

Page 1 of 12 \*Resource Name or #: (Assigned by recorder) August and Mary E. Smith Residence

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1190 Roberts Av City San Jose Zip 95122

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 602777 mE/ 4132328 mN

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

APN 477-11-001; east side Roberts Avenue, approximately 0.2 miles from Story Road

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

The subject property is on a 46,291-square-foot lot (1.1 acres) on the east side of Roberts Avenue about 0.2 miles southeast of the intersection with Story Road, a major commercial thoroughfare on San Jose's East Side. The entirety of the west side of Roberts Avenue fronts Kelley Park. To the northwest along Roberts Avenue is Roberts Place, a townhouse development built in 2003. Immediately bordering the subject property is Le Compte Place, a single-family residential development built in 1977. Between those streets are 11 half-acre lots, 62.5 feet wide and 350 feet deep, with single-family residences built between 1910 and 1964, according to county assessor records. The subject property is a double lot, zoned R-1-8 (medium density residential).

(Continued on page 3, DPR523L)

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

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front elevation, 3/10/2024, no accession #

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
circa 1912 / 112 years (deeds, directories)

\*P7. Owner and Address:  
Roberts Avenue Associates  
4125 Blackford Ave, Suite 200  
San Jose CA 95117

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Bonnie Montgomery, 421 N 5th St, San Jose, CA 95112

\*P9. Date Recorded: 3/29/2024

\*P10. Survey Type: (Describe)  
intensive

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

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) August and Mary E. Smith Residence \*NRHP Status Code 6Z

Page 2 of 12

B1. Historic Name: August and Mary E. Smith Residence

B2. Common Name: none

B3. Original Use: single-family residence B4. Present Use: single-family residence

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Likely constructed between 1912 and 1916; porch reconstructed in brick likely 1938

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Accessory dwelling unit constructed 1938, additions after 1966; plywood storage building after 1966

B9a. Architect: unknown or none b. Builder: unknown

\*B10. Significance: Theme Architecture and Shelter Area City of San Jose

Period of Significance 1871-1970 Property Type residential Applicable Criteria n/a

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

The Ohlone people have lived on the land now known as the Santa Clara Valley for thousands of years. The Spanish Portolá expedition in 1769 began colonization of Alta (Upper) California. In January 1777, the Franciscan order founded Mission Santa Clara to gather the Ohlone people into the Mission to Christianize them. In November 1777, members of the De Anza colonizing expedition of 1775-1776 founded the pueblo of San José de Guadalupe, the first civil settlement Spain established in Alta California. During the Spanish period (1777-1821) and the Mexican period (1822-1846), communal lands east of the pueblo, called *ejidos*, were used for cattle grazing. The subject property is on these historically communal lands of the pueblo.

The United States declared war on Mexico in May 1846. The Battle of Santa Clara settled hostilities in January 1847. In this unsettled period between the American conquest of Mexico and the Treaty of Hildago Guadalupe in February 1848, new settlers clamored for title to these communal lands. In July 1847, the San José town council hired James D. Hutton to survey and subdivide the pueblo lands into 500-acre lots. The survey was found faulty, with most lots discovered to be short hundreds of acres. In 1850 the Governor of California determined that San Jose had no authority to sell these lands, and the town council declared all deeds forfeit. S. Worley Smith compiled a corrected map of the "improperly called 500 acre lots" from county surveyor's records, calling it "A Map of the Pueblo Farm Lots (Santa Clara County [hereafter SCC] Recorded Maps Book A, Page 49). The subject property is on Lot 12 of that map, which when properly surveyed was 387.58 acres. In 1865, the Board of Commissioners of the Funded Debt of the City of San Jose commissioned the County Surveyor to draw a map of the "so-called" 500-acre lots. In 1865, "L. Archer" owned the eastern 255.3 acres of Lot 12, including the subject property (Figure 19). McLaughlin Avenue, Story Road, and Senter Road are the historic northern, western, and southern boundaries of Lot 12. (Continued on page 4)

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

\*B12. References:

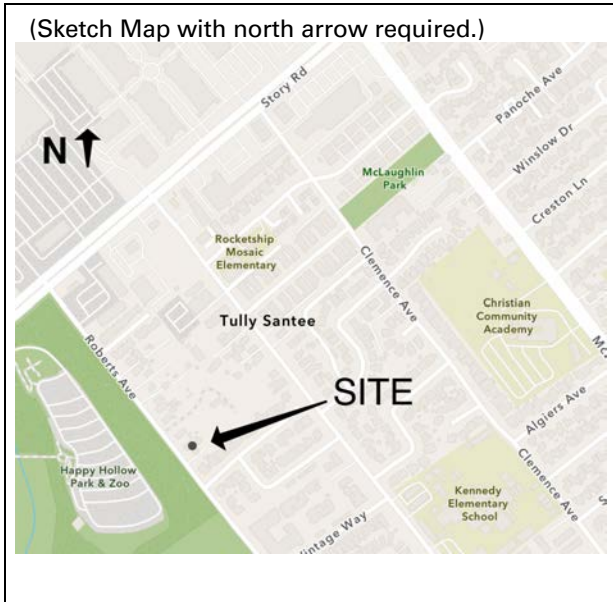
(See page 8, DPR523L)

B13. Remarks: historic evaluation for environmental review

\*B14. Evaluator: Bonnie Montgomery

\*Date of Evaluation: March 29, 2024

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: August and Mary E. Smith Residence

Page 3 of 12

*(Continued from page 1, DPR523a, P3a)*

Figure 1 shows a recent aerial view of the property. A primary residence of about 1977 square feet sits in the southwest corner of the lot set back about 17 feet from the street and 10 feet from the neighboring property line. An accessory dwelling unit of about 768 square feet stands about seven feet from the house's southeast elevation. A plywood storage building of about 1030 square feet stands about 10 feet from the house's rear addition. A gravel driveway is about 26 feet from the parcel's southeast corner and extends approximately 150 feet into the property (Figure 2). The back field beyond the driveway to the rear property line consists of tall grasses and overgrown walnut trees. A horse trailer and a recreational trailer stand in this back field (Figure 3). Tarped PVC canopies shelter cars and trucks closer to the house. The property contained fifteen motor vehicles during the site visit. Perimeter fencing surrounds the entire property: chain link along the southwest (street) and northwest property lines; a stucco wall bordering 1275 Lucretia Avenue and a wooden board fence bordering 1283 Lucretia Avenue at the northeast (rear) property line; a wooden board fence on the southeast property line.

The form of the primary residence is a simple rectangle with a projection 8-foot wide and 15-feet long on the southeast side elevation. It is one story in height at the front elevation and one-and-a-half stories at the rear elevation. This wood-frame structure is built on a concrete raised foundation, under a tar paper roof, and clad in tribevel wood siding. It has front and rear porches. One brick chimney projects from the roof. The original wooden windows have been replaced with metal sliding units.

Very little of the primary residence is visible from across the street (Figure 4). A seven-foot chain-link fence with red wood slats shields the property from view. A concrete walk beginning at the street leads to a gate, into the front yard, and up one concrete step to the front door. The front yard is defined by two brick walls about three feet high that run from the edge of the house to the fence. The concrete walk turns and runs along the front porch to a break in the brick wall to the side yard (Figure 5).

The front elevation (see photo P5a on page 1) presents a front-facing gable roof with a louvered vent centered over peak of the gable. The roof has overhanging eaves with exposed rafter tails. The original picture window centered with the peak of the gable has been replaced with a metal sliding window. The front porch sits under a flat roof. The front entry is a screen door and replacement wood door with fan lite and four panels. A half wall of brick painted red defines the porch, which has been enclosed in sheets of painted plywood.

Attached to the southwest corner of the residence and running to the perimeter fence are sheets of unpainted plywood that form a barrier preventing entry into the side yard. What can be seen of the northwest side elevation (Figure 6) shows overhanging eaves with exposed rafter tails and windows replaced with metal sliding units.

The southeast side elevation (Figure 7) continues the covered porch. Two metal sliding windows are on this side of the house. An 8' x 8' foot addition features picture windows on each side. This addition might have filled in an original back porch. A low-pitch side-facing gable roof covers what might have been the original kitchen (Figure 8). A window centered in the gable has been filled in with siding. Figure 9 shows another view of this gable roof and window opening. Five wooden stairs with handrails on each side lead to the back porch. The porch is covered by a deep overhang attached at one end to the gabled rear section of the house. The other end is supported on wood posts attached to a large plywood storage building. Plywood and a metal gate prevented access to the back porch.

The perimeter of the house's backyard is bounded by the plywood storage building on two sides and by the perimeter fence on the third. Access to the backyard is through an 8-foot-high chain-link fence, which is connected to the plywood storage building by sheets of plywood (Figure 10). Several dogs ran around the backyard, so the rear elevation was photographed from about 45 feet away through the chain-link gate (Figure 11). The rear elevation appears to be one-and-a-half stories, with a doorway leading to a full-height basement. Only one window was visible, again replaced with a metal sliding window. Tarped PVC canopies obscured the view of the back porch.

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## CONTINUATION SHEET

Property Name: August and Mary E. Smith Residence

Page 4 of 12

*(Continued from previous page)*

Lumber nailed to the southwest side of the plywood storage building supports the back porch overhang (Figure 12). The southeast (Figure 13) and the northeast (Figure 14) elevations of the storage building show its flat roof covered in sections with corrugated metal or tar paper and drained by gutters and downspouts. Doorways have been blocked with vertical-groove siding.

A brick accessory dwelling unit sits on a concrete slab on the southeast side of the primary residence. The original portion of the structure has a shed roof that slants toward the southwest elevation (Figure 15), which faces the street. A tree has grown near the foundation, cracking the brick and putting the single window centered in the wall out of plumb. The unit has its own electric meter. The southeast elevation (Figure 16) is covered in stucco and shows the rear addition covered in a flat roof. Both roofs are covered in tar paper. A single vinyl replacement window is in the center of the original structure. The northeast elevation (Figure 17) is covered in stucco and has an entry door. A white door leads to a laundry room addition at the northern corner of the structure. The northwest elevation (Figure 18) shows plywood covering the laundry room addition. The painted brick of the original structure is visible on this elevation, with an entry door and a small vinyl replacement window. The unit has its own gas meter.

*(End of DPR523b, P3a)*

*(Continued from page 2, DPR523b, B12)*

Lawrence Archer, an attorney by profession, arrived in San Jose in January 1853. He was mayor of San Jose in 1857 and in 1877. He was a county judge between 1868 and 1871, thereafter being known as Judge Archer. He purchased his portion of Lot 12 in 1861. Judge Archer called his country estate on the other side of the Coyote Creek "Lone Oak." It is now part of Kelley Park, which is named after his daughter Louise Archer Flavin Kelley, who owned the property in 1951 when it was transferred to the City.

On December 11, 1872, the San Jose *Daily Mercury* reported that realtor James A. Clayton was offering for sale Judge Archer's land for sale, "that portion of his fine estate lying east of the Coyote." Clayton recorded the "Map of L. Archer's Homestead Lots" in May 1875 (SCC Recorded Maps Book A, Page 2). Francis Sampson purchased Lots 11, 12 and N ½ of Lot 13 of Archer's Homestead Lots from Lawrence Archer on December 20, 1872 (SCC Deeds Book 28, Page 141). According to real estate transactions reported in the San Jose *Mercury*, Sampson sold these 20 acres to Campbell T. Settle around November 4, 1873, and Settle sold them to James Dudfield around January 9, 1876.

James Dudfield was born in London in 1837. In 1856, he immigrated to the United States with his parents John and Sally Dudfield. They settled in Oskaloosa, Iowa, where James married Elizabeth Phillips in June 1861. In 1868 James and Elizabeth moved to California and settled in San Jose in 1870, where they are recorded in the 1870 census. James followed his father's trade as a plasterer until he was able to secure his ranch, which he farmed until his death on June 17, 1901. Dudfield's twenty-acre ranch can be seen on the 1876 Thompson & West atlas of Santa Clara County (Figure 20).

After his death, James Dudfield's twenty acres were subdivided and recorded as "Map of the Garden Villa Tract, Case, Short & Ryan's Subdivision of Lot 12 and parts of Lots 11 and 13 of L. Archer's Homestead Lots" on February 5, 1908 (SCC Recorded Maps Book M, Page 12). Theodosia E. Ruddell was the grantor of Garden Villa Tract lots. She was the 23-year-old niece of Short. (Often a single woman related or employed by a realtor or title company would stand in as the grantor when the real owner wished to disguise their identity.)

The subject property is on Lots 13 and 14 of the Garden Villa Tract (Figure 21), with the primary residence on Lot 14. The house's historic name is for August and Mary E. Smith. They acquired Lot 13 on February 6, 1909 (SCC Deeds Book 337, Page 490), from Charles H. Jurgensen, who purchased it from Theodosia E. Ruddell on June 13, 1908 (SCC Deeds Book 332, Page 256). Mr. and Mrs. Smith purchased the adjoining Lot 14 seven years later, on August 21, 1916 (SCC Deeds Book 445, Page 400).

*(Continued on next page)*

## CONTINUATION SHEET

Property Name: August and Mary E. Smith Residence

Page 5 of 12

*(Continued from previous page)*

Theodosia E. Ruddell sold Lots 14 and 15 to Sarah J. Higgins on June 4, 1908 (SCC Deeds Book 333, Page 111). Mrs. Higgins, the widow of Jonas Higgins, was listed in the San Jose city directories living on Roberts Avenue, near Story Road, between 1908 and 1915. In the 1910 census, she is listed as a 71-year-old widow living with her 41-year-old son Jessie A. Wiltse. Mrs. Higgins likely built her house on Lot 15, which is now the house next door to the subject property, at 1180 Roberts Avenue.

Lot 14 was likely unimproved when Mrs. Higgins sold the lot to William G. Donovan on May 3, 1912 (SCC Deeds Book 382, Page 451). According to the San Jose city directories, Mr. Donovan was a photo engraver for the San Jose *Mercury* and lived with his parents at 233 N. Fifth Street during the years he owned Lot 14. After the Smiths purchased Lot 13 in 1909, they continued to live at their house at 1131 Mastick Street in San Jose, where they are listed in the 1910 census and in the 1911 city directory. Beginning with the 1912 directory, the Smiths' mailing address was a rural mail delivery box on Roberts Avenue. Perhaps after William G. Donovan purchased Lot 14, the Smiths became his tenants, and he allowed them to build the house.

On February 24, 1916, William G. Donovan sold Lot 14 to Myra Stafford (SCC Deeds Book 439, Page 301). Mrs. Stafford, a married woman who rented furnished rooms in downtown San Jose, owned Lot 14 for two months. She then transferred it to her adult daughter Kathleen on April 4, 1916 (SCC Deeds Book 442, Page 214). There is no evidence that Myra or Kathleen Stafford lived on Lot 14 or built the house.

On August 21, 1916, Kathleen sold Lot 14 to August and Mary E. Smith (SCC Deeds Book 445, Page 400). August and Mary E. Smith are living on Roberts Avenue in 1920 census. August, age 62, was "temporarily invalid." Mrs. Smith, age 52, was a cook for a family. The couple is also living on Roberts Avenue in the 1930 census, with no occupations listed. Mary E. Smith died on May 12, 1931. Immediately following her death, August recorded deeds granting Mary's interest in Lot 13 (SCC OR Book 563, Page 575) and Lot 14 (SCC OR Book 566, Page 324) to him. On August 21, 1931, August Smith sold Lots 13 and 14 to his neighbor Minnie Thomas (SCC OR Book 581, Page 304). On August 31, 1931, the San Jose *Evening News* reported that August Smith had killed himself with a shotgun in his barn the previous day. Mr. and Mrs. Thomas discovered August when they brought a tray of food to his house. They told the coroner that Mr. Smith had been ill and despondent since the death of his wife. A note found with the body stated that his illness was incurable and he had no close relatives.

John and Minnie Thomas sold Lots 13 and 14 to Concettina Margherita on April 16, 1936 (SCC OR Book 772, Page 30). On July 12, 1938, Concettina's husband, contractor Carmelo Margherita, filed a notice of completion that "he had caused a building to be erected upon the property" for his wife (SCC OR Book 889, Page 33). Because Carmelo's occupation in the 1940 census was "brick yard laborer," he likely constructed the brick portion of the accessory dwelling unit, rebuilt the front porch in brick, and constructed the brick walls that define the front yard. On November 19, 1940, Concettina and Carmelo Margherita sold Lots 13 and 14 to Dominic Campisi and Nina Kelly, brother and sister (SCC OR Book 1014, Page 83).

On April 21, 1941, Campisi and Kelly sold Lots 13 and 14 to Joseph and Margaret Scaletta (SCC OR Book 1034, Page 216). The Scalettas held the property in joint tenancy until Joseph's death in 1960 (SCC OR Book 4794, Page 616). Margaret Scaletta died in 1974. Her six children each received an interest in Lots 13 and 14 (SCC OR Book B587, Page 305, August 28, 1975). Five siblings granted their interests to their brother Joseph Scaletta, Jr. (SCC OR Book B644, Pages 17-22, October 2, 1975), who sold the subject property to Nikola and Zlata Stefanac on September 30, 1976 (SCC OR Book C313, Page 604).

The Stefanacs sold the property to Keith M. and Leslie H. Tuttle on January 2, 1980 (SCC OR Book F056, Page 730). In a document prepared the same day, Keith and Leslie Tuttle granted a half-interest in the property to Jorge A. and Raquel M. Remedios and kept a half interest for themselves. That document was not recorded until March 16, 1984 (SCC OR Book 1381, Page 100).

*(Continued on next page)*

## CONTINUATION SHEET

Property Name: August and Mary E. Smith Residence

Page 6 of 12

*(Continued from previous page)*

On February 1, 1986, the subject property was part of the McKinley No. 91 annexation into the City of San Jose. Building permits are available for projects after this date. On January 19, 1989, Keith Tuttle applied for a permit to make the brick shed fully habitable as an accessory dwelling unit with its own electric meter (City of San Jose Building Permit 1989-051112-000-BD). On August 5, 1996, Jorge Remedios applied to install a new water line to the meter for city water service (City of San Jose Building Permit 1996-071253-000-RS). On April 4, 1998, Raquel Remedios applied for a permit to install a wall heater in the accessory dwelling unit (City of San Jose Building Permit 1998-055230-000-RS).

On May 21, 1998, Mr. and Mrs. Remedios and Mr. and Mrs. Tuttle transferred the property to the Kera Properties, whose general partners were Keith Tuttle and Raquel Remedios (SCC OR Doc. No. 14197006). On August 3, 2000, Kera Properties granted Lots 13 and 14 to Robert Avenue Associates (SCC OR Doc. No. 15343688), who are the current owners.

On February 7, 2001, Roberts Avenue Associates applied for a zoning change to build 11 attached single-family dwelling units on the property (2001-451831-00-ZN). Then and now, the General Plan designation for this property is Medium Low Density Residential (R-1-8, or 8 dwelling units per acre). The owners requested Medium Density Residential zoning for 8–16 dwelling units. Planning staff analysis was that this development would not conform to Residential Design Guidelines, but the City would consider such a development on combined parcels with at least 180 feet of street frontage. (The subject property's street frontage is 127.17 feet.)

In 2002, Roberts Avenue Associates received approval and constructed 16 attached single-family dwelling units on an approximately 1.404-acre parcel with a street frontage of 190.52 feet (SCC Recorded Maps Book 676 Page 18 and Book 762 Page 13). These are the townhomes that line Roberts Place, approximately 650 feet northwest of the subject property.

### SIGNIFICANCE

To evaluate the property located at 1190 Roberts Avenue for its historic significance and eligibility for listing in the California Register of Historical Resources, the CRHR uses generally the same guidelines as the National Register of Historic Places (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion. To be potentially eligible for individual listing on the CRHR, a structure must usually be more than 50 years old, must have historic significance, and must also retain its physical integrity. Built around 1912, the primary residence meets the age requirement. The accessory dwelling unit, constructed in 1938, also meets the age requirement.

In addition, the report uses the *Historical Overview and Context for the City of San Jose* (Archives & Architecture, 1992) and the *Architectural Resources and Styles* update (Archives & Architecture, 2023) as a standard for evaluating this property. According to the *Secretary of the Interior's Standard for the Treatment of Historic Properties*, development of historic contexts is the foundation for decisions about identification, evaluation, registration, and treatment of historic properties. Based on these context statements, the August and Mary E. Smith Residence falls under the Architecture and Shelter theme, residential property type.

Criterion A/1: Properties can be eligible for the National Register (Criterion A) or California Register (Criterion 1) if they are associated with events that have made a significant contribution to the broad patterns of national or state history. This property is representative of the residential pattern of farmhouse and orchard in rural San Jose in the early twentieth century, but it does not make a significant contribution to that historic pattern. It does not appear individually eligible for the National Register or California Register under Criterion A/1.

*(Continued on next page)*

## CONTINUATION SHEET

Property Name: August and Mary E. Smith Residence

Page 7 of 12

*(Continued from previous page)*

Criterion B/2: Properties may be eligible for the National Register (Criterion B) or the California Register (Criterion 2) if they are associated with the lives of persons significant in our past. August and Mary E. Smith lived on this property for close to twenty years in their retirement. Neither they nor subsequent owners were significant to the history of the city, state, or nation; therefore, the property does not appear to be eligible for the National Register or California Register under Criterion B/2.

Criterion C/3: Properties may be eligible for the National Register (Criterion C) or the California Register (Criterion 3) if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. This Craftsman bungalow built around 1912 is typical of hundreds of similar residences built in the 1910s and 1920s in San Jose. The property would therefore not appear to qualify for the National Register or California Register under Criterion C/3.

Criterion D/4: All research and physical investigation of the project's site has focused only on the ground above the structure. Therefore, no informed determination can be made regarding this property's potential to yield archeological information important in prehistory or history or its eligibility for either the National Register or California Register under Criterion D/4.

Criteria for Local Significance. Section 13.48.110H of the City of San Jose Historic Preservation Ordinance sets out the following eight criteria for local historic significance:

1. "Its character, interest or value as part of the local, regional, state or national history, heritage or culture": This farmhouse and orchard site is characteristic of rural San Jose in the early twentieth century.
2. "Its location as a site of a significant historic event": No significant historic event was found to have occurred on the subject property.
3. "Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history": No locally significant persons are associated with this property.
4. "Its exemplification of the cultural, economic, social or historic heritage of the City of San José": The house and grounds are not exemplary of any facet of the city's heritage.
5. "Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style": The Roberts Avenue neighborhood is not homogeneous in the architectural style of its houses or the period of their construction, ranging from the early 1900s to the early 2000s.
6. "Its embodiment of distinguishing characteristics of an architectural type or specimen": The house possesses some character-defining features of the Craftsman bungalow, but they are not distinctive.
7. "Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José": No architect or builder of significance has been identified with the primary residence or the brick accessory building.
8. "Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique." Nothing about the design, details, materials, or craftsmanship of these two buildings is unique or innovative.

The property meets only criterion no. 1 for historic significance, being characteristic of the farmhouse and orchard period of early twentieth-century San Jose. It is neither eligible for designation as a City Historic Landmark nor for inclusion in the city's Historic Resources Inventory.

*(Continued on next page)*

## CONTINUATION SHEET

Property Name: August and Mary E. Smith Residence

Page 8 of 12

(Continued from previous page)

### INTEGRITY

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register criteria recognize seven aspects to integrity: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually most, of these aspects.

The modern test of integrity according to the California Office of Historic Preservation is to stand on the sidewalk and ask yourself the following question: "Does the resource display enough of what made it significant for its historical period that it can be easily grasped by the average passerby?" Properties must have sufficient integrity in addition to meeting the criterion for significance to be considered a qualified historic resource.

The August and Mary E. Smith Residence at 1190 Roberts Avenue retains some aspects of historic integrity. It is in its original location and continues its use as a single-family residence. It is recognizably of Craftsman design. Apart from replacement metal windows, the materials and workmanship are recognizably from the Craftsman period. The original setting was amid a walnut orchard. Some of these walnut trees remain, but it has long ceased to be a productive orchard. The feeling and association of the property with the agricultural past has been lost as it functions today as a storage lot for cars, trucks, and trailers for its tenant occupant.

### CONCLUSIONS AND RECOMMENDATIONS

The residence at 1190 Roberts Avenue is a representative but undistinguished example of a Craftsman bungalow in a former orchard setting, the only criterion by which it qualifies for local significance.

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- San Jose *Mercury*.  
Mrs. E. Dudfield, "Pioneer of Valley, Dead at Age of 77," June 3, 1915.
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"Death of James Dudfield," June 22, 1901.
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## CONTINUATION SHEET

Property Name: August and Mary E. Smith Residence

Page 9 of 12

### SITE VISIT PHOTOGRAPHS MARCH 10, 2024 (unless otherwise noted)



Figure 1. 2024 aerial photograph of subject property. Surrounding parcels have been grayed out for contrast (Source: Google Earth).



Figure 2. View of driveway from across the street.



Figure 3. Back field in rear of lot containing overgrown walnut trees, tall grasses, and trailers.



Figure 4. View of the property across Roberts Avenue.



Figure 5. Front yard.



Figure 6. Northwest side elevation behind plywood barrier.

## CONTINUATION SHEET

Property Name: August and Mary E. Smith Residence

Page 10 of 12

### SITE VISIT PHOTOGRAPHS MARCH 10, 2024 (unless otherwise noted)



Figure 7. Southeast side elevation.



Figure 8. Southeast side elevation, showing part of accessory dwelling unit on the right.



Figure 9. Back porch stairs.



Figure 10. Gate to the backyard.



Figure 11. Rear elevation.

# CONTINUATION SHEET

Property Name: August and Mary E. Smith Residence

Page 11 of 12

## SITE VISIT PHOTOGRAPHS MARCH 10, 2024 (unless otherwise noted)



Figure 12. Southwest elevation, plywood storage building.



Figure 13. Southeast elevation, plywood storage building.



Figure 14. Northeast elevation, plywood storage building.



Figure 15. Southwest elevation, accessory dwelling unit.



Figure 16. Southeast elevation, accessory dwelling unit.



Figure 17. Northeast elevation, accessory dwelling unit.



Figure 18. Northwest elevation, accessory dwelling unit.

# CONTINUATION SHEET

Property Name: August and Mary E. Smith Residence

Page 12 of 12

## HISTORICAL MAPS AND PHOTOGRAPHS

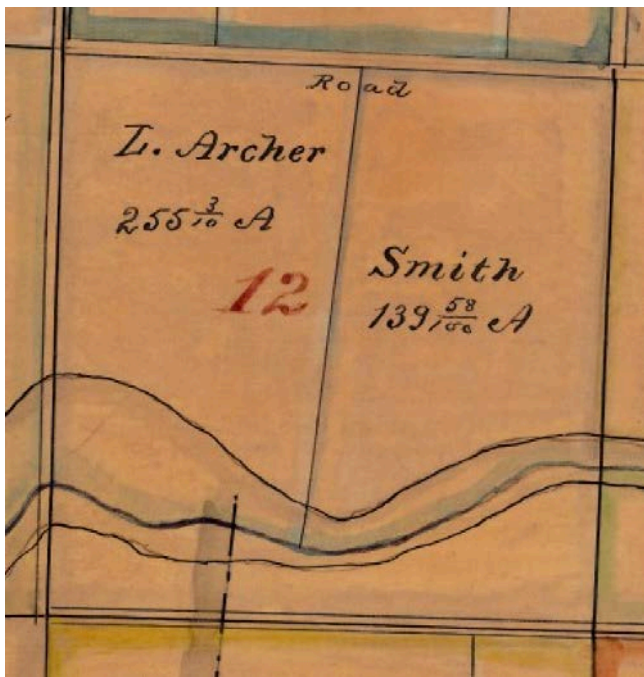


Figure 19. Portion of *Map of the So Called 500 Acre Lots of the Pueblo de San Jose, 1865*, showing Lot 12. Bounded on the north by McLaughlin Avenue, on the west by Story Road, and on the south by Senter Road.

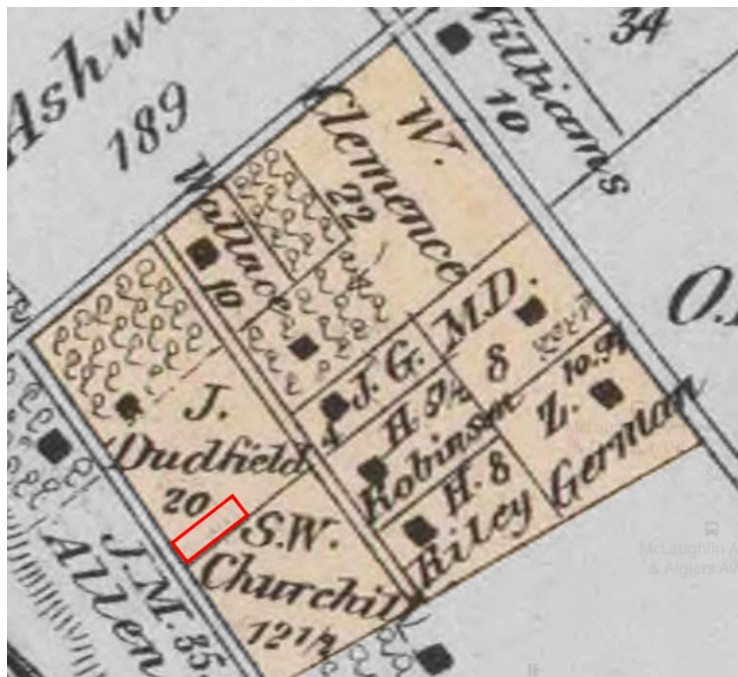


Figure 20. L. Archer's Homestead Lots shown in color. Subject property outlined in red (Source: 1876 Thompson & West Atlas of Santa Clara County).

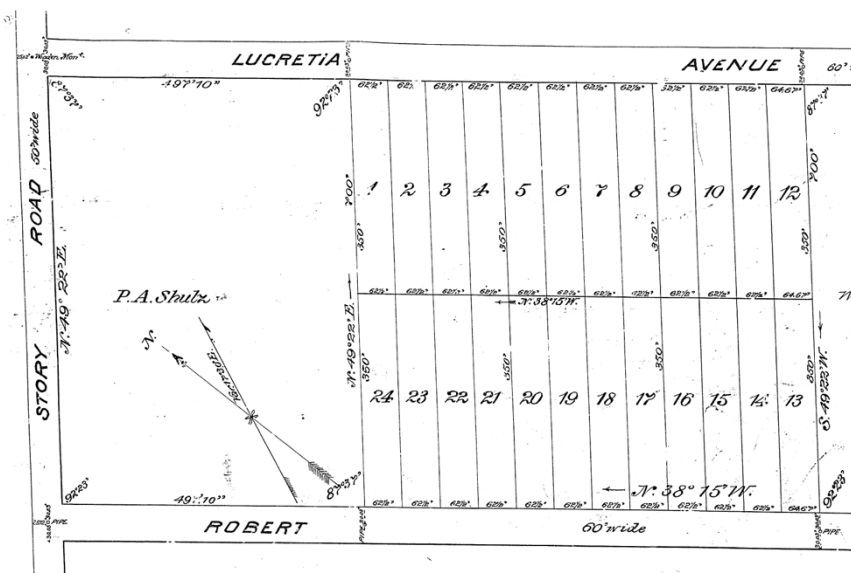


Figure 21. Map of the Garden Villa Tract (SCC Recorded Maps Book M, Page 12) .