsylvania and came to San Jose about 1889. He worked for various fruit packing companies including the San Jose Fruit Packing Company and Rosenberg Bros. Rea did not own the house as the owners were noted in block books as E. E. Parks in 1909 and C. L. Snell in 1924. Rea's wife and son lived in the house until 1931. Later occupants included Mrs. Mary Lubich who occupied the house from the mid 1940s until after 1955. By 1963, John Rebollar occupied the house, and members of the Rebollar family still occupy the house today.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Hill & Laffey, DPR523, 1999.
San Jose Building Permit 3/10/1899.
San Jose Assessor's Block Books, 1883-1924.
Santa Clara County Great Registers, 1890-1896.
San Jose City Directories, 1889-1970.
Sanborn Fire Insurance Maps for San Jose, 1884-1966.
U.S. Population Census, 1900-1930.
Hemmen, Nancy, Historic Resource Inventory, 1993.

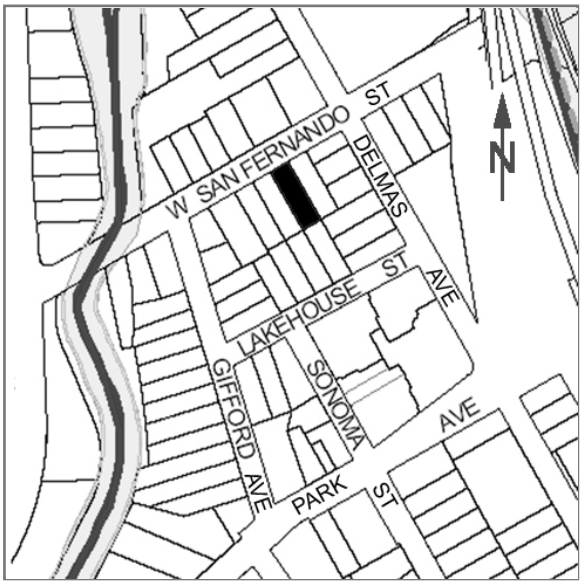
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): IS
Existing Status Code: 2S2

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
Decorative bargeboards add to the special detailing that distinguishes this house. Other distinctive detailing includes a narrow band of pyramidal blocks inset as a panel above the windows in the bay windows and carved fan brackets that support the bay window gables. The gable ends features a sunburst pediment as part of the paneled bargeboards; under the sunburst is a row of spindlework and delicate scroll-cut corbels. Behind the bargeboard trim, the gable is clad in fish-scale shingles fitted around a simple, rectangular attic vent. The front bay window trim includes flat paneling below, to the sides, and to the top of the windows. Above the fixed center window of the bay is a stained-glass transom in a lozenge pattern. Other ornamental features are visible on this house, including jigsawn window aprons and spherical pendants at the bay window brackets.

The porch has turned posts that square-off at their bases and tops; these support a spindlework spandrel and the porch railing. The handrail features spindlework above a low band of arched openings created by a series of square balusters and paired, curved brackets. The front door is recessed into the front wall with paneled side walls surrounding the opening, and the front door has what appears to be an original paneled door with a transom window above.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 2 ***Resource Name or #** (Assigned by recorder): New Lake House Cottage

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 420 San Fernando St., West **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597603 mE/ 4132032 mN

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

South side of East San Fernando Street east of Gifford Street APN# 259-45-054

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

This stucco, Mission-style apartment building represents the end of the main period of development of the Lakehouse neighborhood. Although stylistically different from many of the surrounding houses, it remains historically connected to the neighborhood through its property associations. It illustrates, through its 1920s form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

The north-facing, one-story building has a simple, rectangular plan and a flat roof concealed behind parapet walls. At the center of the front façade, is a flush entry. Projecting above the entry stoop is a red-tile, shed roof that is supported on concave, stucco brackets. The setting includes a modest front yard with a low, concrete retaining wall at the sidewalk; the front steps are concealed behind a low stucco wall. A driveway passes along the west side of the property; it is shared with the adjacent apartment building at 426 W. San Fernando St, an apartment remodeled at about the time this building was constructed.

The symmetrical front fenestration consists of tripartite wood units with a center picture window and 4-lite transom flanked by full-height 11-lite casement. The front windows are framed within a shallow stucco arch. The side windows are a combination of individual and paired sash. The window frames are installed with standard stucco molding.

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing southeast, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1924, city directories, 82 years old.

***P7. Owner and Address:**
CAROLYN B SHANK TRUST
2050 FEARN AVE
LOS OSOS CA 93402

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

***Attachments:**

☐ None ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP/CRHR Status Code** 5D2

Resource Name (Assigned by recorder) New Lake House Cottage

B1. Historic Name: New Lake House Manager's Unit

B2. Common Name: 420 West San Fernando St. / Albra Apartments Cottage

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Mission Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1924.

***B7. Moved?** ☒ No ☐ Yes ☒ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
New Lake House to the west.

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The small house at 420 West San Fernando Street was built about 1924 by A. B. Pickett who bought the New Lake House apartments to the west of this site about this time. By 1925, Pickett was living at this address. Subsequently, this house was included as one of the rentals for the Pickett Apartment complex or was occupied by the apartment manager, as was the case in 1940 when Mrs. Alma Davis who was the manager resided at this address. About 1928, this parcel was purchased by Hiland L. Baggerley, the former publisher of the *San Jose News*. After selling out the *San Jose News*, he purchased the *Los Gatos Mail News*. Baggerley renamed the complex the Albra Apartments, a name which continues to the present.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing differ than the predominate Queen Anne style of the majority of the buildings in the district, however its associations maintain integrity to residential patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

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

***B12. References:**

Arbuckle,, C. *Clyde Arbuckles's History of San Jose*, 1985.
Baggerley, J., Personal communication with C. Duval, 1999.
Bruntz, G. G., *The History of Los Gatos*, 1983.
Hill & Laffey, DPR523, 1999.
San Jose Assessor's Block Books, 1924.
San Jose City Directories, 1924-1970.
Sanborn Fire Insurance Map Co, San Jose, 1929-1950.

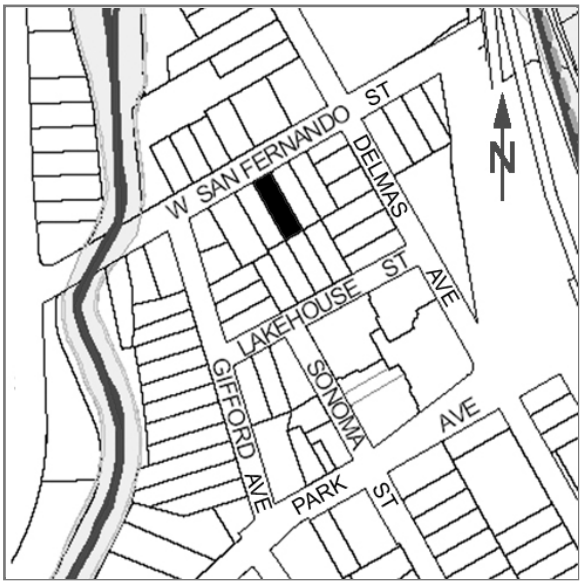
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): New Lake House
P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 426 San Fernando St., West **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597580 mE/ 4132028 mN

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

South side of East San Fernando Street east of Gifford Street APN# 259-45-053

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

This stucco, Mission-style apartment building (historic hotel) represents two periods of development of the Lakehouse neighborhood. Although stylistically different from the surrounding houses, it remains historically connected to the neighborhood through its property associations; it was remodeled in 1923, and its front façade in particular represents that era of design. Some vestiges of its earlier form remains, so the building illustrates, through its complex forms and design changes, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

The north-facing two-story building has a simple, rectangular plan, and most of the building has a flat roof concealed behind parapet walls. A cross-gabled roof projects above the two side parapet walls of the building, near the rear; a cantilevered square bay window projects from beneath the east side gable. The bay is supported by carved knee braces. At the center of the front façade, is a recessed entry. Projecting above the entry stoop is a red-tile, shed roof that is supported on concave, Mission-style side butresses. The front wall extends into a side buttress at the northwest corner; an arched opening leads to a side path. Just below the top of the parapets is a band of red-tile roofing; the front entry roof is also covered with red tile. A pair of doors is recessed into the entry; these are replacements.
(See page 3. continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing southeast, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1895, city directories, 111 years old.

***P7. Owner and Address:**
CAROLYN B SHANK TRUST
2050 FEARN AVE
LOS OSOS CA 93402

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) New Lake House

B1. Historic Name: New Lake House

B2. Common Name: 426 West San Fernando / Albra Apartments

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Mission Revival

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

Constructed in 1895, in the 1920s the building was expanded and modified to reflect current Mission Revival style.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

New Lake House Cottage on property to the east.

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The New Lake House, a rooming house, first appeared in the city directories in 1895, operated by Madame Dominica A. Bayle. The local story is that it was raised up to two stories and remodeled into the New Lake House. A one-story house was located on this lot by 1891. Evidence of this earlier building is noted on the gable end details at the rear of the building. Madame Bayle and her husband, Augustine, were the former proprietors of the old Lake House Hotel, the circa 1869 hotel located at the corner San Fernando and Delmas Avenue. P. Bayle, their son, continued to operate the lodging house until 1906. During the years 1906-1907, Lizzie G. Flower operated the rooming house. Mary B. Saltzman was the proprietor from 1907 to at least 1914. By 1915, the building had a least three units; and by 1919, it was known as the Theall Apartments, operated by Mrs. Mary Theall. Mrs. Theall ran the apartments until 1923 when it became known as the Pickett Apartments, owned by A. B. Pickett. Pickett remodeled the existing residence into apartments at a cost of $15,000, increasing the number of units and updated the exterior facade. He also appears to have built the small cottage on the adjacent lot at 420 W. San Fernando St. where he lived. About 1928, the two parcels were purchased by Hiland L. Baggerley, the publisher of the *San Jose News* between 1917 and 1927. After selling out the San Jose News, he purchased the *Los Gatos Mail News*. Baggerley renamed the complex the Albra Apartments. In 1930, there were seven residents; and by 1935, there were eighteen. The Sanborn Map of 1929 notes that there were eight apartments. The building still operates under the name Albra Apartments and continues to be owned by the Baggerley family, and contains 18 apartments.
(Continued on next page, Continuation sheet)

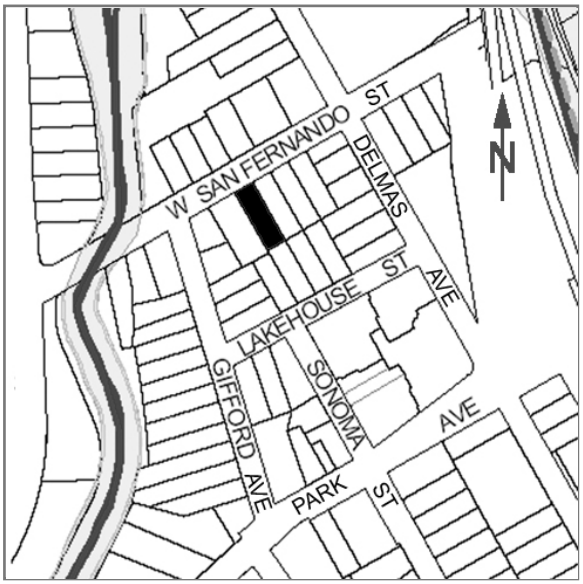
B11. Additional Resource Attributes: (list attributes and codes) None

***B12. References:**

Arbuckle, C., *Clyde Arbuckles's History of San Jose*, 1985.
Baggerley, J., Personal communication with C. Duval, 1999.
Bruntz, G. G., *The History of Los Gatos*, 1983.
Nunes, T., Personal communication with C. Duval, 2006.
San Jose Assessor's Block Books, 1924.
San Jose Building Permits, #1024, 9/24/1923.
San Jose City Directories, 1895-1970.
Sanborn Fire Insurance Maps for San Jose, 1901-1966.
Santa Clara County Great Registers, 1890-1896.

B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

(Sketch Map with north arrow required.)



***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
The setting includes narrow front foundation planters that arch out from the front wall to the outwardly curving front steps. A driveway passes along the east side of the property; it is shared between this building and the adjacent parcel at 420 W. San Fernando Street, a small, matching Mission-style one-story apartment building.

Fenestration consists of tripartite wood units with a center picture window and 3x2-lite transom originally flanked by full-height 11-lite casement windows with a Prairie-style muntin pattern. Some of these windows have been replaced with aluminum sash. The window frames are installed with standard stucco molding. Below the upper windows are a series of curved brackets that appear to have supported flower boxes.

(Continued from page 2, DPR523b, B10)
This multi-family residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing differ than the predominate Queen Anne style of the majority of the buildings in the district, however its associations maintain integrity to residential patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed. Its development is interrelated to the history of the neighborhood, continuing the use of a residential hotel that had predated most of the buildings in neighborhood. It remains today as the largest residential building in the neighborhood.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #** (Assigned by recorder): Dufie/Aguirre House

P1. Other identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 436 San Fernando St., West **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597561 mE/ 4132002 mN

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

South side of East San Fernando Street east of Gifford Street APN# 259-45-052

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

This Italianate Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core. This north-facing house, although of a different style than most of its neighbors, has the size, approximate form, and level of detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched truncated hipped roof accented by a front-facing octagonal tower with a high gambrel hipped roof. Entry is through a projecting, flat-roof porch that appears to have originally wrapped the northeast corner of the front façade. The porch roof is set below the main eaves. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters but with later, applied-metal gutters. The channel-rustic siding is trimmed by flat corner boards at the corner boards. Fenestration on the front and sides of the house is generally 1/1 double hung windows. The front focal window paired unit has segmental arched top sashes. The window and door trim is flat boards with an architrave surround. No basement-level windows are visible, and the house appears to be set on a mudsill. The setting includes a modest front yard and a driveway along the east side of the property; the front steps are replacement concrete with pipe-rail hand rails. A lean-to type shed-roofed addition projects from the east side of the front porch and house, and a raised roof accents a portion of the east side of the house.
(See page 3, Continuation sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo:
(View, date, accession #)
View facing southeast, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1885, assessment records, 121 years old.

***P7. Owner and Address:**
C & C ZANOTTO TRUST
1337 FLORA AVE
SAN JOSE CA 95130

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Dufie/Aguirre House

B1. Historic Name: Jules Dufie/Peter Aquirre House

B2. Common Name: 436 West San Fernando St.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Italianate

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Converted to six-unit apartment building at date unknown.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**
Rear yard dwelling and garage.

B9a. Architect: Jacob Lenzen & Son b. Builder: Unknown

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 3

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

When the Lake House Tract was surveyed in 1891, this lot was excepted on the plan and labeled "Dufie." Jules Adolphe Dufie, of French descent, was one of the French Gardens area nurserymen of the 1850s and 1860s. He owned most of the land between Delmas' eight acre-French Garden tract and Los Gatos Creek. He is known mostly for the 106 varieties of apples grown on his property. By the early 1880s, his daughter and son-in-law, Peter A. Aguirre, were living on his lands west of the Lake House Hotel. In 1885, Aguirre had the well-known local firm of Jacob Lenzen & Son design the one-story house for this property at a cost of $2,125. By 1887, Jules Dufie and his wife Graciuse, who had left the area for a few years, returned and were living at this address with the Aguirres. Jules died shortly thereafter on February 2, 1890, but Gracieuse lived until December 1904. Peter Aguirre worked during this period for Brassey & Co., wholesale dealers of wine and liquor. After Mrs. Dufie's death, the Aguirres stayed on in the house until about 1907. The house appears to have been divided into apartments about this time. In 1922, Daniel Overbay took out building permits to add on to the residence and constructed the garage. By 1924, it was known as the Bollinger Apartments, operated by Mrs. I. E. Bollinger, owner. It was five apartments at this time, with one detached unit in the rear. By the mid 1940s, it was known as the Green Trees Apartments, G. W. Vertress owner. By the late 1960s, the Green Trees Apartments were owned by John Ruscigno.

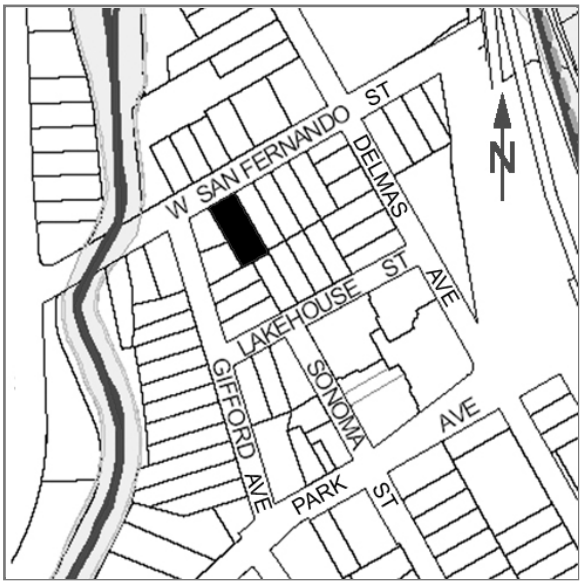
This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing represent one of the earliest buildings, but it still provides integrity to residential patterns of development as the neighborhood evolved after 1890.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

(Continued on next page, Continuation sheet)

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
Special detailing that distinguishes this house includes its relatively tall tower element; this tower's massing and scale are similar to the bay windows of the surrounding Queen Anne houses; however, it projects slightly from the front wall and its high roofline matches the main roofline, creating a tower form. The detailing on this tower a carved trim band above window level and carved mullions within the window trim. Below the windows are raised panels, and to the sides of the tower are narrow arched panels the height of the windows. The other prominent distinguishing features of the cottage are the series of paired, carved Italianate eave brackets and their connecting raised trim band at the base of the flat frieze. The porch has square posts that have simple curved brackets to the sides and more elaborately carved tall brackets on their upper face. The low handrail has tightly spaced flat balusters. The replacement front door is recessed into the front wall with paneled side walls surrounding the opening; a transom window tops the door.

(Continued from page 2, DPR523b, B12)
Arbuckle, C., Clyde Arbuckles's History of San Jose, 1985.
California Architect & Building News,Volume VI, No. 7, July 1885.
Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
San Jose Building Permit #206, D. Overbay, bld 2 rooms, $100, 3/3/22.
Hill & Laffey, DPR523, 1999.
San Jose Building Permit #306, D. Overbay, add to res., $300, 4/8/22.
San Jose Building Permit #875, D. Overbay, bld garage, $200, 11/17/22.
San Jose Daily Mercury, Jules A. Dufie obituary, 1/28/1890.
San Jose Daily Mercury, Gracieuse Dufie obituary, 1/ 29/1904.
San Jose Assessor's Block Books, 1883-1924.
San Jose Tax Assessment Records 1860-1870
Santa Clara County Great Registers, 1880-1896.
San Jose City Directories, 1895-1970.
Sanborn Fire Insurance Map Co., San Jose, 1884-1950.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

 *Resource Name or # (Assigned by recorder): Ferrell House #1

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 446 San Fernando St., West City San Jose Zip 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597716 mE/ 4132106 mN

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

Southeast corner of East San Fernando Street and Gifford Avenue APN# 259-45-051

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

This Queen Anne Cottage helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This north-facing corner house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting, hipped-roof porch; the moderately pitched roof is set below the main eaves. A bay window projects to the west side (toward Gifford Avenue), supported on braced posts. As standard for the period and the neighborhood, the eaves are moderate in depth and boxed, without original gutters but with some later, applied-metal gutters. The typical v-groove siding is trimmed by flat-boards at the corner boards, frieze board under the eaves, the watertable apron, and window side and header casings. Fenestration on the sides of the house is generally 1/1 wood windows, with basement-level windows visible in the pony wall above the concrete foundation. The setting includes modest front and side yards with a concrete retaining wall at the sidewalk and a wide driveway connecting from Gifford Avenue to a two-story, flat-roof rear addition that includes three garage doors.

(Continued on page 3, Continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo: (View, date, accession #)
View facing south, 12/05

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
1892, news account, 104 years old.

*P7. Owner and Address:
ALEXANDER B. JOHNSON
446 W SAN FERNANDO ST
SAN JOSE CA 95110

*P8. Recorded By: (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Ferrell House #1

B1. Historic Name: Richard Ferrell House

B2. Common Name: 446 West San Fernando St.

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne

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

Constructed 1892. Second unit constructed 1925. Converted to a three-unit apartment building by at least 1945 per building permit of that year to repairs steps.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

Rear dwelling addressed as 114 Gifford Ave.

B9a. Architect: Charles F. Carto b. Builder: J. Keeler

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

This house is one of two, six-room cottages built on Lot 7 in 1892 by Richard Ferrell. The homes were designed by Charles F. Carto and constructed by J. Keeler and cost $1,500 each. By 1893, Carto and his wife Claire were living across the street at 8 [10] Pleasant Street (later 125 Gifford Avenue). Richard Ferrell was a sewer contractor who first lived at 7 Pleasant Street (120 Gifford Avenue); but by 1899, he was occupying the house at 452 West San Fernando Street (now #446). Ferrell remained at this address until about 1903 when Alexander B. Fletcher, a building contractor, bought the house. Fletcher also listed himself as an orchardist in 1910, his family living at this location until about 1913. Between 1915 and 1920, various persons occupied the house. By 1922, the house was owned by Mrs. Caroline L. Scarpa where she resided with her daughter, Alice Sachau. Born in California, Caroline was the daughter of Frenchman John Peters and his wife Caroline, and was raised in the Pescadero area of San Mateo County. Caroline married Joseph Scarpa, an Italian butcher, who had his own butcher shop in Mountain View. After his death, Caroline relocated to this address and first appeared in city directories in 1922. In 1925, Mrs. Scarpa constructed an additional unit on the back of her home, which was used as a rental. Now addressed as 114 Gifford Avenue, this addition cost $1,360. By 1930, Caroline deeded the property to her daughter and moved back to Mountain View. Mrs. Sachau either had the house divided into apartments or took in at least two boarders. The house appears to have changed occupants many times since Mrs. Sachau's ownership.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the neighborhood was developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

Sanborn Fire Insurance Map Co., San Jose, 1891-1966
San Jose Assessor's Block Books, 1924.
San Jose Building Permit #645, $175, 8/10/1929.
San Jose Building Permit #5, $1360, 12/3/1925.
San Jose City Directories, 1892-1975.
San Jose Mercury, 9/28/1892.
Santa Clara County Great Registers, 1890-1896.

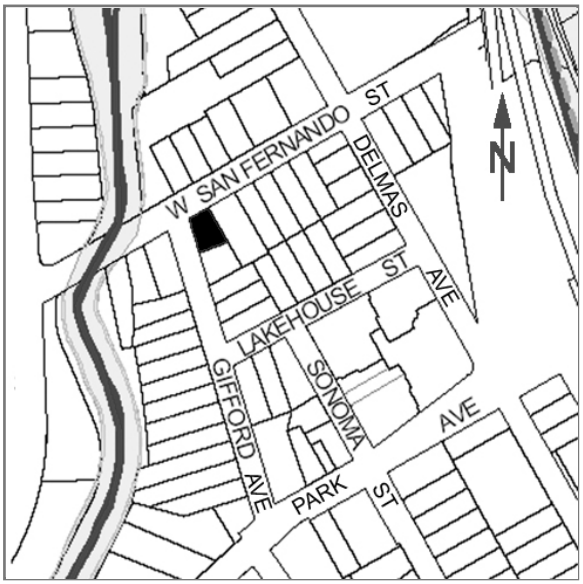
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)
There are two small lean-to additions on the east side. A side entry porch has been added in front of the bay window on the west; the door appears historic; however, the porch is clearly recently framed with modern detailing, so it is unclear whether the opening was original or if the door was salvaged and added also.

Decorative bargeboards add to the special detailing that distinguishes this house. Other distinctive detailing includes a pattern of panels above the bay windows, outlined by flat board trim. A band of pyramidal blocks is inset as a panel above the windows in the front bay window, and the vertical panels there are accented by raised dots. On the side bay, the panels are inset with checkerboard paneling with alternating bulls-eye dots on the squares. The bargeboards continue the raised dot pattern in rectangular inset panels, with bulls-eye medallions at the curved base; set into the apex of the bargeboard is ##. Behind the bargeboard trim, the gables are is clad in fish-scale shingles; at the front gable is a modified Palladian window: a single window flanked by smaller attic vents.

Above the fixed center window of the bay is a stained-glass transom in a pattern of large squares frames with rectangles. Other ornamental features are visible on this house, including jigsawn window aprons and turned pendants at the bay window brackets, as well as carved fan brackets that support the bay window gables. The porch has turned posts that square-off at their bases and tops; these support the arching, carved brackets at the header beam. The handrail attaches to the rounded porch columns and features a low upper rail above a widely spaced series of heavy, plain balusters. The front door has what appears to be an original paneled door.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

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

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 454 San Fernando St., West City San Jose Zip 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597540 mE/ 4131989 mN

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

Southwest corner of West San Fernando Street and Gifford Avenue APN# 259-48-019

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

This Neoclassical-style house with eclectic influences helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This one-story corner house has the form and general detailing typical of much of the early twentieth century Lakehouse neighborhood: it has a raised, blocky mostly rectangular mass covered by a moderately pitched hipped roof accented by a central, hipped dormer to the front (north) and a gabled pediment over a bay window that faces east, toward Gifford Avenue. The front façade is slightly narrower than the main block, it sits away from the main corner. The rear of the house has some shallow projecting wings to each side. As common for the period, the eaves are moderate in depth and boxed, with integral wood gutters and round downspouts. The tri-bevel lap siding butts into a thin rounded band at the corner. The windows are cased with flat board heads and sides, with a minimal apron. A thin belly band stretches across the front façade at the level of the porch railing.

(See page 3, Continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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

P5b.Description of Photo: (View, date, accession #)
View facing south, 12/05

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
1911, building permit, 95 years old.

*P7. Owner and Address:
MARTINEZ 1990 TRUST
454 W FERNANDO ST
SAN JOSE CA 95110

*P8. Recorded By: (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Arata House

B1. Historic Name: Colombo Arata House

B2. Common Name: 454 West San Fernando St.

B3. Original Use: Residential B4. Present Use: Multi-family residential

***B5. Architectural Style:** Neoclassical Revival

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

Converted to multi-family prior to 1974 when an electrical permit was issued that indicated the property was being used as a duplex.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

None

B9a. Architect: Charles McKenzie b. Builder: Morrison Bros.

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1, 3

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

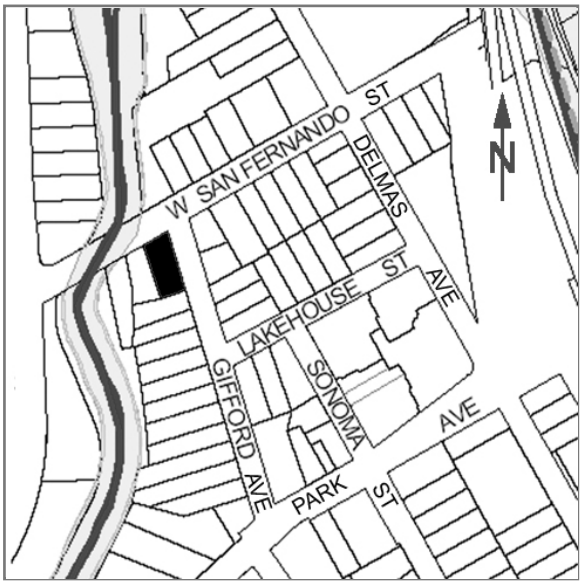
The house located at 454 West San Fernando Street was constructed in 1911 by Colomba Arata. Mrs. Arata was the widow of Paolo Arata, an Italian gardener and former Greystone Quarry stonecutter who passed away in 1899. The house design was chosen from the Book of Designs, published by the firm of Frank D. Wolfe and Charles McKenzie in 1907. Although reversed, the house appears to be Plan No 64, and the cost was $3,600. The building permit was dated 1911, a year after the dissolution of the partnership of the two architects in 1910. Charles McKenzie was listed as the architect and the builders were the Morrison Bros., well-known contractors from Santa Clara. Mrs. Arata purchased the house with money she received when the Southern Pacific Railroad bought her home at 6 Cahill Street. Living with Mrs. Arata were sons Albert, a millhand, and Louis F., a worker at Fredricksburg Brewery, and her daughter Eleanor. The family lived in the house until about 1920/1921 when it was sold to Lee W. Hutchins, a real estate salesman. The Aratas also owned the vacant lot to the west of #454, which they maintained after the house was sold. The Hutchins family lived at #454 until the late 1930s. Thomas E. Bambury was the occupant/owner until at least the late 1950s when ownership shifted to Joseph F. O'Keefe. Bambury's wife Estelle was the daughter of French jeweler,
(See next page, Continuation sheet)

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

***B12. References:**

(See next page, Continuation sheet)

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): ENR

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

CONTINUATION SHEET

(Continued from page 1, DPR523a, P3a)
Eclectic detailing and Neoclassical forms distinguishes this house from others in the neighborhood. Such distinctive elements include the broad corner entry and steps with undulating side walls, the heavy Tuscan columns, the cantilevered corner square bay window with its bell-cast hip roof and elaborate supporting braces, the quatrefoil windows, and the cantilevered dormer. Entry is at the corner, through a projecting, partially conically roofed porch that wraps the corner of the house in a curve, between the front wing and the main mass of the house. The porch roof is set below the main eaves and is moderately pitched. A square, corner bay window projects from the northwest corner of the house; its roof is convex and wraps the corner in a hip. The main windows within that bay have been replaced by aluminum sliders, but the stained-glass transoms remain; the corners of the bay window are set off by recessed panels. The solid, jigsawn brackets beneath this bay are spaced tightly together. A similar, but angled, bay window projects to the west side, behind the corner bay. It has a simple hipped roof and stained-glass transoms that match the front windows. An angled bay window also projects to the east side; it is covered by a gabled pediment that projects farther, supported by a pair of carved corbels. This bay window is supported on 4x4 outlookers; its transoms match the others. The east gable features a single 8-lite (4x2) window and clad in shingles. At the front of the house, a dormer is supported on outlookers below the main roof eaves; then divides the eaveline and projects in part from the main roof; it is shingled and has a single-lite window. Original fenestration has generally been replaced by vinyl inserts, and basement-level windows are visible in the east side pony wall. The setting includes a shallow side yard with a low concrete retaining wall at the sidewalk, while the front setback has been paved in concrete. A driveway enters the property from Gifford Avenue at the rear of the east side of the property.

Continued from page , DPR523b, B10)
Emil Feuillard. The Bamburys were still living in the house, however, as late as 1970. The design shows a central doorway, but the house now has two entrances on either end of the porch. This modification could have been part of original design alterations or may have occurred in the 1940s when the house appears to have been divided into two living units.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed. It is a distinctive architectural design deriving from the prominent firm of Wolfe & McKenzie.

(Continued from page 2, DPR523b, B12)
Arata, P., Verdict of the Coroner's Jury, 6/6/1899.
Arata, L. K., Personal communication with C. Duval regarding Arata family history,1999.
Arata family archives, Photograph of Arata home at 454 W. San Fernando Street, c1911-1915.
Espinola, George, Personal communication with C. Duval regarding architect, 1999.
Hill & Laffey, DPR523, 1999.
San Jose Building Permit #1534, 6/23/1911.
Santa Clara County Great Registers, 1900-1914.
San Jose City Directories, 1910-1975.
Sanborn Fire Insurance Map Co., San Jose, 1891-1966.
Thomas Block Book, 1924.
Wolfe & McKenzie, *Book of Designs*. Prepared from Designs Originated by Wolfe & McKenzie, 1907.
Zavlaris & Dixon, Historic Resource Inventory, 1978.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name or #** (Assigned by recorder): Lot at 460 W. San Fernando St.
P1. Other identifier: Lutzen House site

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 460 San Fernando St., West **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597510 mE/ 4131980 mN

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

South side of East San Fernando Street west of Gifford Avenue APN# 259-48-018

***P3a. Description:** (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)
This is a vacant lot, the site of the historic Pierre H. Lutzen house. It is a non-contributing property to Lake House City Landmark Historic District.

***P3b. Resource Attributes:** (List attributes and codes) None

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

P5b.Description of Photo:
(View, date, accession #)
View facing south, 12/05

***P6. Date Constructed/Age and Source:**
☐ Historic ☐ Prehistoric ☐ Both
n/a

***P7. Owner and Address:**
ALFIO & GERALDINE CREMA
920 S WINCHESTER BLVD
SAN JOSE CA 95128

***P8. Recorded By:** (Name, affiliation, and address)
F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 2 ***Resource Name or #** (Assigned by recorder): Knoth Bungalow

P1. Other identifier: 85 Walnut St., 84 Walnut St.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara and (P2b and P2c or P2d. Attach a location map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 photo revised **T** .7S. ; **R** .1E. ; Mount Diablo **B.M.**

c. Address: 183 Sonoma St. **City** San Jose **Zip** 95110

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 597647 mE/ 4131889 mN

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

West side of Sonoma Street north of Park Avenue APN# 259-45-070

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

This Craftsman Bungalow helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This east-facing house has the form and general detailing typical of much of the early-twentieth-century Lakehouse neighborhood: it has a low, one-story rectangular mass with a moderately pitched side-gabled roof accented by a front-facing, centered shed dormer. Entry is through a recessed porch that has been partially enclosed with a variety of siding. The main walls of the house are clad in distinctive triple-v-groove siding; below the watertable is horizontal lap siding. The windows are cased with flat boards with architrave trim; the openings have been boarded up, so the sash is not visible. Special detailing that distinguishes this house includes its flat-board balusters, notched at the top to create a series of small squares, a battered square column at the corner of the porch, and slender knee braces at the gable ends. The dormer features three, small multi-lite windows and siding that matches the house. The setting includes a shallow front yard and a driveway along the north side of the property; a red brick chimney is centered on the south end of the house.

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

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

P5b.Description of Photo:
(View, date, accession #)
View facing west, 12/05

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1911, building permit, 95 years old.

***P7. Owner and Address:**
LYNN H. BARRINGER
14535 FRUITVALE AVE
SARATOGA CA 95070

***P8. Recorded By:** (Name, affiliation, and address)
C. Duval, L. Dill & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109

***P9. Date Recorded:** 5/26/06

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP/CRHR Status Code

Resource Name (Assigned by recorder) Knoth Bungalow

B1. Historic Name: Rosie Martin Knoth Bungalow

B2. Common Name: 183 Sonoma St.

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Craftsman Bungalow

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

Constructed 1911, BP #574, 7/21/1911.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

Garage at rear.

B9a. Architect: Sydney A. McGraw

b. Builder: A. W. Hastings

***B10. Significance: Theme** Architecture and Shelter **Area:** Delmas Park SNI

Period of Significance: 1885-1925 **Property Type:** Residential **Applicable Criteria:** 1

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

The house at 183 Sonoma St. was constructed by Rosie Martin Knoth in 1911 on land that had belonged for many years to her father John Martin who lived at 431 Park Ave. The house was designed by Sydney A. McGraw and constructed by A. W. Hastings. The four room house was estimated to cost $1,540. The first identified occupant of the house was William Louis Knoth, son of William and Rosie (Martin) Knoth, who also lived on the Martin family property at 431 Park Avenue. William Louis Knoth and his wife Bertha Ella (Graham) and their daughter Vera lived at this address until the early 1920s. By 1924, the house was owned by Lester R. and Evelyn Adams. Lester was an auto mechanic. The Adams were still living at this address in 1930.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing, although modified somewhat, maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the neighborhood was developed.

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

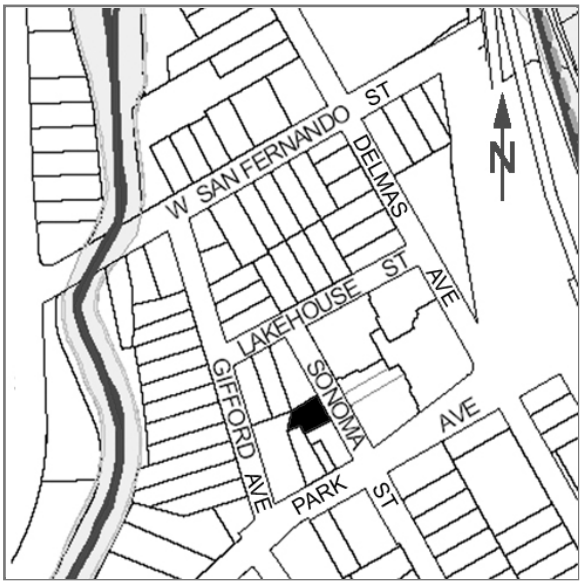
***B12. References:**

Dittrick & Parker, Lake House Tract, Jan. 1891. Map E:83.
San Jose City Directories, 1896-1926.
Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
San Jose Building Permit #574, 7/21/1911.
Thomas Block Book, Fourth Ward, 1924.
U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): none

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)