HISTORIC DISTRICT STUDY
Lake House Neighborhood
San José

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*photo previous page – early view at the front porch of 454 West San Fernando St., courtesy of Arata family.

INTRODUCTION

This report evaluates the potential for establishment of a city landmark historic district in the Lake House neighborhood located west of San Jose's downtown core. The *Historic District Study* that follows is intended to present research and historical evaluation of the neighborhood as a place of historic significance, providing detailed information to enable initiation of designation proceedings if the local community and the San José City Council concur with this planning initiative.

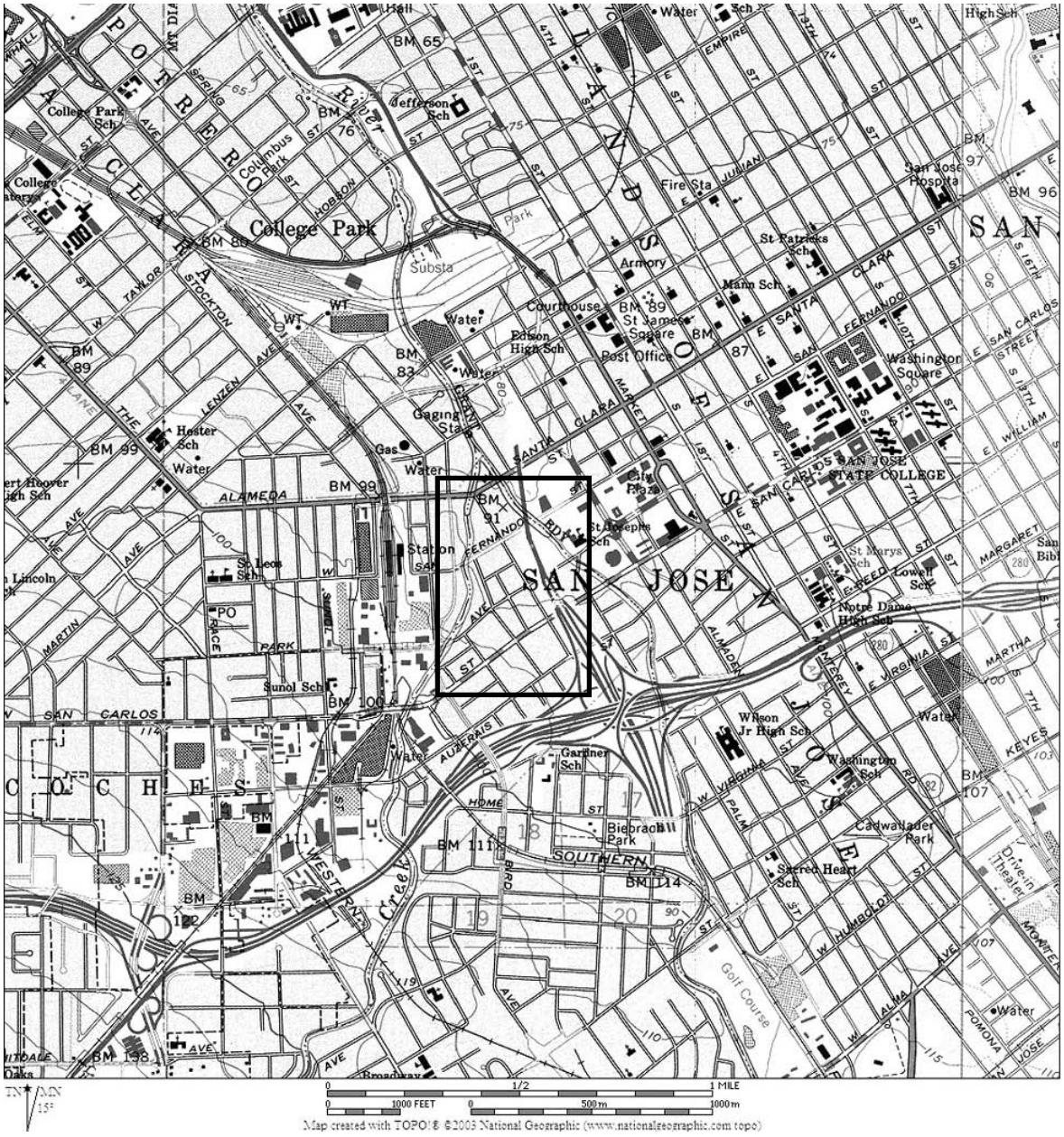

Figure 1: *USGS topographic map / San Jose West / East composite – photo revised 1980*

PLANNING BACKGROUND

Designation of the Lake House neighborhood as a local city landmark district has been a priority of the City of San José Historic Landmarks Commission since the early 1990s. During the preparation of the Environmental Impact Report for the Santa Clara Valley Transportation Agency's Vasona Light Rail extension, historians Ward Hill and Glory Anne Laffey found portions of the neighborhood to be eligible for the National Register of Historic Places as a historic district. This area has a large number of late nineteenth and early twentieth century residential structures; most built originally as single-family homes. The neighborhood has a continuity of architectural style and scale, and has a high level of integrity to its original neighborhood character. The neighborhood developed between 1885 and 1925, and comprises predominantly Victorian-era styled buildings of the Queen Anne period with some Craftsman and Period Revival styles found both within and surrounding the 1891 Lake House Tract. Within this neighborhood are buildings designed by local architects J. O. McKee, Jacob Lenzen, Charles F. Carto, and Wolfe and McKenzie, some of San Jose's most prominent residential designers of the late nineteenth and early twentieth century.

The Lake House neighborhood is within the area covered by the Diridon/Arena Strategic Development Plan, adopted by the San José City Council. The objectives of the Plan are to:

- Create a pattern of development that reinforces transit.
- Provide a diversity of housing opportunities that establishes viable and livable neighborhoods.
- Preserve viable industrial and commercial-service uses.
- Create an extensive system of pedestrian pathways and open space.
- Balance circulation needs with considerations of livability.
- Complement and extend adjacent residential and commercial areas surrounding the Diridon/Arena area.

The Lake House neighborhood is also located within the Delmas Park Strong Neighborhoods Initiative (SNI) planning area, and this *Historic District Study* is being conducted as a part of a number of neighborhood improvement initiatives originating out of the SNI planning committee. San José's Strong Neighborhoods Initiative includes 19 planning areas. The SNI is a partnership between the City of San José, it's Redevelopment Agency, community residents, and business and property owners - to improve neighborhood conditions, enhance community safety, facilitate community services and strengthen neighborhood associations. The City, the Redevelopment Agency, and the community are presently working collaboratively to achieve the future vision for each SNI area by implementing the recommended actions and priorities established in each of the SNI areas' neighborhood improvement plans.

The Delmas Park planning area is a mix of residential, commercial and light industrial land uses. Most of the housing consists of single-family dwellings built prior to the 1920's. However, in the 1930's the City zoned the majority of the area for light industrial. As a

result, established residential neighborhoods such as Lake House have been impacted by small-scale industrial and service uses, auto sales, and auto repair centers. In 2004, Lake House and portions of Delmas Park south of West San Carlos Street were rezoned to residential. Nonetheless, the incompatible mix of existing land uses remains and contributes to low property values, especially considering the neighborhood's proximity to Downtown, transit and other urban amenities.

Over time, the Delmas Park neighborhood, under the Delmas Park Neighborhood Improvement Plan, envisions itself as more pedestrian- and transit-oriented, with community-focused commercial corridors, and well-lit, tree-lined streets. Existing residential areas will be protected and enhanced. Light industrial and auto service land uses will be phased out and replaced with development that complements adjacent homes. On-street parking will be preserved for residents. Sensitive infill development will increase the diversity of the resident population, offering housing opportunities for seniors and residents with a variety of income levels.

The vibrant and growing downtown presents challenges to the revitalization and long-term viability of the Delmas Park neighborhoods. The Delmas Park Neighborhood Advisory Committee (NAC) has indicated an interest in pursuing conservation areas such as the Lake House neighborhood as a means of preserving the unique residential character of the area. It is the intention that any future proceedings initiated towards historic district designation will originate from this neighborhood planning process.

San José has three locally designated residential historic districts: the Hensley Historic District located north of downtown, the River Street Historic District, located on West Julian Street near the Guadalupe River, and the Reed Historic District south of San José State University. Of the three existing residential city landmark historic districts, the River Street Historic District consists primarily of residential structures although most of them have been converted to commercial use. The Hensley District (with slightly different boundaries) is also listed on the National Register of Historic Places; the only such residential district in San José with this status. The Reed Historic District was most recently designated in June 2006.

Also within San José are a number of conservation areas. Three of these, Naglee Park, Palm Haven, and Shasta/Hanchett (Hanchett and Hester Park), were identified in the early 1980s as conservation areas. In 2004, the San José City Council adopted a detailed enabling ordinance for the conservation area designation process, and in late 2004, the City Council approved designation of the Market-Almaden Conservation Area within the Market-Almaden SNI at the request of the neighborhood planning committee.

Historic Districts

Local historic districts are most often created to prevent unregulated and insensitive changes to definable areas that possess an historical continuity of time, place, and pattern of development. In the recent past, since adoption of the 1966 National Historic Preservation Act (NHPA), the National Register of Historic Places has been the principal

vehicle for the creation of historic districts in America. The U. S. Department of the Interior has established criteria for determining the significance of historic properties, based on the ability of a building or site, or of structures, districts, or objects to convey the quality of significance in American history, architecture, archeology, engineering, and culture. These properties must possess integrity of location, design, setting, materials, workmanship, feeling, and association, and convey an important aspect of the history of the nation.

A local historic district is similar to a National Register district in that local districts also identify historically and architecturally significant buildings, but this recognition can be based on locally developed, rather than nationally established criteria and policies. Local significance, attitudes, and contemporary events affect what a community views as important. Local designation also can provide greater protection for local resources as is the goal under the City of San José Historic Preservation Ordinance. Through locally implemented design review processes, changes to historic resources can be regulated in a sympathetic way to protect and reinforce the historic character of the district.

San José Policy Framework

The City of San José has adopted goals meant to promote a greater sense of historic awareness and community identity and to enhance the quality of urban living through preservation of historically and archaeologically significant structures, sites, districts and artifacts. San José 2020 General Plan goals and policies on cultural resources include a specific Policy #4 pertaining to historic districts:

> *Areas with a concentration of historically and/or architecturally significant sites or structures should be considered for preservation through the creation of Historic Preservation Districts.*

This mechanism for implementation of the historic district policy is defined within the City's ordinance on historical preservation within Chapter 13.48 of the Municipal Code. Conservation Areas, which are listed and defined within the City's Historic Resources Inventory, are "established to provide a designation tool to recognize as well as to preserve and enhance the character of qualifying neighborhoods" according to the ordinance, as amended April 6, 2004.

In year 2000, the City Council adopted an ordinance amending the Zoning Code to include discretionary review of certain single-family house permits. These permits are required for residential remodeling and new construction when maximum height or floor area ratios are exceeded, or when the property is listed on the Historic Resources Inventory.

In Spring 2006, the City Council updated its policy for the preservation of historic landmarks. Originally adopted on December 8, 1998, this revision, adopted May 23, 2006, strengthens and clarifies language that gives high priority to the preservation of candidate or designated landmark structures, and also expands that policy to sites and districts. The

policy change also facilitates the consideration of City, State, and Federal financial incentives for preservation and/or adaptive reuse of these structure, sites and districts.

Proposed District Boundaries

The proposed Lake House City Landmark Historic District is generally bounded on the north by West San Fernando Street, on the east by State Highway 87 and the VTA Light Rail right-of-way, on the west by Los Gatos Creek, and on the south by the rear property lines of lots on the north side of Park Avenue and Lakehouse Avenue next to the Parkside condominium complex at Delmas and Park Avenues. This boundary is slightly larger than the area that was first identified as National Register eligible by Ward and Laffey in the late 1990s. The area incorporates a small number of properties outside the original Lake House Tract, that have over time become closely associated with the tract development due to proximity and urban context. More specifically, the boundaries are as noted on the map below:

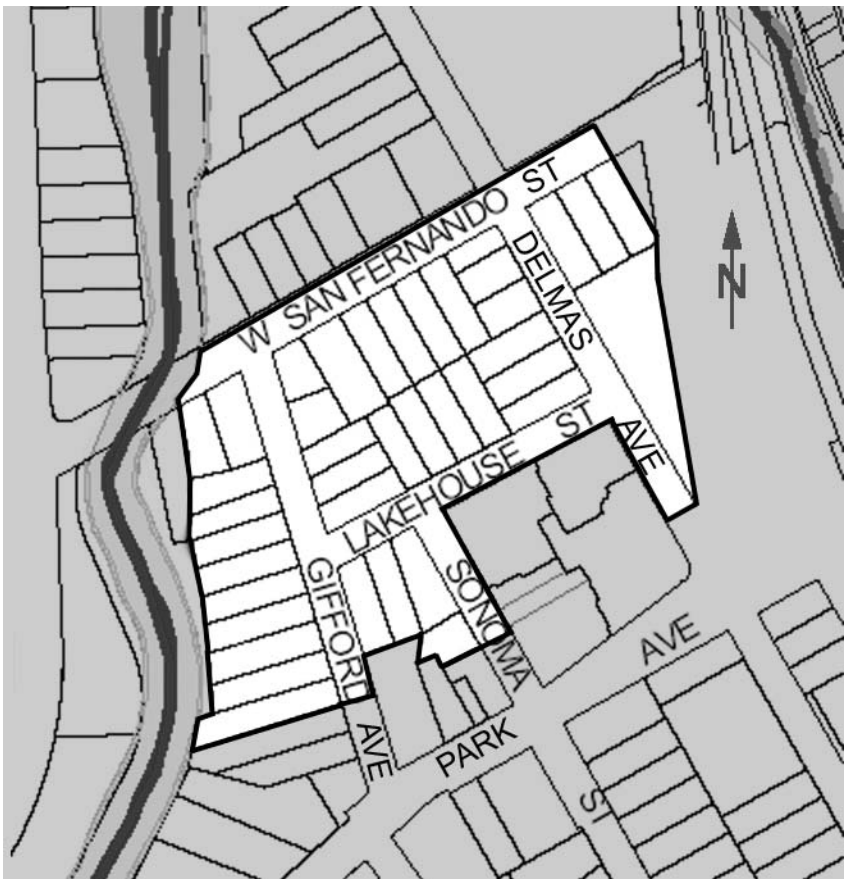

Figure 2
Properties within the proposed Lake House City Landmark Historic District

Enhanced Map from City of San José Planning Services Division (not to scale)

An additional four properties were evaluated as a part of the district study, but are not recommended for inclusion. Those properties lie on the north side of Park Avenue between Gifford Avenue and Sonoma Street.

SUMMARY STATEMENT OF HISTORICAL SIGNIFICANCE

The Lake House neighborhood developed adjacent to and within the city limits of San José as a mostly single-family residential area between the mid-1880s and the mid-1920s. The Lake House Tract itself was created in 1891 within an area known as the Delmas Survey.

Recreational park and plant nursery uses had occurred in this area to the west of downtown San José during the Early American Period (1846-1869), but those uses were removed as new residential areas of the central city expanded westward across the Guadalupe River during the later part of the nineteenth century. Although an early neighborhood had begun to form along Delmas Avenue prior to 1880, the extension of West San Fernando Street across the Guadalupe River in 1880 was followed by a period of sustained residential development that continued for about 40 years, with most of the residential construction in the study area occurring during the 1890s. Residential development in the area prior to 1885 is no longer evident in the immediate vicinity of the neighborhood, and the area was built-out by 1925.

The neighborhood shares its development pattern with some of the older neighborhoods west of San José's downtown, although this particular area is visually distinct due to twentieth century development that has removed the remnants of historic residential development on adjacent blocks. The distinctive character of the Lake House neighborhood continues to retain an earlier sense of time and place reflective of residential development within the area at the edge of the original city of San José, between 1885 and 1925.

HISTORICAL BACKGROUND AND SETTING

Early Settlement

The proposed Lake House City Landmark Historic District area consists of 39 properties located at the west end of and to the west of San Jose's Original City. The original city limits of San José, established in 1850, were the result of a number of surveys that occurred in the late 1840s that created the greater downtown frame as we know it today.

The *Pueblo de San José* was the first civil settlement established by Spain in Alta California (Upper California). Its primary function was to supplement the crops grown within the Franciscan mission system and to support the Spanish military garrisons at Monterey and San Francisco. During the Spanish Colonial Period (1777-1821), the lands west of the pueblo were under the control of Mission Santa Clara. Within a few years after Mexico's independence, the mission lands were secularized, and the area south of The Alameda was soon a part of the evolving rancho system that developed during the Mexican Period (1822–1846).

The western boundary of the Original City ran from a point in the early Commodore Robert Stockton Rancho *El Portrero de Santa Clara* at the northwest (near McKendrie and Spring Streets) to the southeast along a straight line that ended in Pueblo Farm Lot #5 owned by Charles White in the 1840s and later by Margaret Reed. In 1876, this southwest corner of the city was within the orchard of Martha (Patty) Reed and her husband, Frank Lewis, an engineer. The westerly city limits bisected what is now the Lake House Tract just to the west of Delmas Avenue.

The reasoning behind the establishment of this line is not well understood. The line follows the northwest to southeast orientation of the city's street grid. To the west of the Guadalupe River had originally been the lands of Mission Santa Clara and had followed an alignment up the Guadalupe to its headwaters near what is now Auzerais Street, following a slough westward to where it reached the mouth of the Los Gatos Creek. The area to the south was generally known as The Willows (today known as Willow Glen and Gardner Districts) and was a swampy area west of the present Guadalupe River from Curtner Avenue to Auzerais Street. A portion of mission lands directly to the west of the pueblo was granted to Roberto Balermino, a Native American formerly associated with Mission Santa Clara. Balermino had received permission to occupy the area that had been a part of the pasturelands of the mission as early as 1836. He was granted the rancho by Mexican governor Micheltoreno on March 12, 1844. The grant covered 2,219 acres in an area to the west of what is now downtown San José west of the Guadalupe River. Balermino (commonly referred to simply as Roberto) had lived in an adobe that is still extant on the east side of Lincoln Avenue just south of Interstate 280. Roberto conveyed the rancho to Antonio Suñol in 1847, shortly after the American occupation of California (Delgado 1977; Arbuckle 1983).

Antonio Maria Suñol, a native of Barcelona, had left Spain by 1810 and immigrated to France where he attended school and later served in the French Navy. He was on the

French ship Bordelais when it arrived in San Francisco in 1817, settling in San José in 1818. He received a patent on the title to *Rancho de Los Coches* on December 24, 1856.

The lands of the Los Coches Rancho nearest to downtown San José were adjacent to what would become San Jose's Fourth Ward in the 1860s. The larger unincorporated area to the west has been identified in a number of ways over the years; as the Suñol Addition, Western Addition, the Hester District, as part of "The Willows", and when it was annexed to the City of San José in 1911, it was referred to as the Gardner Annexation. Residential lot subdivisions such as the Lake House Tract began to appear in the early 1890s, much of the initial development occurring in unincorporated Santa Clara County.

Suñol sold the northeasterly nose of his rancho (that was within the city limits) to Antoine Delmas by 1852. This area was between West Santa Clara Street to the north and an early slough to the south that curved between Los Gatos Creek and the Guadalupe River (just south of where Lakehouse Avenue is today). The west boundary was the city limits and the east boundary was the Guadalupe River. To the south of the Delmas land and the slough was "Suñol's Enclosure," that appears on an 1851 survey by the City Engineer (Lewis 1851). This area eventually was part of Suñol's Partition of his rancho into three parts, and would later be called Suñol's Addition. The area of Suñol's Addition between Park Avenue and the slough that defined the south end of the Delmas property was owned by Frank Schilling (east of Sonoma Street) and French American John Martin (west of Sonoma Street) when the Lake House Tract was developed in the 1890s.

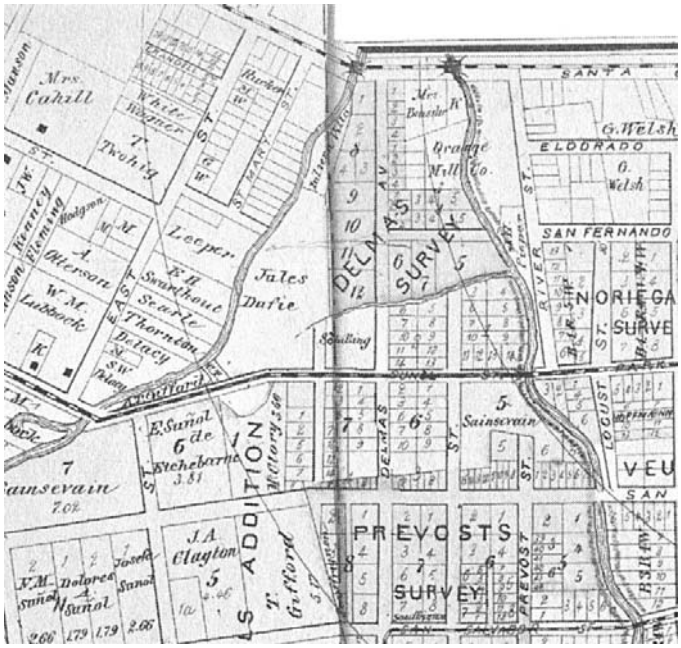

Figure 3: *1876 Thompson & West Atlas showing the lot pattern of the Delmas Survey. Jules Dufie lands are the west portion of the Lake House Tract.*

The land to be owned by Antoine Delmas was outlined in 1851 in another map by Lewis that was drawn at the request of Oliver Magnant, who was requesting permission at that time to operate a flourmill along the Guadalupe River. Then, still identified as Suñol's land, the map show's Suñol's flourmill on the east bank of the Guadalupe River just north of where the West San Fernando Street bridge would later be built. A tannery was on the west bank just to the north (Detlefs 1985).

Under Delmas's ownership during the 1850s to 1870s, this area grew to become known as the French Gardens; a commercial nursery operation that also served as a center of local French culture.

The French Gardens and the Lake House Hotel

During the Early American Period (1846-1869), many French immigrants who came to California during the Gold Rush settled in San José. About 30,000 arrived between 1849 and 1851, with an all-time high of 20,000 coming to America in 1851 alone. This spike in immigration was partly due to changing economic conditions in France, but also was catalyzed by the opportunism of the times. Since the end of the Napoleonic Wars in 1815, French immigration to the United States had typically been extremely small, with fewer than 5,000 French immigrants a year. Conditions in France have historically been considered humane and prosperous, so immigration to France had exceeded emigration out, with the foreign population of France growing annually over time.

Approximately 80% of French people consider themselves Roman Catholics, and in San José, the new arrivals found a Catholic dominated culture that had existed for over half a century since the occupation by Hispanic settlers from New Spain. St. Joseph's first pastor at mid-century, Padre Pinyero, had lived in France, and his fluent French made the new French settlers feel at home. The mild climate, rich soil, and the high water table enabled these newcomers to exploit the climate and setting with new vineyards and orchards typical to their homeland (Pierce 1990).

Antoine Delmas, the "master of the French nurserymen in San José," left France in 1849 and settled in San José about 1851, shortly thereafter purchasing a portion of the northeast corner of the Los Coches Rancho from Antonio Maria Suñol[1]. Suñol's early exposure to French culture and his prominent place within the economy of the Pueblo and early American city of San José enabled French culture in San José to nurture and grow. French settlers such as Antoine Delmas with the help of early residents such as Suñol and pre-Gold Rush French immigrants such as Pierre Sainsevain and Clement Colombet were able to quickly involve themselves in the local economy, most of them settling on the west side of town. Other early pueblo residents of the Spanish and Mexican periods had ancestral ties to eighteenth century France and the Basque region via New Spain.

Antoine Delmas had an important role in California's early agricultural history as an innovating viticulturalist, as he was the first to directly import European and New England grape stock to the area. During the early 1850s, he had originally planted 14,000 local mission grape vines, and then imported 10,000 shoots of 80 varieties of grapes in 1852-1853, grafting onto local rootstock. His grapes won more first places at competitions in Northern California, unmatched by any other grower (Sullivan 1982; 1999). He introduced the use of elemental sulfur to fight mildew, and imported some of the first authentic European winery and distillery equipment into the state in 1860. Although Delmas was never a large-scale commercial vintner, his pioneer nursery work helped establish certain grape varieties in California for use in developing the California wine industry. He made history as one of the discoverers of the Zinfandel as a superior wine

[1] In 1854, Antoine Delmas was assessed for 18 acres at this location, including $1000 in land and $3000 in improvements. By 1862, his holdings had been reduced to 11 acres, and what would be known as Delmas Avenue is referred to as "rd to Willows."

grape, based on the New England grape called Black St. Peter's that he grafted onto mission grape stock in 1861 (Sullivan 1982).

Delmas constructed a house on his property near Santa Clara Street and sent for his family who were still in France, a residence at which they remained until about 1875[2]. By 1858, Delmas had a large commercial garden on his property that included 2,000 rose bushes (Kennedy 1938). Delmas' property, situated within an area of confluence of the Guadalupe River and Los Gatos Creeks was ideal for the nursery activities that took place on the property.

Delmas' long-term intentions of the use of the property is uncertain; however, in 1862, Charles T. Healy surveyed the property into twelve lots, referred to as the French Garden tract. At some point, a street had been routed through the property to provide access from the south to the only bridge across the Guadalupe at that time - located at Santa Clara Street[3]. Delmas Avenue as is known today was shown on the Healy map and served as an access route south until bridges were constructed in the mid to late 1860s over the Guadalupe River at Sunol Street (now Park Avenue) and San Carlos Street (and a few years later at Auzerais Street). This survey, sometimes referred to as the Delmas Survey, showed a "laguna" or lake on the property, located between Delmas Avenue and Los Gatos Creek, running parallel to Delmas Avenue (Healy 1862a).

By the mid 1860s, Antoine Delmas began selling off some of his lots, mostly to persons of the local French American community. Such persons included Louis Bouvier, the proprietor of the Lafayette Hotel; Etienne Causterauste, Antoine Chauveau, F. Mondelet, Emille Parian, and A. Theriat. By 1870, residents along Delmas Avenue between Santa Clara and San Fernando Streets in addition to the Delmas family included French Americans Alfred Friant, a grocer; C. A. Blanchard, a butcher; saloonkeeper Peter Claussen, and A. K. Philbrook. Later, Joseph Jacquelin operated a flower nursery at the northwest corner of Delmas Avenue and West San Fernando Street until the mid-1880s, perhaps the site of the Delmas' 2,000-bush rose garden.

To the west of the Delmas property, along the eastern banks of Los Gatos Creek, was the site of the Lutzen & Villa tannery. Peter Lutzen was identified as a tanner in the 1870 census, so the tannery may have operated during the 1860s, and Lutzen resided on West San Fernando Street west of Delmas Avenue. The area south of Lutzen where the Lake House Tract would later be established adjacent to Los Gatos Creek, was land owned by

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[2] Antoine Delmas died on August 8, 1888. By the 1880s, he was boarding with Peter Baltz and his wife on El Dorado Street. His daughter married Henry LeFranc of the New Almaden Vineyards, and his son Joseph was a merchant. His son Delphin become a prominent Yale educated attorney and Mountain View winery owner, renowned for his pro bono fight in front of the California legislature in 1882 to save the redwoods, his eloquent and successful defense of "human rights for humans only" before the U. S. Supreme Court in 1885/1886 having to do with railroad issues, and his successful defense of Harry K. Thaw in the murder case of architect Stanford White, considered the most sensational case of the first half of the twentieth century, later made into the 1955 movie *The Girl in the Red Velvet Swing*.

[3] According to historian Marjorie Pierce, the street is said to have provided access for Isaac Byrd (Bird), a hops grower in the "Willows," (who had requested the street) and facilitated further subdivisions to the south within Suñol's lands.

French American Jules Dufie. Dufie and his partner A. Banfeton operated their French Garden Nursery, offering 106 varieties of apples in 1857 (Arbuckle 1985). In 1885, Jules A. Dufie and his son-in-law Peter Aquirre constructed the house now located at 436 West San Fernando St., and was perhaps a remodel/addition to an earlier Dufie home. Lutzen eventually purchased some of Dufie's land south of San Fernando Street on the east bank of Los Gatos Creek. Both Lutzen and Dufie lived in this area until their deaths in 1890 and 1907 (*San Jose Daily Mercury* 1/28/1890; 3/25/1907).

About 1868, Delmas sold Lots 9, 10, 11, and 12 of the French Garden tract on the west side of Delmas Avenue to A. Portal[4]. These lots lie to the north and south of where West San Fernando Street is located today, and includes the east portion of the future Lake House Tract between West San Fernando Street and Lakehouse Avenue[5]. It was during Portal's ownership, that a hotel called the Lake House was developed on the property (see Figure 4 below). In 1870, the proprietor of the Lake House was French American John Blanchon. The Lake House was originally located about forty feet west of Delmas Avenue where the present-day alignment of West San Fernando Street exists today (Pieper 1871). The lake shown on the 1862 Healy survey would have been located behind the building.

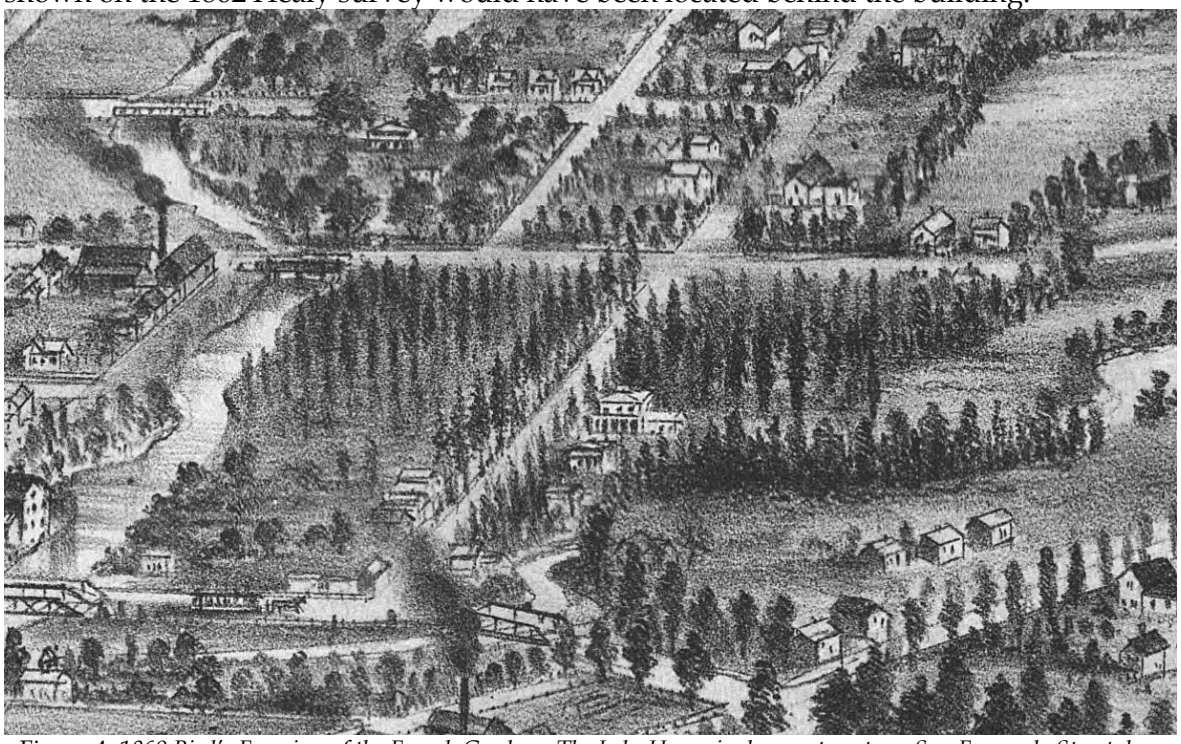

Figure 4: *1869 Bird's Eye view of the French Gardens. The Lake House is shown at center – San Fernando Street does not yet exist west of the Guadalupe River.*

[4] Little is known about A. Portal. Portal is likely Auguste Portal, born in France in 1825 and living in Sacramento by 1870, and was in San Francisco in 1880 working as a cook. By 1876, San Jose's first celebration of Bastille Day occurred at the Lake House, with local resident Jean Batiste Portal one of three prominent dignitaries at the formal supper. The relationship is not known.

[5] In 1865-1866, Delmas had $700 worth of improvements, although in 1868-1869, his property shows no improvements and A. Portal's Lake House first appears with $3000 in improvements. By 1870, the Delmas lot had $700 in improvements. It is possible - but not confirmed - that Delmas sold his house with the adjacent properties and had it moved, and built a new house for himself.

By 1870, the Lake House property was owned and operated by the Magliore Brothers--Joseph, Augustine, Baptist, and Clovis. An advertisement in the 1870 city directory announced that the popular hotel on Delmas Avenue was re-opening for the season. Many additional improvements had been made and no expense had been spared to render the hotel the "most desirable resort for families and those seeking the comforts of a quiet home for the summer." This implies that the Lake House was a "summer resort"--a lakeside resort on the outskirts of town. The Magliore brothers soon changed their last names to Bayle with Joseph Bayle remaining proprietor of the Lake House until 1887.

In 1878, a survey was conducted by J. H. Pieper showing an extension of San Fernando Street from River Street, across the river to the short existing leg between Delmas Avenue and the river, and onward west across the Los Gatos Creek to what is now known as Montgomery Street, to connect to what was then North Street. The map shows the hotel lying directly in the alignment of the proposed extension of San Fernando Street (Pieper 1878). The construction of the road in 1880 actually extended West San Fernando further west to Race Street where that alignment continues to exist today. This construction required the relocation of the Lake House south to what became the southwest corner of Delmas Avenue and West San Fernando Street (the site of the present-day Delmas Market and properties to the southeast). Apparently, the lake had been drained or was dry by this time as it ceased to be noted on maps or in records.

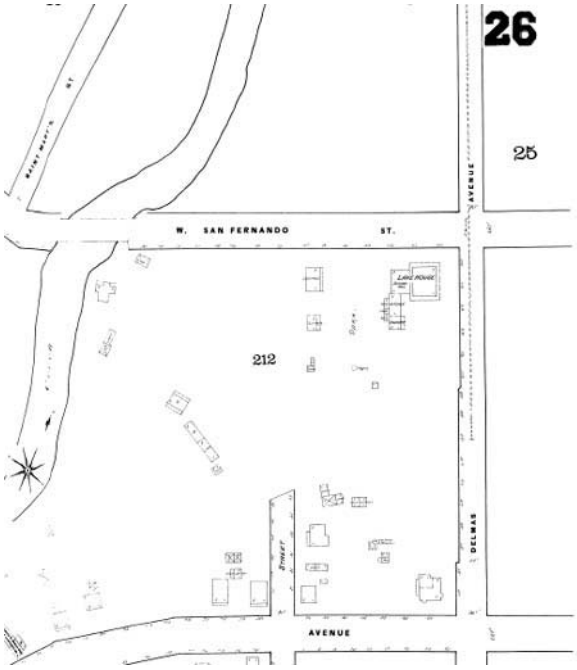

Figure 5: *1884 Sanborn Fire Insurance map. The Lake House is shown at the southwest corner of Delmas Avenue and West San Fernando Street after its early 1880s relocation.*

The area behind the hotel was identified as a "park" in 1884. The Lake House hotel stood until about 1898 after the majority of the Lake House Tract was constructed. It was demolished at about that time and the underlying property re-subdivided to accommodate the construction of a corner grocery store and two houses to the south facing Delmas Avenue. The slough that divided the French Gardens and the Suñol Partition lands to the south was still shown on maps as late as the 1909 San José City Block Book, but the bridges associated with this slough appear to have disappeared by the mid-1880s (Arbuckle 1985).

The larger area surrounding Lake House between Santa Clara and San Carlos Streets and between Los Gatos Creek and the Guadalupe River, including most of the Lake House neighborhood (prior to its development) and its surroundings, was known for its park like appearance and activities. The Lake House itself was the center of social life of the local French-American community and was often the site of local Bastille Day

celebrations, the first occurring in 1876. In the 1860s, Live Oak Park was located on Louis Prevost's land between West San Carlos Street and Park Avenue (then known as Sunol Street), on the west bank of the Guadalupe River. In the early 1880s, the Neptune Swimming Club, a large swimming and public baths facility, was located in the middle of the block between West Santa Clara Street and West San Fernando Street, east of Delmas Avenue (near where the historic San Jose Water Company building is located today). By the mid-1880s, Evergreen Park was located at the southeast corner of West Santa Clara Street and Delmas Avenue. This enterprise, along with Jacquelin's flower nursery at the northeast corner of West San Fernando Street and Delmas Avenue and the Lake House hotel and grounds suggests that the park-like atmosphere was still prevalent until the late 1880s.

Other portions of Delmas' French Gardens were developed during the 1880s and 1890s, including the southeast corner of Delmas Avenue and West San Fernando Street. Houses were constructed on both sides of West San Fernando Street between Delmas Avenue and the Guadalupe River, of which three continue to exist today and have strong visual associations with the properties within the original Lake House Tract. The neighborhood housed many local merchants including local grocer Fortunato Chiappe whose still-extant house at 396 West San Fernando Street was designed by architect Theodore Lenzen. Charles Owen, son of Mercury editor J. J. Owen, built the large house at the southeast corner of West San Fernando Street and Delmas Avenue in 1888. In the 1880s, on the east side of Delmas Avenue, was the home of Gustave Brohaska and his prominent family of musicians. In 1911, his son, Theodore Brohaska, a city councilman, replaced their older home with a craftsman bungalow that remains today at 124 Delmas Ave. This house, owned by the County of Santa Clara, is San José City Landmark #HL 80-16 (resolution 52470), formally recognized in 1980 as the early home of opera star Irene Dalis after her father Peter Dalis purchased the property in 1922.

The houses north of West San Fernando Street at the north end of the Delmas Park Planning Area were demolished to accommodate new development during the twentieth century. In the early 1900s, Hubbard and Carmichael Lumber Company acquired property along West Santa Clara Street west of Delmas Avenue that resulted in demolition of older buildings in this area, including the old Delmas home site (35 Delmas Avenue). The remainder of the block was cleared for parking for the sports area. The San Jose Water Company, which had been located along the west bank of the Guadalupe River, south of West Santa Clara Street, since about 1884, has gradually expanded to encompass the entire block, eventually removing the remainder of the houses along the east side of Delmas Avenue and the north side of W. San Fernando Street, east of Delmas Avenue. The remainder of the older homes along the east side of Delmas south of San Fernando Street (south of 124 Delmas Ave.) were demolished when the Guadalupe Expressway was constructed in the 1980s, and those on the west side of Delmas Avenue south of Lakehouse Avenue were demolished also in the 1980s as a part of the Parkside condominium project.

The Lake House Tract

In 1887, Joseph Bayle (*né* Magliore) sold the Lake House property to Dr. Charles Breyfogle and Frank H. Mabury. Joseph's brother, Augustine Bayle, continued to operate the hotel until 1895 (*San Jose Mercury* 3/27/1897). After Jules Dufie's death in 1890, a large portion of his property was sold to Valentine Koch. In 1891, the property between Delmas Avenue and Los Gatos Creek, south of San Fernando Street, was subdivided into 36 lots surrounding Dufie's house lot; it was called the Lake House Tract by then-owners Mabury, Koch and Schilling (Dittrich & Parker 1891). A portion of Lutzen's property on the bank of Los Gatos Creek, John Martin's property, and the bulk of Schilling's property were excluded from the subdivision.

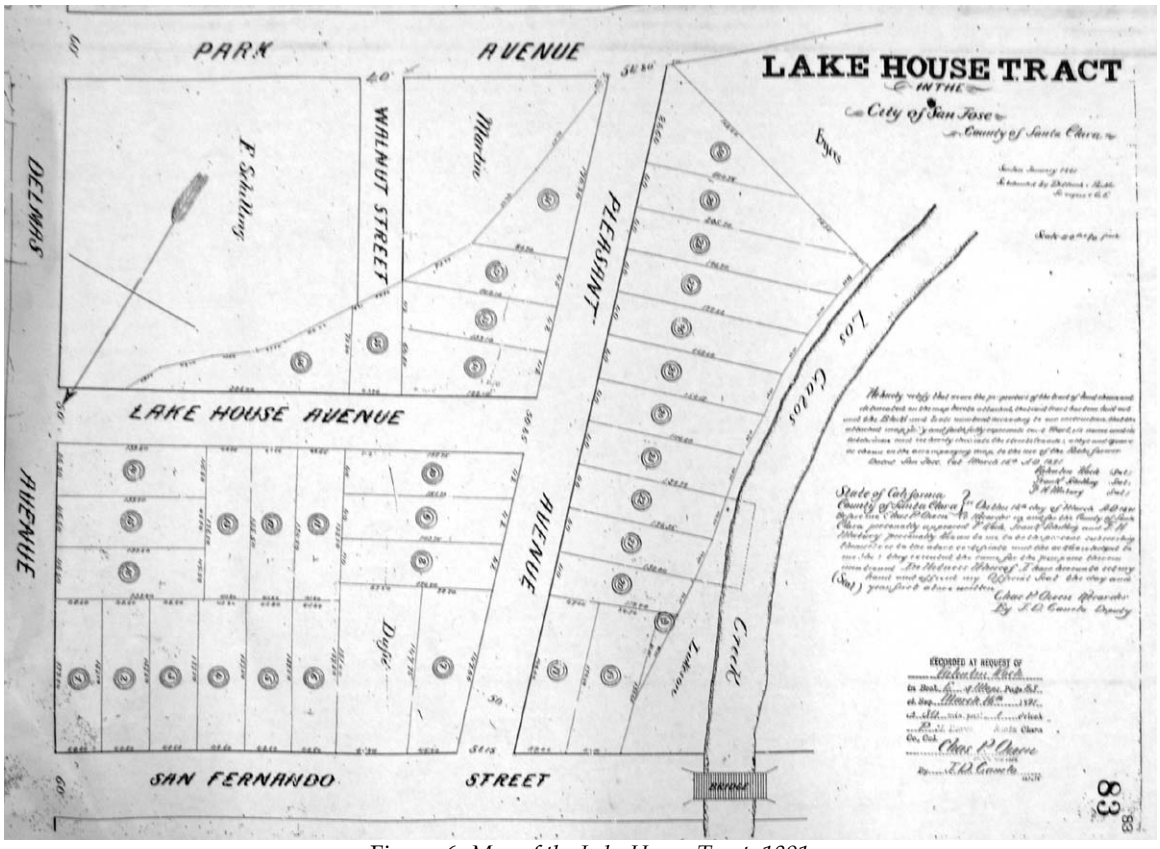

Figure 6: *Map of the Lake House Tract, 1891*

The Lake House hotel occupied Lots 1-6 of the Lake House Tract along San Fernando Street west of Delmas Avenue. The hotel continued to operate as a boarding house and restaurant until about 1897 when it was demolished and replaced by a grocery store built at the corner of Delmas Avenue and West San Fernando Street. Mrs. D. Bayle had built the New Lake House, a boarding house, in 1895 on Lot 6. This building, although remodeled, still stands at 426 West San Fernando Street.

During the 1890s, the Lake House Tract was developed into a community of primarily Queen Anne-style residences. Among the architects known to have designed houses in

this neighborhood were Jacob Lenzen, J. O. McKee, Charles F. Carto, and Wolfe & McKenzie. This was an area originally populated by local merchants, most notably James Leaman, the founder of Red Star Laundry, who first lived in the Lake House Hotel then occupied three homes in the neighborhood between 1893 and 1913. Homes survive that belonged to local businessmen William F. Foss, J. S. Williams, Hiram Lewis, W. J. Rogers and newspapermen Graham and Baggerly.

The western boundary of the Original City remained in-place until 1911, when the Gardner Annexation expanded the city westward. During the next two decades, the city would begin a westward expansion, with lands annexed between San Jose and Santa Clara along The Alameda in the 1920s, and consolidating in the newly formed town of Willow Glen in the 1930s. In 1929, zoning was formally established in San Jose and a zoning overlay map adopted for the lands within city boundaries at that time. The 1929 zoning had set a policy direction for the long-term transformation of the residential areas in the downtown frame. Suburban growth in the 1920s enabled by the automobile resulted in most new single-family housing construction taking place outside the original city limits. The area to the west of the downtown was targeted as a future industrial growth area to serve housing tracts being developed at the outer edges of the city core. The area now know as Delmas Park was planned to be an industrial expansion area, although development over the next few decades was focused primarily on vacant lands in the area that could accommodate the needs of new industries. A consequence however was the influx of new smaller-scaled industrial sites that were permitted within existing older residential neighborhood areas.

The re-routing of the Southern Pacific Railroad out of the downtown in the early 1930s to a new alignment at Cahill began a neighborhood transformation in the west downtown frame, furthered by construction of Interstate 280 in the 1960s that split the residential neighborhood in the Gardner District. Redevelopment activities in the western downtown core area beginning in the early 1960s, and subsequent construction of State Route 87, that began in the late 1970s, created a visual separation between the now named Delmas Park area and the downtown, serving also to distinguish the neighborhood as a distinct place.

The Delmas Park planning area, and specifically the Lake House neighborhood, remains a diverse mix of turn-of-the-century single-family residences, many converted to multi-family, and small mixed commercial/industrial uses. The boundaries are well defined by contemporary development, and will be further framed by new development in the Diridon Station/Arena area and new housing further west in the Mid-town area along Auzerais Street. The physical character of the Lake House neighborhood however, has remained relatively unchanged for the past 100 years. It now has a strong sense of historic place within the larger downtown frame of San José.

RESIDENTIAL DEVELOPMENT

General Residential Development Patterns

Residential building methods evolved quickly during the early boom period of the Gold Rush. Early sawmills established by William Campbell and Zachariah Jones in the Santa Cruz Mountains targeted the coastal redwoods that became the raw material for most residential building construction in San José for the next half century. During the early years of the twentieth century, concerns about preservation of the remaining old growth coastal redwoods redirected the timber industry to Douglas fir as the principal construction material in house building. Most of the wood construction material in the Lake House neighborhood utilizes redwood as the principle building material.

Housing growth during this early American period in San José was aided with an expansion of mills in the foothills and new production equipment that allowed for faster, larger, and less labor-intensive milling techniques. Channel rustic siding was the preferred cladding of choice for residential construction from the mid-1860s to the late 1880s, and is found on the earliest houses in the Lake House neighborhood. Balloon framing was also prevalent, remaining in use throughout the 1880s until it was gradually replaced by the modern platform framing method that began to be used in the late 1880s and through the 1890s, especially for the complex, often multi-story houses of the Victorian era.

Figure 7: *historic image of Owen House at 398 West San Fernando St. (San Jose Mercury, 1896).*

Victorian architecture refers to designs roughly associated with the period of the reign of Queen Victoria of Great Britain—approximately the last quarter of the nineteenth century. Within this catchphrase are a number of specific styles that have some commonality and some differences. Generally, the common traits include a sense of verticality expressed in the proportions of the massing, trim, and windows and doors. Asymmetry is also an attribute of Victorian architecture; in particular, most houses from this era have asymmetrical towers, bay windows, gables, porches, cantilevers and other projecting objects that interrupt the basic, underlying house form. Much of this era of design focuses on elaborate decorative elements such as brackets, spindlework, Eastlake carved trim, complex shingled window surrounds, etc. The various styles are built of frame construction. Two styles of Victorian-era design are found in the study area: Queen Anne and Shingle.

Queen Anne houses and cottages are present in both stylistically clear and vernacular forms. Queen Anne houses typically feature asymmetrical façades with a combination of hipped roofs and decorative gables, as well as angled bay windows and turrets. The style is well known for ornate trim, including scroll-cut brackets and decorative window surrounds. Porches on Queen Anne houses usually project from the building mass and feature turned columns and additional ornate trim. Local Queen Anne cottages have traditional hipped main blocks with a single, projecting gable, often accenting front-facing angled bay windows; these cottages have less ornate trimwork, but still include some porch brackets and other delicate features.

Shingle-style houses are recognized by their broad, gabled forms—often multiple stories or half-stories are protected by the same gabled roof. Shingle-style walls have cantilevers, bays, and eyebrow forms that are frequently shingled to cover these complex articulations. The shingles can be cut and laid in patterns that represent traditional stonework details, such as keystones and quoins. Shingle-style houses often include Neoclassical-style porch columns, window casings with pilaster trim, and heavy brackets and dentils.

Residential construction slowed briefly near the turn of the twentieth century, although during this period the budding Arts and Crafts movement found proponents among vernacular house builders. Craftsman-style houses typified the trend, with horizontal forms and heavy trim, but equally noteworthy during this period in San José was the evolution and development of the Neoclassical bungalow.

Houses built during the early twentieth century have a horizontal orientation that is often highlighted by long porch beams, broad eaves, and ribbons of windows. A majority of these houses in California are one story, Craftsman-style houses include a variety of features that set them off from other styles: knee braces at their gable ends, outlookers, massive porch posts and/or truncated posts that rest on solid, sided porch railings, exposed rafter tails and other expressions of joinery, and wide front doors, as well as double-hung and casement windows with horizontal proportions. Often Craftsman bungalows have cantilevered, square-bay windows. Neoclassical bungalows have similar proportions and use similar materials, including tri-bevel teardrop siding; however, their distinctive features include the small hipped or gabled dormers at their standard hipped roofs that also sometimes have forward-facing gabled pediments. These houses have Tuscan or other classical turned porch columns and solid porch railing, and a great many have recessed porches and shallow angled bay windows tucked under boxed eaves. They can be further recognized by their false-beveled teardrop siding.

Over time, Craftsman-style houses began to take on new exterior detailing reminiscent of historic and international examples, and in the 1920s-1930s, the Eclectic Revival or Period Revival style became characteristic of both residential and non-residential construction. Such styles as Spanish Eclectic became popular. Even very modest residences included Eclectic Revival detailing, such as Spanish tile roofs, raised and inset plaster ornament, arched porches and arched picture windows, and shaped buttresses.

Architectural significance is identified when a building distinctly represents a particular style or building type. In this neighborhood, there is a predominant representation of houses in a limited variety of styles, and the structures that illustrate this pattern are significant for their contributions to the overall character of their surroundings. History can be understood from evaluating primary and secondary resources. Just as a history book can serve as a secondary resource for analysis of an area or era and as a diary or a historic map can serve as a primary resource to understand a more specific instance of history, buildings can also provide primary historical information that illustrates the lifestyle, tools, materials, priorities, economic situations, and values of people from earlier eras. Additionally, some districts provide a window into the artistic expression of design from the past. The buildings within the Lake House neighborhood illustrate a broad selection of detailing that includes stained glass, porch columns, handrail designs, bay window trim, bargeboards, corbels, and shingles in a variety of Victorian-era motifs.

Key urban design features that affect the overall character of the Lake House neighborhood include front yard setbacks, continuity of materials, and building massing, scale, and size. The regular lot sizes established parameters that have limited the size and massing of houses in the neighborhood. Traditional single-family residences form the main character of much of the Lake House neighborhood. Both one and two-story houses are found, as are both vernacular and stylistically elaborate designs. The houses tend to have rectangular footprints, with the narrower portion at the street frontage. Roofs are hipped and cover the bulk of each structure, but dormers and gable ends add diversity. The front yard setbacks are consistent throughout most of the neighborhood; the consistent landscaping includes low concrete retaining walls at the sidewalks. The side yard setbacks are narrow by current standards; the pattern of houses allows just enough space between them for a driveway; however, the rear yards are proportionately generous. Because of their age of construction, as well as the constraints of the parcels, most of the houses in the area have detached garages, some of which were modified from earlier outbuildings. The scale of the parcels prohibits large outbuildings, so most of these garages and sheds are modest in size and form and set well to the rear of the properties.

One story that is told by some buildings in the Lake House area is that of the transitory nature of early houses. Without foundations, indoor plumbing or electrical connections, buildings were easily relocated. A few existing houses were moved onto their current sites after their initial construction elsewhere; all of these were moved from other parcels within the neighborhood.

San José in 1950 bore a much greater resemblance to the San José of 1900 than to the city we live in today. The central portions of the city had developed over the previous 100 years, starting with California statehood in 1850. Between 1850 and 1950, most traces of the earlier Spanish-Mexican city had been obliterated; however, while the rest of San José expanded after 1950, the central city core, of which the Lake House neighborhood is a part, remained largely intact, leaving a good record of the first century of development of American San José within the greater frame area of the downtown.

HISTORIC DISTRICT ANALYSIS
and
STATEMENT OF SIGNIFICANCE

The properties in the Lake House neighborhood were first identified by the San Jose Historic Landmarks Commission in the early 1990s as potentially eligible for designation as a local city landmark historic district, as the area has the integrity and visual sense of a historic place. Although there are some properties within the proposed district area that do not contribute to the historic fabric of the neighborhood, the historic district area as a whole possesses integrity of location, design, setting, materials, workmanship, feeling, and association. The proposed district area's streetscapes of primarily 1890s Queen Anne Victorian, wood-frame, single-family houses, the area's similarity of scale and setbacks that, along with mature landscaping, provide a cohesive setting for the houses, and the relatively consistent use of exterior finishes, convey a clear historical association with the early development of the neighborhood from about 1885 to 1925.

A small number of properties within the greater study area along Park Avenue are not associated with this historic period and pattern of development, or in one case have such a low level of integrity that the property does not contribute to the setting. The proposed City Landmark Historic District (CLHD) is recognizable in the present as an aesthetically pleasing concentration of historic residential architecture, physically surrounded by boundaries defined by changes in neighborhood development. This potential district, larger than the area considered for National Register eligibility by Ward and Laffey in the late 1990s, has a sense of historical continuity within the public consciousness.

The Lake House neighborhood is distinguishable as a place within the larger context of downtown San José, and is easily recognized by the distinctive residential architecture built from 1885 to 1925.

It is significant for:

- its representation of a comprehensive pattern of historic development to the west of the downtown frame area;
- its association with residential development during the period 1885-1925; and
- its embodiment, within the boundaries of the neighborhood, of architectural styles that represent the breadth of design of the period.

The identified potential Lake House City Landmark Historic District as a place presents a unique and distinct experience of the visual aspects of neighborhood life in a community for most of the historic period during which it was developed. The district maintains a high level of physical integrity to its evolution at the beginning of the 20th century. Although there have been some changes to the neighborhood as property owners continue to renovate in the area, most of these buildings have not had an intrusive impact on the historic fabric.

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