

CRITERIA 2 & 5 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 2 and 5:

- Criterion 2 (The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation)
- Criterion 5 (The architect or building was important)

Address	Criteria	Category
2277 Byron Street	2, 5	1
421 California Avenue	2, 5	2
1485 Edgewood Drive	2, 5	2
1341 University Avenue	2, 5	2

2277 BYRON STREET

APN: 124-05-024

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion C (Architecture)

Identified Period of Significance: 1939-1946

Summary of Significance: 2277 Byron Street was deemed eligible under Criterion C as an attractive early California Ranch style building that predated the later speculative Ranch typology built en-masse following World War II. The design reflects the craftsmanship of Stedman & Stedman. Despite an addition in 1948 and the enclosure of a rear patio in 1957, the integrity appears to be maintained.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Corner windows replaced; no other alterations visible.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to be 1939, the year of the building's construction.

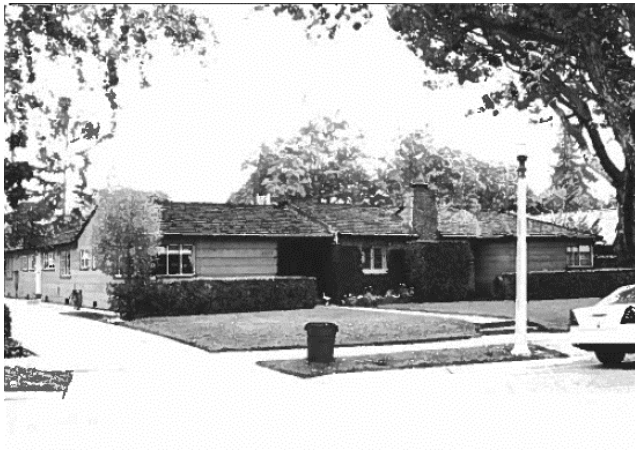


Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 2 (The structure or is particularly representative of an architectural style or way of life important to the city, state or nation.)
- Criterion 5 (The architect or building was important.)

Statement of Significance: The subject property is an attractive and early example of the California Ranch style with notable and significant Second Bay Tradition design influences as designed by

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

important local builders Stedman & Stedman. Stedman and Stedman were a brother duo known for their high-quality construction of single-family residences on the Peninsula from c.1934-1941.

Period of Significance: 1939

Palo Alto Historic Inventory Category: Category 1*

**Note, this is one of the few properties with significance as an "Exceptional Building" of pre-eminent national or state importance. It is a meritorious work of important local builders Stedman & Stedman and is an outstanding example of an early California Ranch style house with Second Bay Tradition influences.*

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 2277 Byron St

P1. Other Identifier: 2277 Byron St
P2. Location: Not for Publication Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___¹/₄ of ___¹/₄ of Sec ; ___ B.M.
c. Address 2277 Byron St City Palo Alto Zip 94301
d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 124 05 024

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

The house at 2277 Byron Street is a one-story wood-frame structure clad in unusually wide, V-groove, redwood siding. It is covered by a roof with hipped and gabled parts and with overhanging eaves and exposed rafters. It is an irregular U-shape in plan with a principal wing parallel to the street and secondary wings projecting toward the rear from either end. These wings embrace an outdoor area at the rear with a northeastern exposure. A portion of this outdoor area was enclosed in 1957. With its unadorned, wide wood siding, large tapered chimney, recessed entrance vestibule, steel casement windows, and roof which is too low for a useable attic, this house is a Bay Region version of the Modern Ranch Style. The low profile, regional materials, simplicity of form and decoration, and orientation to outdoor living are associated with pre-World War II efforts to develop an appropriate house for modern California. Before the war these were built in limited numbers, primarily for upper middle class clients. After the war, vast numbers were built in sprawling subdivisions that radically changed the landscape.

*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 #) _____
2277 Byron St; view northeast;
09/16/99; by B. Vahev; roll BRV-82,
neg #30

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1939; Daily Pacific Builder

*P7. Owner and Address:
Carl & Helen Biorn
2277 Byron St Palo Alto CA 94301

*P8. Recorded by: (Name, affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded: _____
March 31, 2000

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

*Attachments: NONE Location Map Sketch 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 2277 Byron St

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: Modern Ranch

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

1939: Built (*Daily Pacific Builder*)

1946: Addition

1957: Patio converted to family room

1991: Skylight addition

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: Stedman and Stedman (1939); Schmaley and Stenbit (1946)

*B10. Significance: Theme Modern Ranch style Area Palo Alto

Period of Significance 1939-1946 Property Type Residential Applicable Criteria C

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

History

Site: The house at 2277 Byron Street is located in the two-block Emery Subdivision No. 2. This subdivision along with the Emery Subdivision No.1 was developed in combination with the ten-acre Seale Academy grounds and an undeveloped five acre parcel located on the northern boundary of those grounds. The current dimensions of the lot show a 10 foot addition across the rear when compared to the property lines delineated on the Sanborn map of 1949.

Structure: The *Daily Pacific Builder* of 2 November 1939, noted the construction of a one story, single family residence at 2277 Byron. Stedman and Stedman built the house for David L. Samuels at a cost of \$10,500.00. The *Palo Alto City Directory* of 1940 listed David Samuels and his wife Katherine as owners and occupants of the house. The *Palo Alto Times* of 21 January 1946 recorded a building permit issued to the Samuels for an addition to be done by Schmaling and Stenbit. The assessment record notes the conversion of a patio at the rear of the house into a family room in 1957. A swimming pool was installed in 1978 and a pair of skylights (4 feet by 3 feet and 4 feet by 5 feet) were cut through the roof in 1991.

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: _____

See continuation sheet.

B13. Remarks: _____

*B14. Evaluator: Michael Corbett

Date of Evaluation: March 31, 2000

(Sketch map with north arrow required)

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 2277 Byron St

Recorded by Michael Corbett/Steve Hardy (history)

*Date March 31, 2000 Continuation Update

History (continued)

Use: David and Katherine Samuels had the single family residence built for themselves in 1939-40. At that time, Mr. Samuels worked as a lawyer in San Francisco. During the war he worked in San Francisco for the Reconstruction Finance Corporation. After the war, he opened an office in Palo Alto in partnership with Warren R. Thoits. Samuels was active in a variety of civic affairs in Palo Alto and Santa Clara County. The *City Directory* of 1948 listed a new occupant, the widow of the former head of the music department at Castilleja School, Mrs. Edna W. True.

Evaluation

The house at 2227 Byron is an attractive and early example of a type of house that would later be built in very large numbers. The design reflects the high level of craftsmanship characteristic of the work of Stedman and Stedman. It appears to be eligible for the NRHP under criterion C at the local level of significance. The period of significance is from the year it was built, 1939, to 1946, when the original owners built an addition. The enclosure of a patio at the rear in 1957 appears to have maintained the character of the design and does not result in a loss of integrity.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Daily Pacific Builder. 2 November 1939.

Palo Alto City Directory. 1940-1948.

Palo Alto Community Book.

Palo Alto Historic Survey Update. Property File.

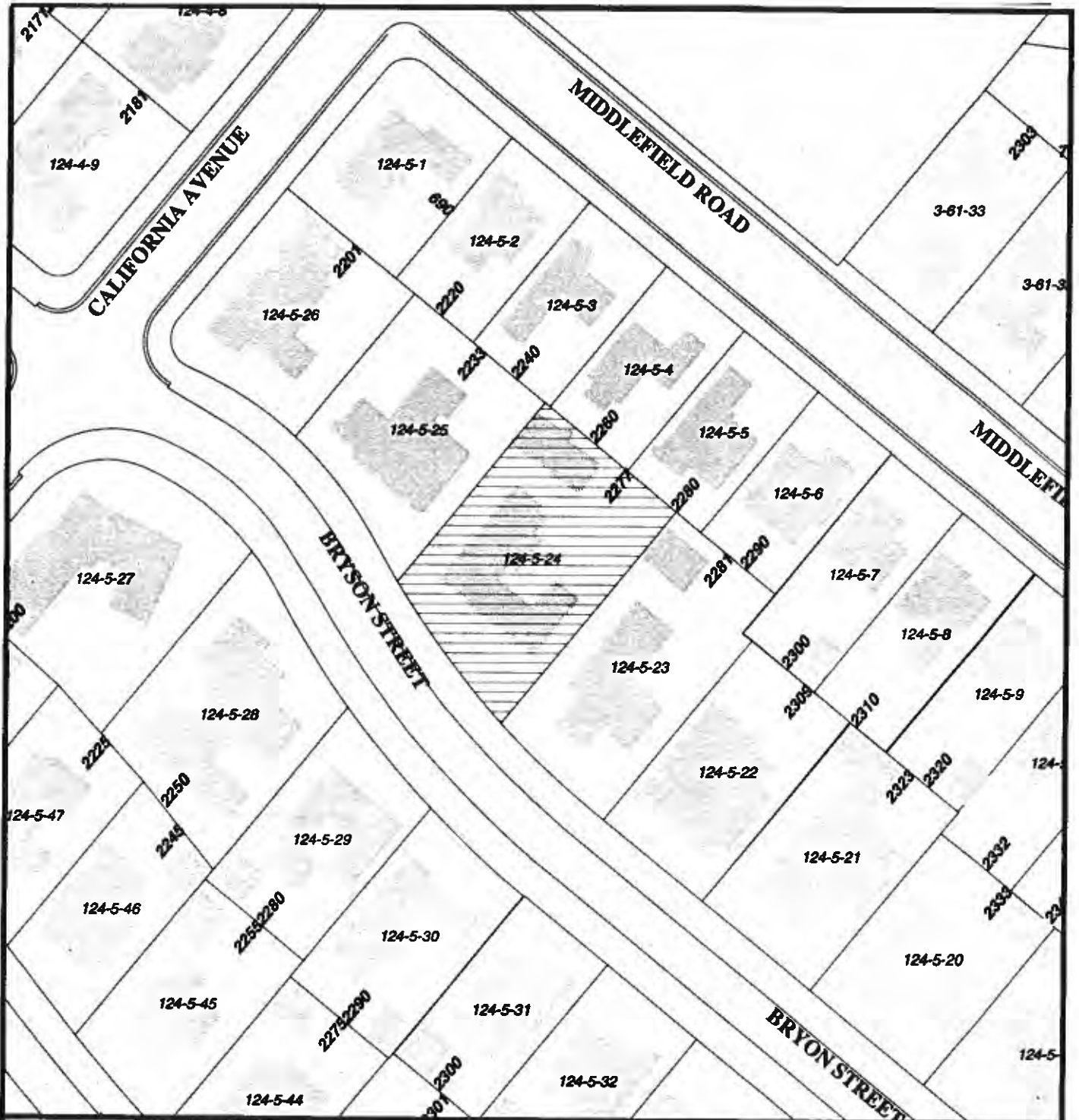
Palo Alto Times. 31 April 1945, 21 January 1946.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.


Santa Clara County. Tax Assessor. Assessment Record. 1949, 1958, 1967.


United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

LOCATION MAP



2277 Byron Street
124-05-024

This map is a product of the City of Palo Alto GIS 



421 CALIFORNIA AVENUE

APN: 124-33-020

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion C (Architecture)

Identified Period of Significance: 1929

Summary of Significance: 421 California Avenue was deemed eligible under Criterion C as a notable example of a commercial building in the Spanish Colonial Revival style and a rare example of the style in brick designed by notable Palo Alto architect Birge Clark. It was constructed with exemplary craftsmanship using high quality materials including Batchelder tiles.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Wrought-iron fixtures mentioned in DPR have been removed, but no other visible alterations beyond signage.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The significance has been updated with acknowledgment of a few alterations to the façade over time.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 2 (The structure or is particularly representative of an architectural style or way of life important to the city, state or nation);
- Criterion 5 (The architect or building was important)

Statement of Significance: 421 California Avenue is significant as a notable example of a commercial building in the Spanish Colonial Revival style, and a rare example of the style in brick

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

designed by prolific Palo Alto architect Birge Clark. Despite alterations to the facade including removal of original wrought iron features, the building retains significance as a unique work by important local architect Birge Clark.

Period of Significance: 1929

Palo Alto Historic Inventory Category: Category 2

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S

Other Listings
 Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource Name or #: (Assigned by recorder) 421 California Avenue

- P1. Other Identifier: 421 California Avenue
 P2. Location: Not for Publication Unrestricted *a: County Santa Clara
 and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
 *b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___/___ of ___/___ of Sec ___; B.M.
 c. Address 421 California Avenue City Palo Alto Zip 94306
 d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
 *e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 124-33-020

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

The building at 421 California Avenue is located on a mid-block lot on the southeast side of the street in a dense neighborhood commercial district. The property is rectangular in shape with a frontage of 21 feet on California Avenue and a depth of 79 feet. The building measures 21 by 60 feet and occupies 1,260 square feet. It is built to the property line at the front. At the rear, there is a separate, one-story structure of more recent construction.

The building is a one-story reinforced concrete structure with a flat roof except at the street front where there is a side-gabled roof. The front of the building is faced in a decorative brick veneer in a distinctive bond utilizing standard and specially shaped bricks – a course of headers, three courses of stretchers, and courses of half bricks called split bricks between each course of standard sized bricks. The brick front includes a round-arched opening, corbeled brackets at the eaves, and corbeled buttresses at the ends. The visible face of the gable roof is clad in red roof tiles.

see continuation sheet

- *P3b Resource Attributes: (List attributes and codes) HP6
 *P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)



P5b. Description of Photo:
 (View, date, accession #) 421 California Ave; view east; 08/08/01; by B. Vahey; roll BRV-XX, neg #33
 *P6. Date Constructed/Age and Source: Historic Prehistoric Both
Palo Alto Times 14 October 1927
 *P7. Owner and Address:
Vera Leung et al.
2830 Ross Road
Palo Alto, CA 94303
 *P8. Recorded by: (Name, affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105
 *P9. Date Recorded:
15 August 2001
 *P10. Survey Type: (Describe)
Intensive

- P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore)
 *Attachments: NONE Location Map Sketch 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) _____

CONTINUATION SHEET

Page 2 of 6

Resource Identifier: 421 California Avenue

Recorded by Michael Corbett/Steve Hardy (history)

*Date 11 October 2001

Continuation Update

Description (continued)

Inside the brick arch, there is an open-air vestibule with seating. The building is entered through a central door in a plate-glass front. The interior consists of a seating area at the front with kitchen, preparation, and storage areas at the rear.

In addition to the decorative use of structural materials at the front, strictly decorative tile and iron are used at the front, in the vestibule, and on the interior. Decorative polychrome tiles are used to face the base of the front and as a wainscoting in the vestibule and interior. This tile, known as Batchelder tile, was produced in a factory in Los Angeles owned by Ernest A. Batchelder, an arts-and-crafts movement teacher and writer who was best known for his tiles. According to Thomas Wyman, in this building, "Tiles cover wall areas to a height of 51" and provides a veritable catalog of smaller Batchelder tile patterns which were available at that time." (p. 8). These include lions, Aztec figures, and decorative patterns, as well as vari-colored tiles. The floors are paved in flagstone tiles.

In addition, the building was embellished with decorative wrought iron work including sconces, hanging lamps, and a T-shaped piece in the arch.

According to Birge Clark, at some point the decorative brick front was stuccoed over and subsequently (by 1976), was exposed again by sandblasting off the stucco. The brick shows the mottled result of sandblasting. Permits for interior remodeling in 1969 and 1983 did not remove decorative tile or iron work.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 421 California Avenue

B1. Historic Name: Golden State Creamery, Home Dairy No. 4
B2. Common Name: Round Table Pizza
B3. Original Use: commercial (creamery)
*B5. Architectural Style: Spanish Colonial Revival B4. Present Use: commercial (restaurant)
*B6. Construction History: (Construction date, alterations, and date of alterations)
Built 1929; interior remodelings by permits in 1969 and 1983

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features:

None

B9a. Architect: Birge Clark b. Builder: W.P. Goodenough
*B10. Significance: Theme Architecture Area Palo Alto
Period of Significance 1929 Property Type commercial Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

The property at 421 California Avenue was built in a section of Palo Alto that had been annexed to Palo Alto only four years earlier in 1925. The site was previously part of Mayfield. California Avenue, originally Lincoln Avenue, was part of the original town of Mayfield, laid out by William Paul in 1867. This property was on a section of Lincoln Avenue that developed as a perpendicular extension of Mayfield's downtown, centered on El Camino Real. After the area was annexed to Palo Alto in 1925, the street name was changed to California Avenue, the block was partially resurveyed, and the street was largely redeveloped with fireproof buildings as the main commercial street shifted from El Camino Real to California Avenue.

In its early years, the site of this property appears to have overlapped a two-story wood structure with a store and a meat market on the ground floor that was shown at 38-39-40 Lincoln Avenue on the 1884 to 1894 Sanborn maps. On the 1904 and 1908 Sanborn maps, there was a two-story, wood-frame dwelling on this site. On the 1925 Sanborn map, the site was vacant.

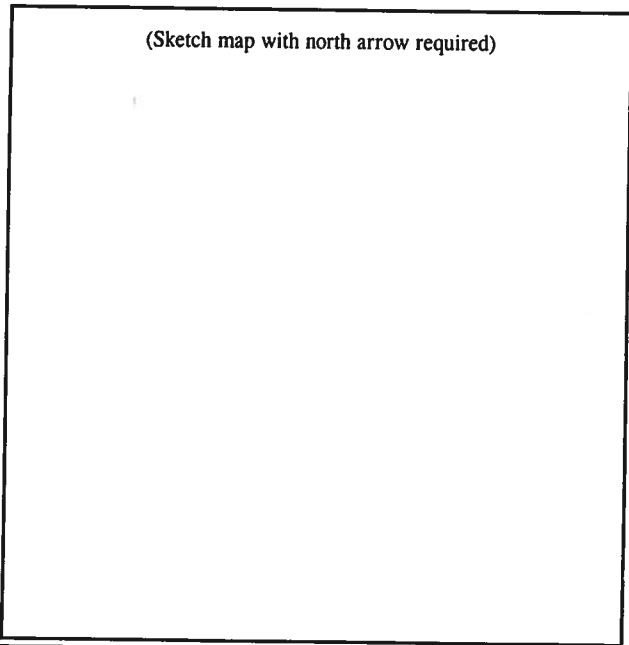
On 14 October 1929, the *Palo Alto Times* reported that Jessie K. Smith had contracted Wells P. Goodenough to build a new "class C" store building on this site for \$12,000. According to the architect, Birge Clark, "This building was one of the more sophisticated [examples of the] Early California [style] with alternate courses of split brick." The split brick was created by skilled masons, rather than manufactured as would later be the case.

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____
*B12. References:

See continuation sheet.

B13. Remarks:



*B14. Evaluator: Michael R. Corbett
Date of Evaluation: 11 October 2001

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 6

Resource Identifier: 421 California Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date 11 October 2001

Continuation Update

History (continued)

The owner, Jessie K. Smith, was the wife of Norwood B. Smith, engaged in real estate business in Palo Alto beginning in 1910. The building was built as an outlet of the Golden State Creamery, listed as Home Dairy No. 4 in the 1930 city directory and as Home Dairy No. 24 from 1931 to 1932. The Golden State Milk Products Company bought a competitor, the Home Dairy, in 1929, about the time this building was built. The owner of the Home Dairy, Manuel I. Piers, remained with the Golden State Milk Products Company as its manager until 1937, and maintained a separate Home Dairy Division within the larger company. Advertisements for the Home Dairy in the 1930 city directory stated: "Producers of Milk and Cream, Highest Grade Dairy Products, Willow Road, N. Palo Alto." According to a 1987 article, "Home Dairy was the first in California to sell Grade A pasteurized milk from tubercular-tested cows."

In 1933, this property was listed as Meierdierk's Creamery. In 1934, it was listed as Leonard P. Bishop's Creamery. Bishop remained at this location until about 1969, variously listed as a creamery, an ice cream parlor, a confectionary, and a restaurant. Bishop's brother, Samuel Bishop, owned the nearby California Avenue Pharmacy for many years and served on the Palo Alto City Council from 1951 to 1963.

On 18 November 1969, the Round Table Franchise Corporation applied for a building permit to remodel the interior. The work was to cost \$15,000. A permit to make repairs costing \$12,000 was applied for on 1 August 1983. The building is still a Round Table Pizza outlet in 2001.

Evaluation

The building at 421 California Avenue appears eligible for the NRHP under criterion C at the local level of significance. The period of significance is 1929, the year of construction.

This building is a notable example of a commercial building in the Spanish Colonial Revival Style in Palo Alto. It is a rare example of a brick building in that style — most are wood frame structures with stucco cladding. It is a distinguished example of the work of the notable Palo Alto architect, Birge Clark. It is distinguished most of all by its use of materials. It is a striking and unusual example of brick construction, a reflection of both the architectural design and the skill of the masons who built it. It is embellished with Batchelder tiles inside and out. Its roof is clad in red mission tiles. Altogether it is a showpiece of brick and tile construction. In addition, it is embellished with decorative wrought iron fixtures.

References

Anderson, Timothy J., Eudora M. Moore, and Robert W. Winter, editors. *California Design 1910*. Pasadena: California Design Publications, 1974.

Clark, Birge. Elevations of 419 and 421 California Street, n.d. Department of Special Collections Stanford University Libraries.

Clark, Birge. "Commercial Buildings in Palo Alto Designed by the Office of Birge M. Clark." Typescript filed in obituary file of Birge Clark at Palo Alto Public Library. 29 July 1976.

Lowndes, William B. *Brick, Stone, and Plaster*, International Library of Technology No. 31F. Scranton: International Textbook Company, 1926.

MetroScan/Santa Clara. County assessor's information on Palo Alto properties including assessor's parcel map. 1997.

Miller, Guy C., editor. *Palo Alto Community Book*. Palo Alto: Arthur H. Cawston Publisher, 1952.

Palo Alto City Directory. 1928-1970.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 421 California Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date 18 August 2001

Continuation Update

References (continued)

Palo Alto Times. Building contract notice. 14 October 1929.

Palo Alto Times. "Retired Creamery Operator: Leonard P. Bishop dies at 68." 25 May 1971.

Sanborn Map Company. *Insurance Maps of Mayfield*. New York: 1884.

Sanborn Map Company. *Insurance Maps of Mayfield*. New York: 1888.

Sanborn Map Company. *Insurance Maps of Mayfield*. New York: 1894.

Sanborn Map Company. *Insurance Maps of Mayfield*. New York: 1904.

Sanborn Map Company. *Insurance Maps of Mayfield*. New York: 1908.

Sanborn Map Company. *Insurance Maps of Mayfield*. New York: 1925.

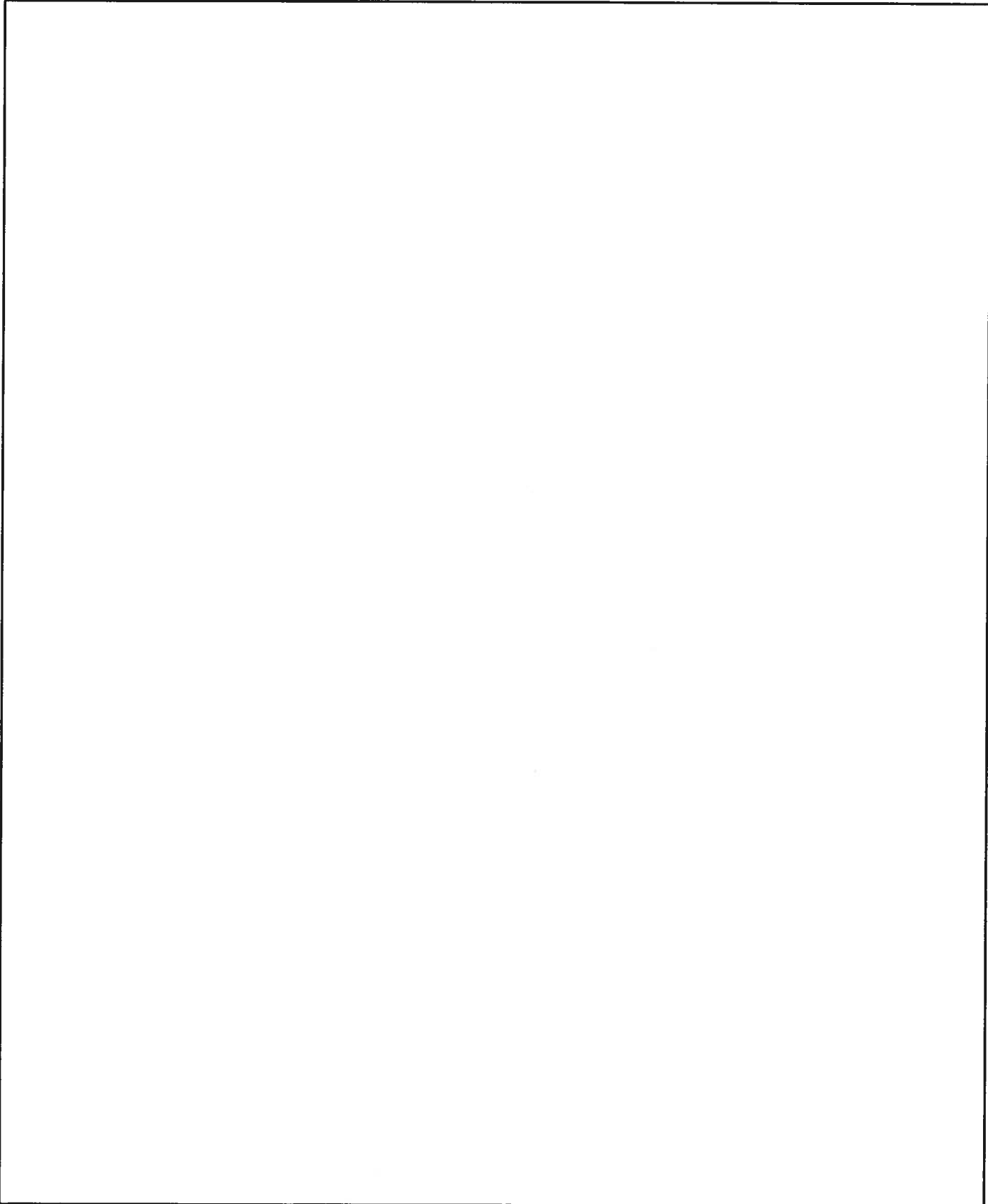
Sanborn Map Company. *Insurance Maps of Mayfield*. New York: 1925; revised to 1948.

Santa Clara County. Tax Assessor. Assessment Record.

Trapp, Kenneth R., editor. *The Arts and Crafts Movement in California: Living the Good Life*. New York: Abbeville Press, 1993.

Wyman, Thomas S. "An Architect and His Use of Tile: Birge Clark of Palo Alto." *Tile Heritage*. Vol. II:1 (Spring 1995), pp. 3-13.

LOCATION MAP



1485 EDGEWOOD DRIVE

APN: 003-11-022

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion C (Architecture)

Identified Period of Significance: 1937

Summary of Significance: 1485 Edgewood Drive was deemed eligible under Criterion C as a notable example of an early modern house in Palo Alto and was completed by important local builders Aro & Okerman.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The style has been updated from Modern Ranch to Spanish Eclectic.



Figure 1: 1997-2001 Survey Update photograph.

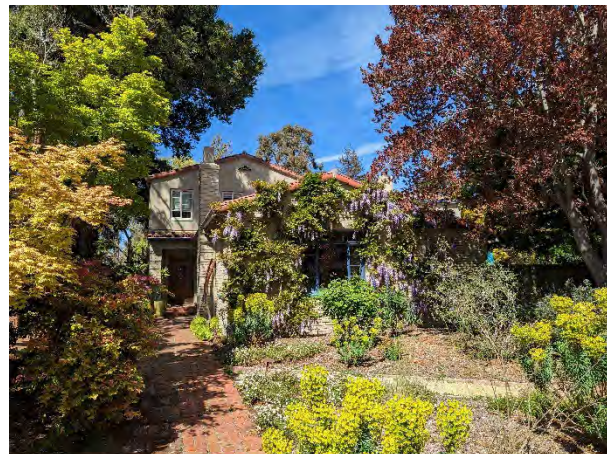


Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 2 (The structure or is particularly representative of an architectural style or way of life important to the city, state or nation)
- Criterion 5 (The architect or building was important)

Statement of Significance: 1485 Edgewood Drive is significant as a notable example of the Spanish Eclectic style in Palo Alto with modern influences, and as a work of the important local builders Aro & Okerman.

Period of Significance: 1937

Palo Alto Historic Inventory Category: Category 2

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 1485 Edgewood Dr

- P1. Other Identifier:** 1485 Edgewood Dr
- P2. Location:** Not for Publication Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___ ¼ of ___ ¼ of Sec ; ___ B.M.
c. Address 1485 Edgewood Dr City Palo Alto Zip 94301
d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 003 11 022

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

The house at 1485 Edgewood Drive is a wood-frame structure clad in stucco on its main, two-story wing, and in brick veneer on a projecting one-story wing at the front. Both wings are covered by red-tiled roofs. The two wings of the house form an L-plan that frames an outdoor area oriented to the southeast. Because the best orientation to sunlight is on the street side, the outdoor area framed by the wings of the house is enclosed by a brick wall for privacy. On the west side of the outdoor area, along the east side of the one-story wing, is an open covered space for sheltered outdoor activities.

The appearance of this house mixes imagery associated with the Modern Ranch Style with massing more typical of the Spanish Colonial Revival or Monterey Revival Styles. The visual character of the house is established by the use of contrasting materials (stucco, brick, red tile) with a minimum of embellishment and by the relationship of the wings of the buildings to the outdoors.

***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 #) _____
1485 Edgewood Dr; view northeast;
09/14/99; by B. Vahey; roll BRV-79,
neg #16

***P6. Date Constructed/Age and Source:** Historic
 Prehistoric Both
1937; Palo Alto Times

***P7. Owner and Address:**
Stanton & Joyce Eversole
1485 Edgewood Dr Palo Alto CA
94301

***P8. Recorded by:** (Name, affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

***P9. Date Recorded:**
March 24, 2000

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

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

***Attachments:** NONE Location Map Sketch 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1485 Edgewood Dr

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: Modern Ranch with Spanish Colonial Revival/Monterey Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1937: Built (*Palo Alto Times*)
1953: Addition of playroom

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: Aro and Okerman

*B10. Significance: Theme _____ Design _____ Area Palo Alto

Period of Significance 1937 Property Type Residential Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: A *Map of the City of Palo Alto Showing the City Limits on January 1, 1921* identified all the land on which Crescent Park subdivision no. 2 was to be built as yet undeveloped and belonging to "Jesurun." This area remained undeveloped at the time of the City Map of 1924, but by July 1929, the streets had been laid out and the blocks subdivided into parcels. On that map, the lot at 1485 Edgewood Drive (parcel no. 12 of Block no. 121) was already established.

Structure: The *Palo Alto Times* printed, on 24 February 1937, a building permit notice for a new residence located at 185 Edgewood (1485 Edgewood after 1949). This notice named Arnold Rumwell the owner, the firm of Aro and Okerman as the builder, and \$13,700 the cost. It did not name an architect. The *Palo Alto City Directory* first listed the address in the edition of 1937 when Arnold and Muriel Rumwell were identified as owning occupants. The Rumwells continued to be listed at the address until 1953. The Assessor's records noted that a playroom was added in 1953.

Use: The eight-room, single-family dwelling at 1485 Edgewood was commissioned in 1937 by Arnold Rumwell, who was the Palo Alto City Attorney from 1932 until his resignation and relocation to Palm Springs in 1953. From the time the house was built until he left the city, Mr. Rumwell and his wife lived there. Rumwell also invested in Palo Alto real estate and maintained a private law practice.

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: March 24, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 1485 Edgewood Dr

Recorded by Michael Corbett/Steve Hardy (history)

*Date March 24, 2000

Continuation

Update

Evaluation

This house, at 1485 Edgewood Drive, is a notable example of an early modern house in Palo Alto, built by Aro and Okerman, important local builders. The house appears eligible to the NRHP under criterion C at the local level of significance. The period of significance is 1937, the year it was built. Built for Arnold Rumwell, Palo Alto City Attorney and real estate investor, it has interesting historical associations as well. With additional research on Arnold Rumwell it may also be eligible under criterion B.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Map of the City of Palo Alto. 1921, 1924, 1929, 1949.

Palo Alto Historical Society files for obituary of Arnold Rumwell (no date).

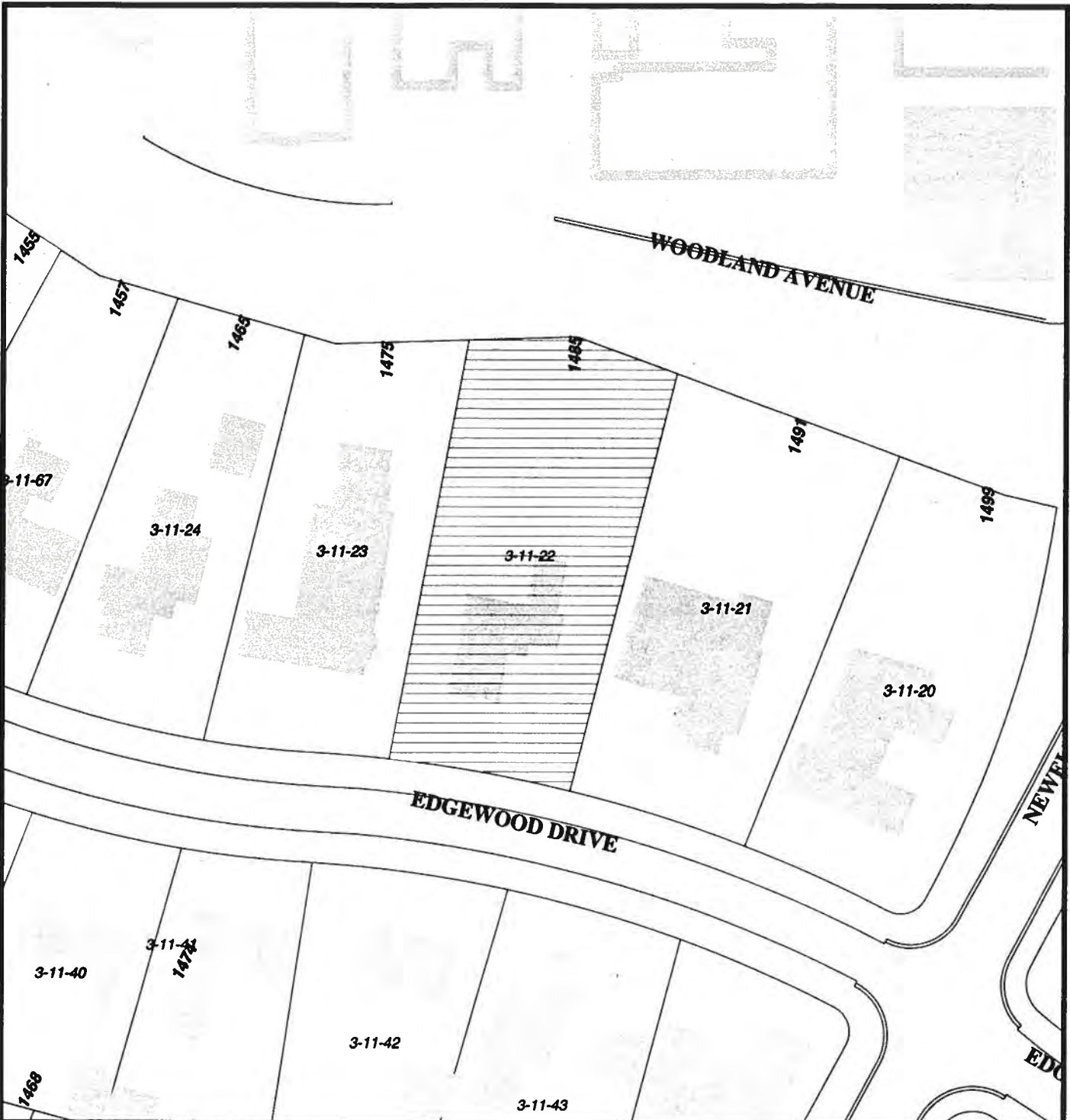
Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 24 February 1937, 26 July 1934, 28 September 1940, 2 June 1943, 17 January 1947, 22 February 1951.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.



Santa Clara County. Tax Assessor. Assessment Record. 1949, 1954, 1960, 1967.

United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.



1485 Edgewood Dr
003-11-022

This map is a product of the City of Palo Alto GIS



1341 UNIVERSITY AVENUE

APN: 124-16-033

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion C (Architecture)

Identified Period of Significance: 1925

Summary of Significance: 1341 University Avenue was deemed eligible under Criterion C as a rich example of the Mediterranean Revival style in Palo Alto, and an apparent work by the important local builder H.H. Dabinett.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Second story windows possibly replaced; no other alterations visible.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: None.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 2 (The structure or is particularly representative of an architectural style or way of life important to the city, state or nation);
- Criterion 5 (The architect or building was important)

Statement of Significance: 1341 University Avenue is significant as a notable example of the Mediterranean Revival style designed by the important local builder H.H. Dabinett. Despite window replacements, the building otherwise retains its overall character, massing, and materials.

Period of Significance: 1925

Palo Alto Historic Inventory Category: Category 2

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 1341 University Ave

- P1. Other Identifier: 1341 University Ave
- P2. Location: Not for Publication Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
- *b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___/___ of ___/___ of Sec ___; ___ B.M.
- c. Address 1341 University Ave City Palo Alto Zip 94301
- d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
- *e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 003 06 020

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

The house at 1341 University Avenue is a two-story, stucco-clad structure covered by a red tiled hip roof. The main part of the house is a two-story structure in an irregular U-shape with its arms projecting southward toward University Avenue. On the ground floor, the space between the arms is filled by an arcaded entrance porch with a deck above. The house is extended into the landscape by several ground story bays and extensions. Most notably, on the east side facing Palm Street are two round bays of different sizes and designs — one with a red-tiled roof and one with a balustraded deck. There is a rich texture to the house, achieved by a simple scheme of embellishment — overhanging eaves with projecting rafter ends, balustrades over ground floor wings, and arches and blind arches over ground floor windows. It is a Mediterranean Revival style 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 #) _____
1341 University Ave; view west;
09/14/99; by B. Vahey; roll BRV-78,
neg #12

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1925; Palo Alto Times

*P7. Owner and Address:
Joanne Dexter
2680 Bayshore Pkwy #1006
Mountain View CA 94043

*P8. Recorded by: (Name,
affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded:
March 24, 2000

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

*Attachments: NONE Location Map Sketch 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1341 University Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: Mediterranean Revival

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

1925: Built (*Palo Alto Times*)

1936: Addition

1968: Alteration

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: H.H. Dabinett (1936)

*B10. Significance: Theme Mediterranean Revival Area Palo Alto

Period of Significance 1925 Property Type Residential Applicable Criteria C

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

History

Site: The *Plat of Crescent Park* printed in the *Palo Alto Times* on 5 May 1923 shows Lot 2 in Block 2 of the development (Block 112 on city maps) to have originally been 155 by 150 feet. The property kept those dimensions through the *Map of the City of Palo Alto* of 1929, but a 1949 city map has it at its current dimensions of 90 by 125 feet.

Structure: The *Palo Alto Times* reported, on 3 June 1925, that Miss Jennie Lawson had acquired the property now numbered 1341 University. The Assessor's records date the house to 1924, but it was not on the Sanborn map of August 1924. The *Palo Alto City Directory* first lists Jennie Lawson living at the address in 1926. The *Daily Pacific Builder* reported, on 21 February 1936, that H.H. Dabinett was building a \$1,000 addition to the house for D.H. Foote. The Assessor's records noted a \$3,000 alteration in 1968.

Use: The *Palo Alto City Directory* first listed the single family residence at 1341 University in 1926 at which time it was the home of the two women who had it built, Jennie Lawson and her widowed mother, Elizabeth Lawson. Neither woman was listed with an occupation. The Lawsons had left the house by 1932. (Mrs. Lawson died in Palm Springs in 1942 [*Palo Alto*])

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: March 24, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 1341 University Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date March 24, 2000

Continuation

Update

History (continued)

Times 20 March 1941.) According to the record in the *Palo Alto City Directory*, the house has always been a single family dwelling owned by its occupants.

Evaluation

The house at 1341 University appears eligible for the NRHP under criterion C at the local level of significance. The period of significance is 1925, the year it was built. The house is a rich example of the Mediterranean Revival style in Palo Alto and, based on what is known (no architect has been identified), it appears to be an outstanding example of the work of the important Palo Alto builder H.H. Dabinett.

Based on what is currently known about the construction history of this house, it possesses integrity. Further research may reveal recent alterations that are stylistically compatible with the original but which could affect its integrity.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Map of the City of Palo Alto. 1929, 1949.

Palo Alto Times. 5 May 1923, 3 June 1925, 20 March 1941.

Peninsula Times Tribune. 5 April 1983, 28 June 1990.

Palo Alto City Directory. 1926-1957.

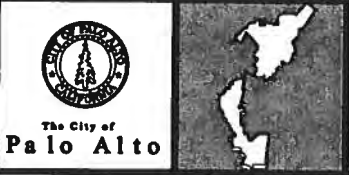
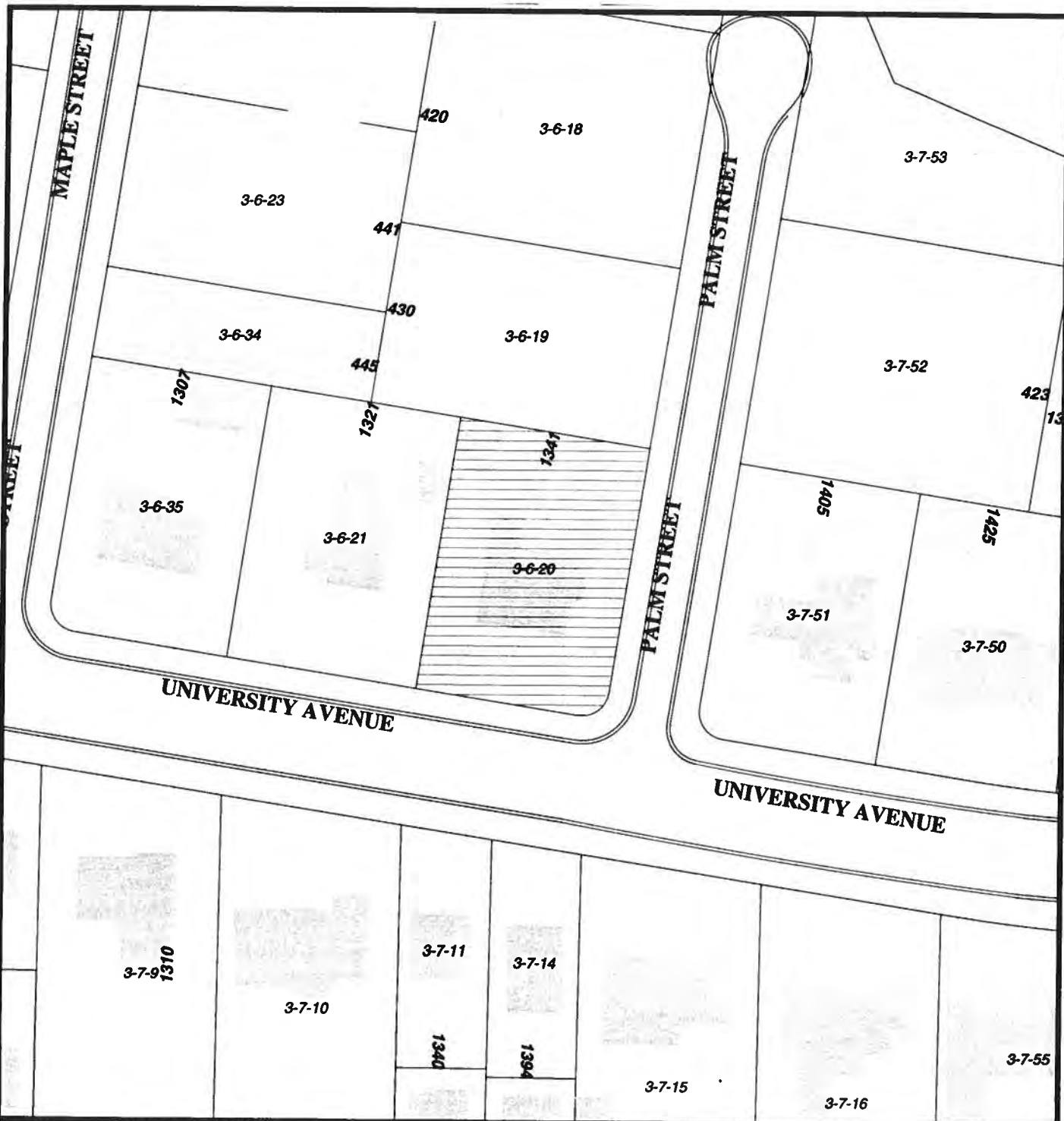
Palo Alto Historic Survey Update. Property File.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1967.



United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

LOCATION MAP



1341 University Ave
003-06-020

This map is a product of the City of Palo Alto GIS



CRITERIA 2 & 6 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 2 and 6:

- Criterion 2 (The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship)

Address	Criteria	Category
381 Guinda Street	2, 6	1
925 Hamilton Avenue	2, 6	2
972 Hamilton Avenue	2, 6	2

CRITERIA 2 & 6 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 2 and 6:

- Criterion 2 (The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship)

Address	Criteria	Category
381 Guinda Street	2, 6	1
925 Hamilton Avenue	2, 6	2
972 Hamilton Avenue	2, 6	2

381 GUINDA STREET

APN: 003-03-007

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion C (Architecture)

Identified Period of Significance: 1908-1930

Summary of Significance: 381 Guinda Street was deemed eligible under Criterion C as an unusually large example of a Craftsman Bungalow.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to be 1908, the year of the building's construction.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 2 (The structure or is particularly representative of an architectural style or way of life important to the city, state or nation.)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.)

Statement of Significance: The subject building is an excellent and unusual example of a large Craftsman Bungalow with First Bay Tradition design characteristics and stylistic references to the "Ultimate Bungalows" of Greene and Greene, including a unique second-floor sleeping porch. It retains a high level of integrity.

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

Period of Significance: 1908

Palo Alto Historic Inventory Category: Category 1*

**Note, this is one of the few properties with significance at the state and national level as an "Exceptional Building" that is an outstanding example of a specific architectural style.*

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 381 Guinda St

- P1. Other Identifier:** 381 Guinda St
- P2. Location:** Not for Publication Unrestricted *a: County Santa Clara
 and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
 *b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___ ¼ of ___ ¼ of Sec ___ B.M.
 c. Address 381 Guinda St City Palo Alto Zip 94301
 d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
 *e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 3-3-7

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

The house at 381 Guinda Street is a two-story bungalow. It is a wood-frame structure clad in shingles and covered by a low-pitched gable roof. This is an unusually large gable roof that spans a wide area. Although it is designed to look otherwise, the footprint of this house is the same as a common local type, the square cottage with a projecting wing and half porch at the front. In 1949, the Tax Assessor noted redwood trim on the interior, which was illustrated in a 1968 newspaper article. An open sleeping porch on the southeast side is visible from the street. In style, this is a Craftsman bungalow, characterized by its form and detail. Typical details include heavy timber braces, a trellis above a balcony adjoining the sleeping porch, and classical references in porch posts.

***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 #) _____
381 Guinda St: no view; 1 June 2000;
by M. Corbett; roll PA-MC, neg #7

***P6. Date Constructed/Age and Source:** Historic
 Prehistoric Both
1908; Palo Alto Times

***P7. Owner and Address:**
Baszucki, David B and Ellison, Jan M.
Trustee, 381 Guinda, Palo Alto, CA

***P8. Recorded by:** (Name, affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

***P9. Date Recorded:** _____
May 10, 2000

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

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

***Attachments:** NONE Location Map Sketch 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 381 Guinda St

- B1. Historic Name: _____
- B2. Common Name: _____
- B3. Original Use: _____
- B4. Present Use: Single family property
- *B5. Architectural Style: Craftsman Bungalow
- *B6. Construction History: (Construction date, alterations, and date of alterations)
1908: Built (*Palo Alto Times*)
- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: _____

- B9a. Architect: _____
- b. Builder: unknown
- *B10. Significance: Theme Craftsman Bungalow Area Palo Alto
Period of Significance 1908-1930 Property Type Residential Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The house at 381 Guinda Street is situated on a 70-by-125-foot lot at the corner of Guinda Street and Lytton Avenue within the original 1889 boundaries of University Park.

Structure: The *Palo Alto Times* reported, on 4 December 1908, the construction of a new two-story residence at 381 Guinda Street. The owner was Mary A. Gibson, and the cost estimate was \$4,000. If it was begun in December 1908, it would have been completed in 1909.

Use: According to the Staff Report prepared for the Historic Resources Board, the single family residence at 381 Guinda Street was built in 1909 for a family named Gibson. The Gibsons sold it in 1914 to a native of San Francisco named Frank G. Farren who lived at the address with his sister and other family members. At the time of the U.S. Census of 1920, it was the sister, Mary A. Farren, single, who was identified as the head of the household and living in the Guinda house with her elder brother, Frank, a cousin named Catherine Craig, twenty-two years old and also single, and an Irish-born servant named perhaps Nora Schanz. The *Palo Alto Times* published, on 5 September 1945, an obituary for Frank Farren in which he was reported to have resided in Palo Alto for thirty-two years and to have been living at the same address at the time of his death. Assessor's records prepared about 1949 identified the owner at that time to have been Mary L. Spillane.

See continuation sheet

- B11. Additional Resource Attributes: (List attributes and codes) _____
- *B12. References: _____

See continuation sheet.

B13. Remarks: _____

(Sketch map with north arrow required)

- *B14. Evaluator: Michael Corbett
- Date of Evaluation: May 10, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 381 Guinda St

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 10, 2000

Continuation

Update

Evaluation

This house, at 381 Guinda Street, appears eligible for the NRHP under criterion C at the local level of significance. The period of significance is from 1908, the date of initial construction, to about 1930, covering the period when bungalows were in fashion. This is an unusually large example of a Craftsman Bungalow. It has an unusual presence by virtue of its location on a corner and the composition of the side facade which faces Lytton Avenue.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Fortney, Mary. "Berger Home Recalls Past, Is Perfect for Present." *Palo Alto Times*. 24 February 1968, p. 7.

Judy, Barbara. Staff Report Item No. 4: 381 Guinda, City of Palo Alto Historic Resources Board, 18 February 1998.

Palo Alto. Historic Resources Board. Staff Report on 381 Guinda, 18 March 1998.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 4 December 1908. "Obituary of Frank Farren" 5 September 1945.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

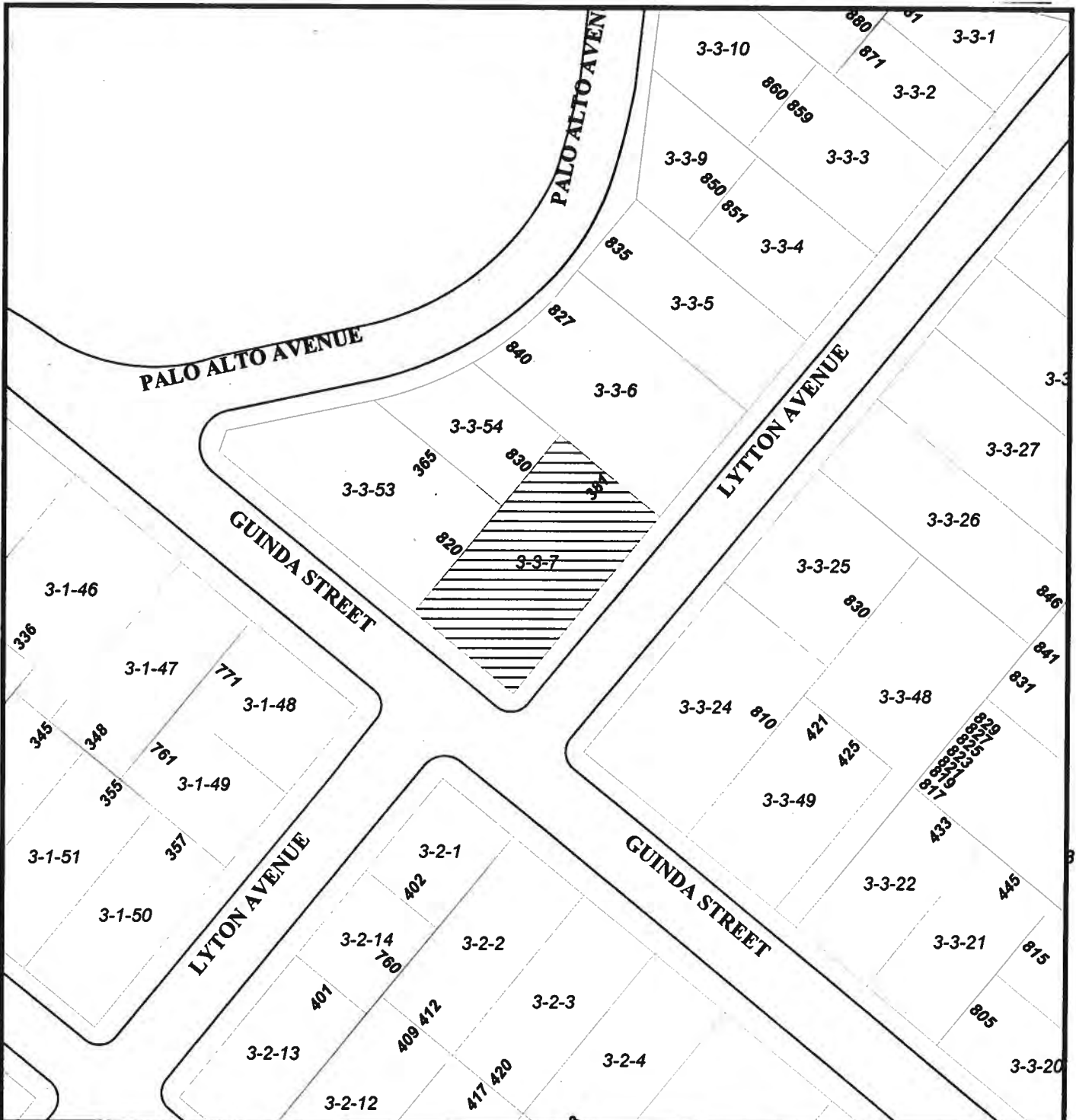
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1967.

United States Census. 1920.



United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

LOCATION MAP



381 Guinda St
Palo Alto, CA

This map is a product of the City of Palo Alto GIS



925 HAMILTON AVENUE

APN: 003-04-022

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion C (Architecture)

Identified Period of Significance: 1908-1948

Summary of Significance: 925 Hamilton Avenue was deemed eligible under Criterion C as an impressive example of a standard two-story box type.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1908, the year of the building's construction. The identified architectural style of the building has been revised from "Palladian" two-story box type to the Colonial Revival style.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation: Criterion 2 (The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation);

Statement of Significance: 925 Hamilton Avenue is an excellent example of the Colonial Revival style and appears to retain a high level of integrity and character.

Period of Significance: 1908

Palo Alto Historic Inventory Category: Category 2

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

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or #: (Assigned by recorder) 925 Hamilton Ave

- P1. Other Identifier: 925 Hamilton Ave
- P2. Location: Not for Publication Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___ ¼ of ___ ¼ of Sec ___; ___ B.M.
c. Address 925 Hamilton Ave City Palo Alto Zip 94301
d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 003 04 022

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

The following description addresses the building at 925 Hamilton in terms of its structure, plan, and appearance. The structure and plan are described using three sources of information (1949 Assessment Record prepared by the Tax Assessor, Sanborn maps, and current survey information – photographs, Field Notes form, and site visits from 1998 and 1999). The description of the structure and plan is presented for two phases in the building's history. The building is presented as it was built or as it was at the earliest time warranted by the information available. Second, the building is presented as it has changed, up to the present (1999).

The house at 925 Hamilton is a two-story structure with a half basement and no finished attic space. It is a balloon- or platform-frame structure on a concrete wall foundation. It is covered by a hip roof with a front facing gable, and there is a full one-story porch across the front. The frame is clad in flush siding. Fenestration consists of double-hung windows and a paneled door.

See 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 #) _____
925 Hamilton Ave; view northwest;
09/14/99; by B. Vahey; roll BRV-80,
neg #2

***P6. Date Constructed/Age and Source:** Historic
 Prehistoric Both
1908; Palo Alto Times

***P7. Owner and Address:**
John & Valdespino Jessica
Moussouris
925 Hamilton Ave Palo Alto CA
94301

***P8. Recorded by:** (Name, affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

***P9. Date Recorded:**
February 23, 2000

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

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

***Attachments:** NONE Location Map Sketch 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) _____

CONTINUATION SHEET

Page 2 of 5

Resource Identifier: 925 Hamilton Ave

Recorded by Michael Corbett

*Date February 23, 2000

Continuation

Update

Description (continued)

The front door and porch windows are multipaned. Inside, basement floors are "cement" and floors on the main levels are hardwood. In 1949, the Tax Assessor identified a gas-fired hot air heating system and one fireplace, and in addition, the house had some form of air conditioning.

In plan, the 1924 and 1949 Sanborn maps showed this property as having a U-shaped building with projecting wings at the rear on either side of a narrow light court. In addition, there was a full porch across the front and a bay window near the front of the northeast side. In 1949, the Tax Assessor identified rooms as follows: downstairs were a living room, dining room, den, bath, kitchen, service porch, and sunporch; and upstairs were five bedrooms and three baths. The porch was enclosed at an unknown date before 1949 by large, multipaned windows. This created additional interior space while maintaining an open character of the porch.

In appearance, from the street this house is a two-story, rectangular box in a symmetrical composition with a hip roof, a central front facing gable above a slightly projecting bay, and a one-story porch with a central entrance. Decorative details, including paneled soffits, a fanlight in the front facing gable, a giant pilaster order in stucco at the corners, small pilaster orders and moldings framing second story windows, and a small column order articulating the ground level porch and derived loosely from Palladian prototypes, perhaps in the American south.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 925 Hamilton Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: Palladian

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

- 1908: Built (*Palo Alto Times*)
- 1924: Addition
- 1967: Addition of bedroom and bath at rear second story
- 1959: Kitchen enlarged and remodeled
- 1981: Kitchen remodeled

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme Standard 2-story box type house Area Palo Alto

Period of Significance 1908-1948 Property Type Residential Applicable Criteria C

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

History

Site: The 100-by-200-foot lot at 925 Hamilton is located in Block 67 of the *Original Map of the University Park* of 1889 and appears in its present configuration on the *Map of the City of Palo Alto* ca. 1917. There is no evidence of any structure on the site prior to the present dwelling.

Structure: The *Palo Alto Times* printed, on 24 December 1908, a building permit notice which stated than Mrs. C. B. Morrison was having a two-story frame residence built for her at 925 Hamilton at a cost of \$7,000. On 18 December 1909, the same newspaper printed an article about another new residence, next door at 951 Hamilton, that the Morrisons had had built for them and to which, from 925 Hamilton, they were moving. The article does not have anything to say about the Morrisons' reason for selling the house (925 Hamilton) they had so recently completed and occupied. The *Palo Alto Times*, of 1 August 1924, printed a building permit notice for an addition to the address. The Sanborn map of 1924, published in December of that year, most probably incorporated that addition because the footprint is identical to that on the Sanborn map of 1949. The Assessor's

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: February 23, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 925 Hamilton Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

records include a copy of a 1967 building permit for the addition of a bedroom and bath on the second story (at the rear of the house). The kitchen was enlarged and remodeled in 1959 and remodeled again in 1981.

Use: The *Palo Alto Times* article, of 18 December 1909, says that C.T. Morrison and family were moving out of 925 and into 951 Hamilton next door. 925 Hamilton did not appear in the *Palo Alto City Directory*, however, prior to the edition of 1910. At that time the second owner of the house, George L. Anderson, was resident. While his obituary in the *Palo Alto Times* (16 March 1934) recounts the high points of Colonel Anderson's military career, including the Bannock and Nez Perce campaigns in Idaho, the Spanish American War, and attache in St. Petersburg, he had retired from active service in 1909 and worked for the California Power and Light Transmission Lines while he resided in Palo Alto. The *City Directory* listed Duncan A. and Bernice McLeod as owner-occupants of 925 Hamilton from 1925 through 1948. Mr. McLeod spent the war years during this period away from his home and family, serving in the Navy. In 1948, Mr. McLeod formed with his father the firm of McLeod and McLeod Attorneys, which had its offices in San Francisco.

Evaluation

This house, at 925 Hamilton, appears eligible for the NRHP under criterion C at the local level of significance. The period of significance is 1908, when it was built, to 1948, when the McLeods moved out.

Under criterion C, this house is an impressive example of the standard two-story box type.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Map of the City of Palo Alto. ca. 1917.

Original Map of the University Park. 1889.

Palo Alto City Directory. 1910-1948.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 24 December 1908, 18 December 1904, 1 August 1924, 16 March 1934.

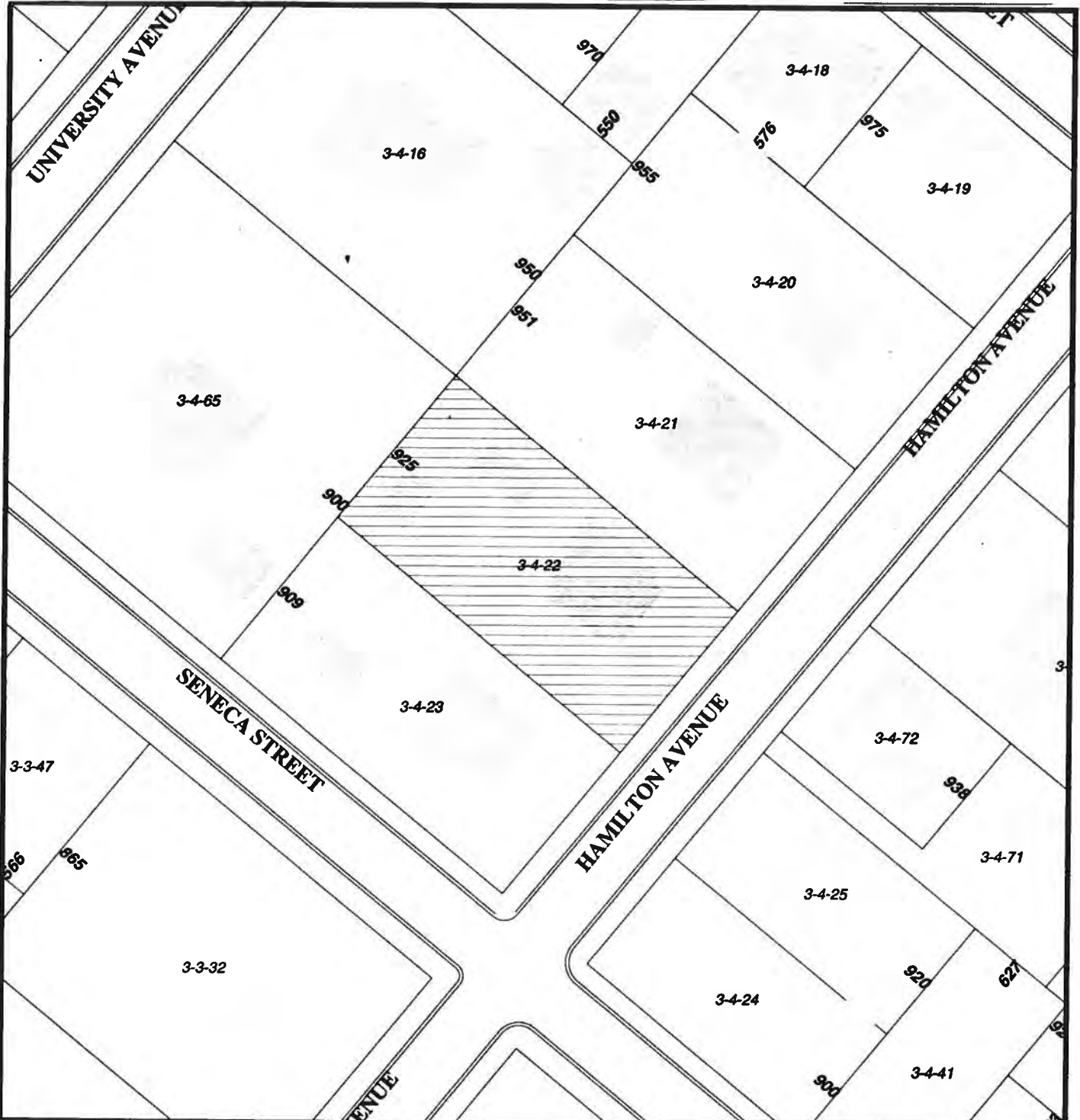
Peninsula Times Tribune. 26 October 1990.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.



Santa Clara County. Tax Assessor. Assessment Record. 1949, 1957, 1967, 1968.

United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.



925 Hamilton Ave
003-04-022

This map is a product of the City of Palo Alto GIS



972 HAMILTON AVENUE

APN: 003-04-073

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion C (Architecture)

Identified Period of Significance: 1924

Summary of Significance: 972 Hamilton Avenue was deemed eligible under Criterion C as an eccentric and sophisticated design that combines elements from Renaissance and Baroque Revival architecture. It retains a high level of integrity.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: None.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 2 (The structure or is particularly representative of an architectural style or way of life important to the city, state or nation.)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.)

Statement of Significance: 972 Hamilton Avenue is significant as an impressive and well-designed residence with Renaissance Revival and Baroque Revival influences. The residence retains a high level of integrity.

Period of Significance: 1924

Palo Alto Historic Inventory Category: Category 2

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

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 972 Hamilton Ave

- P1. Other Identifier: 972 Hamilton Ave
- P2. Location: Not for Publication Unrestricted *a: County Santa Clara
 and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
 *b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___ ¼ of ___ ¼ of Sec ___ B.M.
 c. Address 972 Hamilton Ave City Palo Alto Zip 94301
 d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
 *e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 003 04 073

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

This house, at 972 Hamilton Avenue, is a two-story, wood-frame structure clad in stucco and covered by a hip roof. It is in an L-plan with its wings framing a rear yard on the south. This house is an eccentric and sophisticated design that utilizes elements derived from Renaissance and Baroque architecture in an inventive and playful manner. Located on a corner lot, the two wings meet in a reentrant corner that leaves a void where there might have been a more material kind of architectural element. This house sets up each wing as visually separate. The smaller wing faces the main street and is arranged in a composition that is divided by a high chimney. On either side of the chimney, the windows are paired; on the ground floor there are two groups of 3 windows, each crowned by a high molding; upstairs there are pairs of small and large windows in an AB, AB pattern. In addition, at the corner end of this wing is the main entrance — an ordinary door set in a grand portico with a broken pediment. Both the pattern of fenestration and the classical details are used in unexpected ways to set up tension, balance, and expressiveness in the facade. Although no architect has been identified, this design appears to be the product of a designer in the spirit of Maybeck, John Hudson Thomas, and Ernest Coxhead.

*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 #) _____
972 Hamilton Ave; view southwest;
09/14/99; by B. Vahey; roll BRV-79,
neg #31

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1924; Sanborn Map/Tax Card

*P7. Owner and Address:
Peter Huang
71 E 71st St #4D New York NY
10021

*P8. Recorded by: (Name, affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded:
February 20, 2000

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

- *Attachments: NONE Location Map Sketch 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 972 Hamilton Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: Renaissance/Baroque

*B6. Construction History: (Construction date, alterations, and date of alterations)
1924: Built

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme C: Design Area Palo Alto

Period of Significance 1924 Property Type Residential Applicable Criteria C

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

History

Site: The corner lot at 972 Hamilton is located in Block 71 of the *Original Map of the University Park* of 1889. On the *Map of the City of Palo Alto* ca. 1917 the lot is 150 by 200 feet as it continued to be at the time of the preparation of the *Map of the City of Palo Alto* of 1921. By the City Map dated November 1924, the lot at 964 Hamilton was subdivided. This left the lot at 972 Hamilton with an irregular L-shape configuration. At some time since the *Map of the City of Palo Alto* of 1949 and the present, the 50-by-150-foot portion at the rear of the property was subdivided.

Structure: The house at 972 Hamilton appears on the Sanborn map dated December 1924 and first appears in the *Palo Alto City Directory* in the edition of 1925 so the date 1924 which appears on the tax card is probably correct and the Santa Clara County MetroScan date, 1927, can certainly be discounted. The house's footprint on the Sanborn maps of 1924 and 1949 are identical, and there is in the Assessor's records no evidence of significant alteration.

Use: The *Palo Alto City Directory* first listed 972 Hamilton in 1925 at which time it was the residence of a real estate broker named Edwin S. Tucker and his family. By the *City Directory* of 1932, the Tuckers were identified in the directory as owners of this house. As such identification was not a regular feature of the *City Directory* in the 20s, it is probable that they bought the house new if they did not have it designed and built for themselves. The Tuckers continued to be listed at the address until

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: _____

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: February 20, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 972 Hamilton Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 20, 2000

Continuation Update

History (continued)

1938 along with adult children and their spouses. In 1939, William B. and Jane Collyer bought the house and remained there until they sold it about 1945 to A. Harold and Anne J. Fagan. The Fagans had moved on by 1950.

Evaluation

This house, at 972 Hamilton, appears eligible for the NRHP under criterion C at the local level of significance. The period of significance is 1924, when it was built. This house is an eccentric and sophisticated design that utilizes elements derived from Renaissance and Baroque architecture in an inventive and playful manner.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Map of the City of Palo Alto. ca. 1917, 1921, 1924, 1949.

Original Map of the University Park. 1889.

Palo Alto City Directory. 1925-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 5 January 1940, 20 September 1980.

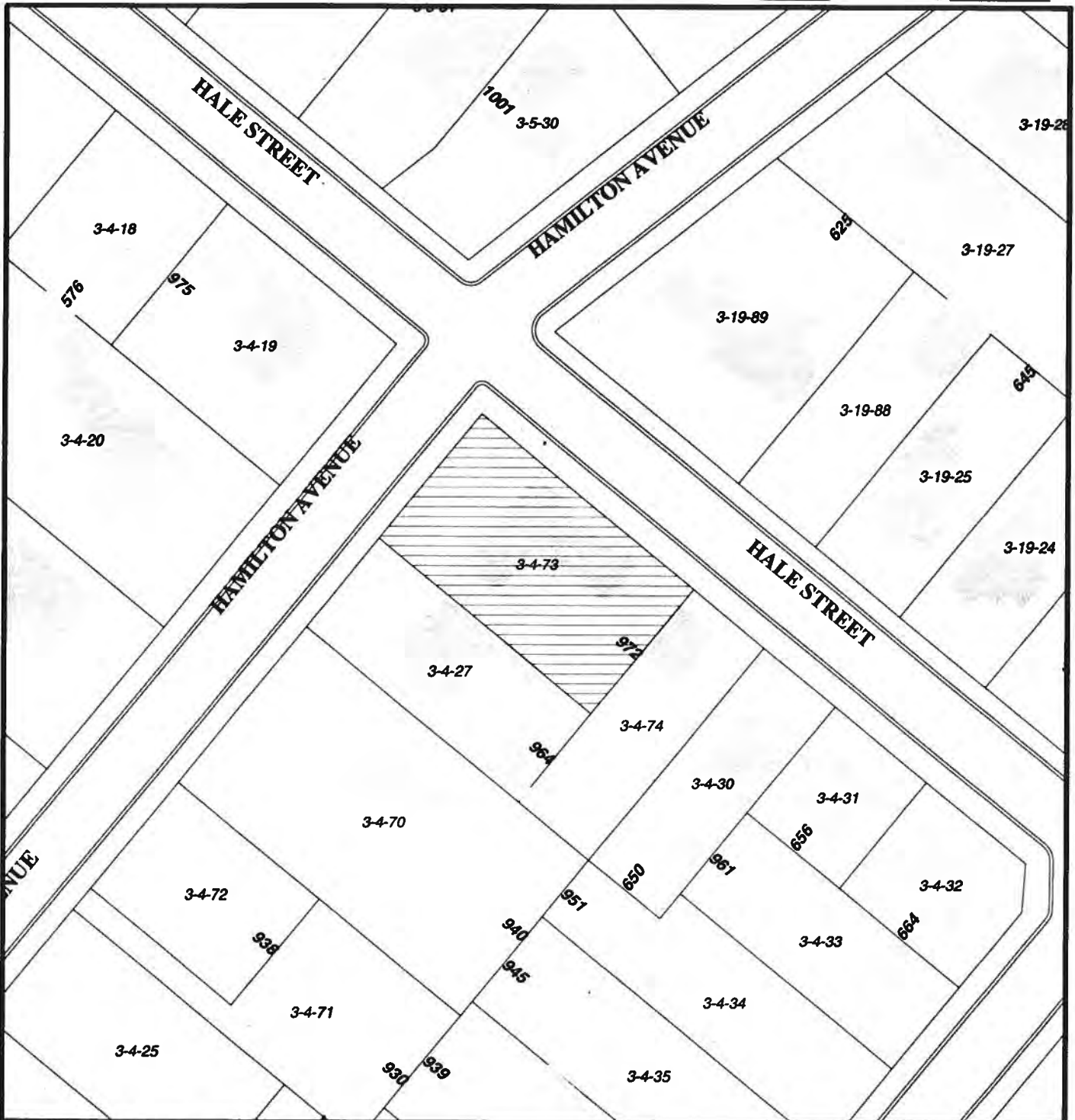
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1967.

United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

LOCATION MAP



972 Hamilton Ave
003-04-073

This map is a product of the City of Palo Alto GIS



CRITERIA 2, 5 & 6 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 2, 5, and 6:

- Criterion 2 (The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation)
- Criterion 5 (The architect or building was important)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship)

Address	Criteria	Category
541 E Crescent Drive	2, 5, 6	2
435 Santa Rita Avenue	2, 5, 6	2

541 EAST CRESCENT DRIVE

APN: 003-10-025

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion C (Architecture)

Identified Period of Significance: 1928

Summary of Significance: 541 East Crescent Drive was found significant under Criterion C as an example of the Tudor Revival style, with exemplary craftsmanship displayed in the roof carpentry and construction. It is also notable as an impressive work by Charles K. Sumner.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: None.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 2 (The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation)
- Criterion 5 (The architect or building was important)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.)

Statement of Significance: 541 E. Crescent Drive is a significant example of a Tudor Revival style building and a notable example of the work of significant local architect Charles K. Sumner. It is also

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

an exemplar of craftsmanship by important local builder H.H. Dabinett. The building appears to retain a high level of integrity.

Period of Significance: 1928

Palo Alto Historic Inventory Category: Category 2

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 541 E Crescent Dr

- P1. Other Identifier: 541 E Crescent Dr
- P2. Location: Not for Publication Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ____; R ____; ____ of ____ of Sec ____; ____ B.M.
c. Address 541 E Crescent Dr City Palo Alto Zip 94301
d. UTM: (Give more than one for large and/or linear resources) Zone ____; ____ mE/ ____ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 003 10 025

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

The house at 541 East Crescent is a two-story, wood-frame structure clad in stucco and covered by a gable roof. The roof is distinguished by varying in height over different parts of the house, by a prominent, front-facing gable perpendicular to the predominant axis of the roof, and especially by a pattern of shingling that imitates a thatched roof. The shingle pattern includes waving courses of shingles and rounded eaves. The house is an irregular L-plan with a detached garage at the rear which the 1949 Sanborn map showed as linked to the house by a covered walkway. Details include half timbering and exposed beam ends appearing to support a second floor overhang, steel casement windows, decorative hardware, a heavy paneled door in an arched entranceway, and massive chimneys. The composition of the volumes of the house and the roof, and the decorative details are irregular and picturesque. The house is designed in the Tudor Revival style.

*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 #) _____
541 E Crescent Dr; view northeast;
09/14/99; by B. Vahey; roll BRV-78,
neg #34

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1928; Building and Engineering News

*P7. Owner and Address:
Albert & Jeanne Spaulding
541 E Crescent Dr Palo Alto CA
94301

*P8. Recorded by: (Name, affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded:
February 23, 2000

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

*Attachments: NONE Location Map Sketch 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 541 E Crescent Dr

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: Tudor Revival

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

1928: Built (*Building and Engineering News*)

1956: Garage converted to family room

1965: Kitchen remodel

1972: Addition to rear

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

*B8. Related Features:

B9a. Architect: Charles Sumner b. Builder: H.H. Dabinett

*B10. Significance: Theme Tudor Revival Area Palo Alto

Period of Significance 1928 Property Type Residential Applicable Criteria C

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

History

Site: A *Map of the City of Palo Alto Showing the City Limits on January 1, 1921* identifies all the land on which Crescent Park was to be built as undeveloped and belonging to "Hopkins." By the *Map of the City of Palo Alto* dated November 1924, the streets had been laid and the blocks subdivided into parcels. By the time the single family residence at 541 East Crescent was constructed the boundaries of the parcel had been adjusted south so that the lot lost about 25 by 180 feet to its neighbor on the north but regained most of it from its neighbor on the south. There seem to have been no alterations since to the boundaries of the property.

Structure: *Building and Engineering News* mentioned the residence at 541 East Crescent on 19 May 1928 identifying Robert O. Bolman as the owner, Charles Sumner as the architect, H.H. Dabinett as the builder, and \$15,000 as the cost. The *Palo Alto City Directory* first listed the address in the edition of 1929 with Robert and Sylvia Bolman resident. The Assessor's records note the conversion of the garage to a family room in 1956, the kitchen remodeled in 1965, and the addition of a dressing room and bath to the rear of the house in 1972.

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: February 23, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 541 E Crescent Dr

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

Use: The Bolmans had the house at 541 East Crescent designed and built for their own private residence. The *City Directory* listed them there in every edition from 1929 until 1953. In 1923, Robert O. Bolman came to Palo Alto from Coffeyville, Kansas where he owned a grocery store. According to his obituary in the *Palo Alto Times*, he was "president and one of the founders of the Home Savings & Loan Association of Palo Alto."

Evaluation

This house, at 541 East Crescent, appears eligible for the NRHP under criterion C at the local level of significance. The period of significance is 1928, the year of construction. The house is significant as an example of the Tudor Revival style and as an example of difficult and unusual carpentry in the roof. Among several houses in the same style by the same architect, Charles Sumner, in this neighborhood, this one stands out.

References

Building and Engineering News. 19 May 1928.

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Map of the City of Palo Alto. 1921, 1924, 1929, 1949.

Palo Alto City Directory. 1929-1953.

Palo Alto Historic Survey Update. Property File.

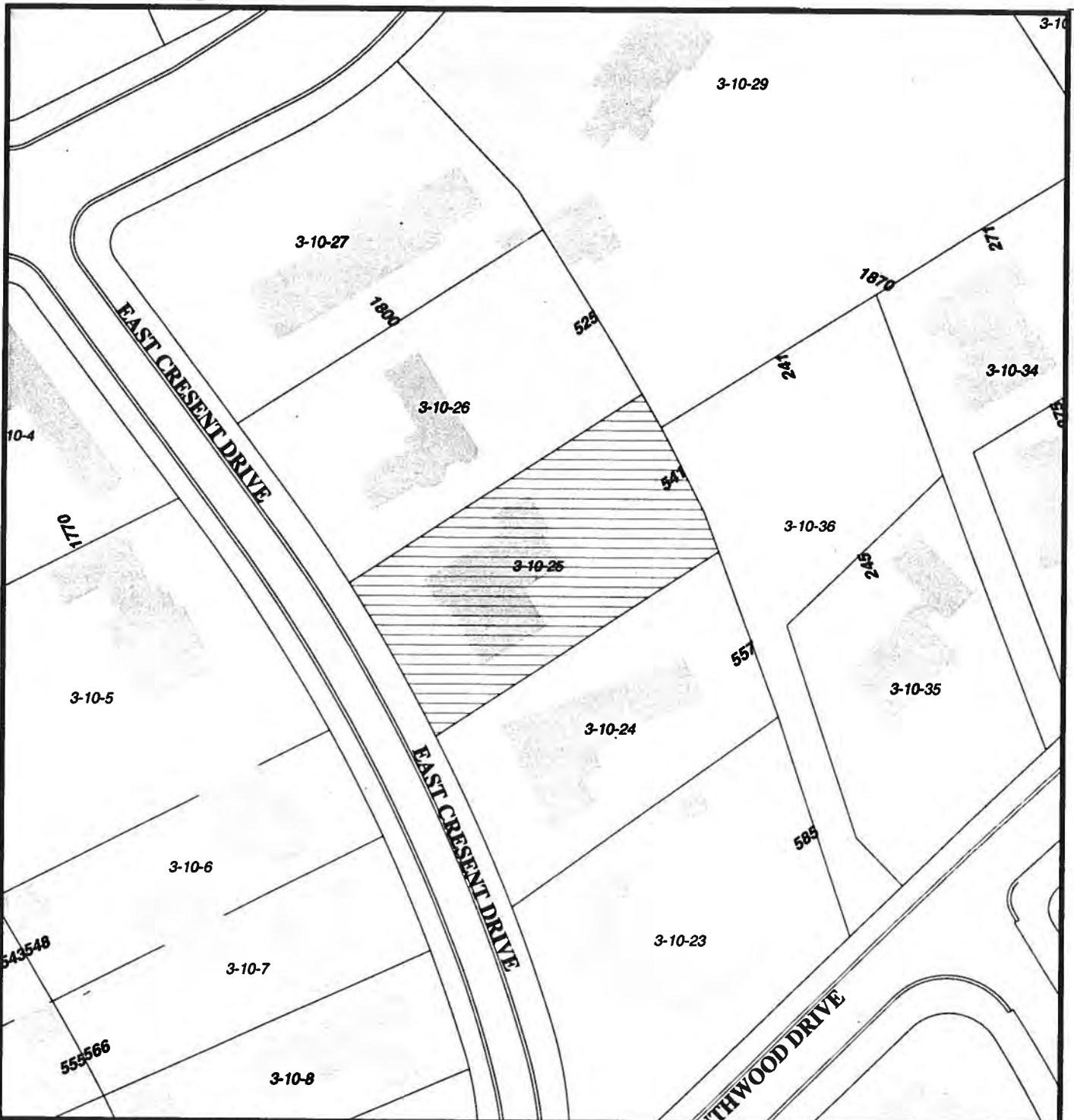
Palo Alto Times. 12 May 1926, 19 May 1926, 1 December 1956

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1956, 1957, 1966, 1967.



United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

LOCATION MAP



541 E. Crescent Dr
003-10-025

This map is a product of the City of Palo Alto GIS



435 SANTA RITA AVENUE

APN: 124-09-013

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion C (Architecture)

Identified Period of Significance: 1936

Summary of Significance: 435 Santa Rita Avenue was deemed eligible under Criterion C as an unusually well-detailed and picturesque example of the Tudor Revival style in Palo Alto and as an outstanding work of the important local architect Leslie I. Nichols.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: None.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 2 (The structure or site is particularly representative of an architectural style or way of life important to the city, state, or nation)
- Criterion 5 (The architect or building was important)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship.)

Statement of Significance: The subject building is an outstanding example of the Tudor Revival style as designed by an important local architect, Leslie I. Nichols, and local builder, E.J. Schmaling.

Period of Significance: 1936

Palo Alto Historic Inventory Category: Category 2

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

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 435 Santa Rita Ave

- P1. Other Identifier: 435 Santa Rita Ave
- P2. Location: Not for Publication Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___/___ of ___/___ of Sec ___; ___ B.M.
c. Address 435 Santa Rita Ave City Palo Alto Zip 94301
d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 124 09 013

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

This house, at 435 Santa Rita Avenue, is a two-story, wood-frame structure clad in stucco and brick veneer. It is in an irregular T-shaped plan, with a principal two-story wing and a one-story wing perpendicular to it. Each wing consists of more than one section. These sections are of varying heights with different roof shapes, wall surfaces, and facade treatments. Altogether, this house has a complex composition of picturesque elements, designed to look as if it were built over several centuries by succeeding generations of occupants. The house is in the Tudor Revival style, characterized by its picturesque and additive composition, and by numerous details, including half timbering, bay windows, a massive brick chimney, and decorative hardware. In relation to other examples of the style in Palo Alto, the brickwork and the replication of hand hewn timbers and carved brackets is unusually well detailed.

*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 #) _____
435 Santa Rita Ave; view northwest;
09/16/99; by B. Vahev; roll BRV-82,
neg #9

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1936; Daily Pacific Builder

*P7. Owner and Address:
Richard & Nancy Alexander
435 Santa Rita Ave Palo Alto CA
94301

*P8. Recorded by: (Name,
affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded: _____
May 11, 2000

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

*Attachments: NONE Location Map Sketch 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 435 Santa Rita Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: Tudor Revival

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

- 1936: Built (*Daily Pacific Builder*)
- 1942: Elevator addition
- 1971: Kitchen enlarged and bathroom addition

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

*B8. Related Features:

B9a. Architect: Leslie I. Nichols b. Builder: E.J. Schmaling

*B10. Significance: Theme Tudor Revival style and work of Leslie Nichols Area Palo Alto

Period of Significance 1936 Property Type Residential Applicable Criteria C

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

History

Site: The house at 435 Santa Rita Avenue is situated on a 100-by-147.8-foot lot in Block 1 of Subdivision no. 7 of the Seale Tract.

Structure: The *Daily Pacific Builder* reported, on 15 June 1936, that Leslie I. Nichols was the architect and E.J. Schmaling builder of a \$15,000 two story residence for J.N. Blair. The *Palo Alto City Directory* listed John and Mabel Blair as the residents in 1937. The *Daily Pacific Builder* mentioned the address again on 5 November 1942 when it said that the Palo Alto contractor W.F. Klay was building an elevator there. The Assessor's records include a copy of a 1971 building permit to enlarge the kitchen and to add a bathroom on the second story. The work was estimated to cost \$11,500.

Use: According to an obituary published in the *Palo Alto Times*, on 25 September 1970, Mabel Blair and her husband John Blair lived for many years in the single family residence at 435 Santa Rita. They had it built for their retirement at the end of Mr. Blair's career as a lawyer in New York City. The same obituary mentioned that Mrs. Blair was born in Australia, in the bush country near Brisbane in about 1885.

An unexplored area of research would be a possible prior connection between the architect and his parents, all of whom came to Palo Alto from New York, and the Blairs who commissioned the house and who also came from New York.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: May 11, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 435 Santa Rita Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 11, 2000

Continuation

Update

Evaluation

This house, at 435 Santa Rita Avenue, appears eligible for the NRHP under criterion C at the local level of significance. The period of significance is 1936, the year it was built. This is an unusually well detailed and picturesque example of the Tudor Revival style in Palo Alto. It is also an outstanding example of the work of the important local architect Leslie I. Nichols.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Daily Pacific Builder. 15 June 1936, 5 November 1942.

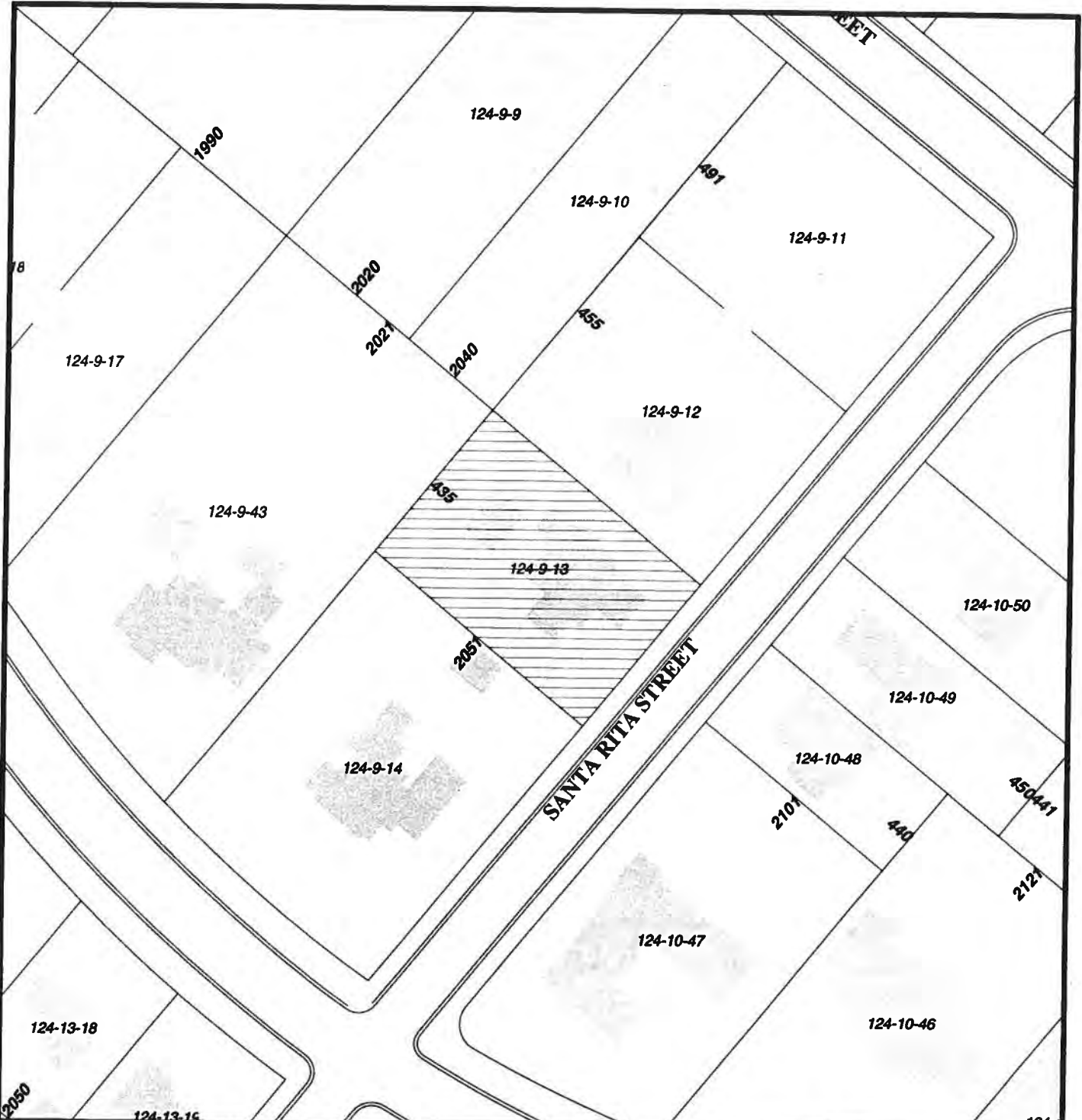
Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 1 November 1934, 12 June 1936, (obituary Mabel Blair) 25 September 1970.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1967.

United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.



435 Santa Rita Ave
124-09-13



This map is a product of the City of Palo Alto GIS



CRITERION 1 NOMINATIONS

Properties proposed for designation under Palo Alto Criterion 1:

- Criterion 1 (The structure or site is identified with the lives of historic people or with important events in the city, state, or nation)

Address	Criterion	Category
330 Cowper Street	1	2
818-820 and 828-830 Cowper Street	1	3

330 COWPER STREET

APN: 120-14-059

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion A (Events)

Identified Period of Significance: 1904-1948

Summary of Significance: 330 Cowper Street was found significant under Criterion A as the residence of Frank and Mamie Hellems, who were notable Black residents of Palo Alto.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance is revised to reflect the years that Frank and Mamie Hellems resided at the subject building, 1930 to 1948.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation: Criterion 1 (The structure or site is identified with the lives of historic people or with important events in the city, state or nation)

Statement of Significance: 330 Cowper Street is significant as a residence lived in by a notable Black family who were both active in the Black community of Palo Alto during a period of significant growth; and were rare Black residents in the city at a time when de jure and de facto segregation limited the ability of Blacks to reside within Palo Alto. 330 Cowper Street was constructed prior to the adoption of restrictive covenants (based on race and religion) and was located outside of the

previously established small zone along Fife Avenue where Black families were allowed to rent property.

Period of Significance: 1930-1948

Palo Alto Historic Inventory Category: Category 2

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or #: (Assigned by recorder) 330 Cowper St

P1. Other Identifier: 330 Cowper St
 P2. Location: Not for Publication Unrestricted *a: County Santa Clara
 and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
 *b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ____; R ____; ____ ¼ of ____ ¼ of Sec ____; ____ B.M.
 c. Address 330 Cowper St City Palo Alto Zip 94301
 d. UTM: (Give more than one for large and/or linear resources) Zone ____; ____ mE/ ____ mN
 *e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 120 14 059

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

The following description addresses the building in terms of its structure, plan, and appearance. The structure and plan are described using three sources of information (1949 Assessment Record prepared by the Tax Assessor, Sanborn maps, and current survey information — photographs, Field Notes form, and site visits from 1998 and 1999). The description of the structure and plan is presented for two phases in the building's history. The building is presented as it was built, or as it was at the earliest time warranted by the information available. Second the building is presented as it has changed, up to the present (1999).

This house, at 330 Cowper, is located on a mid-block lot on the southwest side of Cowper between Lytton and Everett. The lot measures 50 by 112½ feet, a standard suburban lot size for its time. This house was built about two blocks from the downtown commercial area and was built at a time a streetcar was planned for University Avenue. Thus, the house was located in close proximity to services, places of employment, and transportation.

See 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 #) _____
330 Cowper St; view southwest;
09/13/99; by B. Vahey; roll BRV-77,
neg #22

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1904; Palo Alto Times

*P7. Owner and Address:
Edwin May
330 Cowper St Palo Alto CA 94301

*P8. Recorded by: (Name, affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded:
January 11, 2000

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

*Attachments: NONE Location Map Sketch 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) _____

CONTINUATION SHEET

Page 2 of 6

Resource Identifier: 330 Cowper St

Recorded by Michael Corbett

*Date January 11, 2000

Continuation Update

Description (continued)

As built, this was a small rectangular house with an unimproved basement and no useable attic. According to the Tax Assessor's card which was recorded in 1949, there were seven rooms in the house: living room, dining room, two bedrooms, one bathroom, a kitchen, and a service porch. The organization of these rooms is unknown, but the central front door suggests either a central hallway inside with rooms on either side, or a more open plan without a hallway. Pattern book plans for similar houses commonly show either the living room or a bedroom behind the bay window. Prior to 1986, the attic was finished for additional living space, with new rooms at either end of the house, divided by a central bathroom and staircase. The present owners state that dormers were added prior to their purchase of the property in 1987, and this would have occurred when the attic was finished. Changes on the main floor include the removal of partitions and new windows opening onto the front porch. As built, this was a one-story house. Today, it could be described as a 1 ½ story house with a raised basement. Although plans approved by the building department show the changes as an expansion of the main house, MetroScan and the current owner say there are now two units. Although all these changes appear to have occurred in the 1980s, they are little different from changes made in many houses of the same type and the same period — but made much earlier in the 1910s–1940s. These changes were made with the intention of maintaining the historic character of the house.

This is a wood frame structure, originally built on a foundation of "piers," according to the Tax Assessor. This usually means wood posts resting on footings of wood, brick, stone, or concrete. An almost illegible hand-written notation on the Tax Assessor's card says "house settling, poor interior." A house that settles is consistent with a foundation of wood posts which frequently results in an interior with cracked plaster walls. The stud frame is clad in two-lap siding nailed directly to the studs without sheathing. The interior walls were originally plastered and the floors were pine. In 1949, heating was provided by a gas floor furnace.

In appearance, this is a common early Palo Alto house type. Its character is dominated by the shape of the house — a rectangular box with a hip roof that covers the house and a half porch and projecting bay at the front. Stylistic features are associated with the Colonial Revival, including the narrow, textured siding and symmetry of the design. The design and its details probably came from a pattern book.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 330 Cowper St

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: _____

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

1904: Built (*Palo Alto Times*)
post 1949: Foundation raised, addition of basement apartment, new stairway, new second floor, rear re-designed

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme Patterns of development in Palo Alto Area Palo Alto

Period of Significance 1904-1948 Property Type Residential Applicable Criteria A

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

History

Site: The residence at 330 Cowper occupies a 50 by 112½ foot lot in what was numbered Block 31 in the original plan of Palo Alto. The present building was preceded on the lot by a small, one-story, wood dwelling set against the back boundary. This building may have been built by the property owner to serve as temporary housing while the current house went up. It was replaced by a stable, shown on the 1904 Sanborn map at the same time the house was first shown. The 1924 and 1949 Sanborn maps show the stable converted to a garage.

Structure: The *Palo Alto Times* published on 1 January 1904, a notice of a new residence at 330 Cowper that identified Mrs. M.A. McCaw as the original owner. The *Palo Alto City Directory* first lists the address in the edition dated January 1904. The house must have been completed (or nearly completed) and occupied in late 1903. It first appears on the series of Sanborn maps in 1904. Its footprint remains unchanged on the maps of 1924 and 1949. According to a communication from the current owner to the Palo Alto municipal authorities, the house was raised 1½ feet off its foundation and a new apartment put in the basement, dormers were added to the roof, interior walls were knocked out to make a kitchen, a new stairway was put in the middle of the house to lead to a new second floor, and the rear of the house was redesigned. Though the assessors' records bear little evidence of such extensive changes, the owner's information appears to be correct.

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: January 11, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 6

Resource Identifier: 330 Cowper St

Recorded by Michael Corbett/Steve Hardy (history)

*Date January 11, 2000

Continuation Update

History (continued)

Use: Arthur and Malvina McCaw were the first owners and occupants of the house at 330 Cowper. Mrs. McCaw is identified by the *City Directory* as a housewife and Mr. McCaw variously as laborer, street sweeper and coachman. In 1912, he established himself as an independent express man. An advertisement in the *Palo Alto Times* in 1912 for the "Independent Express and Transfer Co., A.H. McCaw, Manager, 330 Cowper Street" announced the following services: "Trunks inside city limits" moved for 25 cents, and storage. Telephone numbers at McCaw's residence and at Smith's cyclery suggest an affiliation with the cyclery — perhaps for quick delivery of small packages. Presumably trunks were delivered by wagon, pulled by a horse kept in the stable behind the house. The McCaws remained at the address until 1927.

In 1930, Frank D. and Mamie Hill Hellems moved into the house and remained there until 1948 when Mrs. Hellems died in March and Mr. Hellems followed her in August. The Hellems were active in the African American community of Palo Alto in the 1930s–1940s and are among the few black individuals who can be associated with houses that are still standing in Palo Alto. According to a 1948 obituary in the *Palo Alto Times*, Mamie Hellems "was a native of Mississippi but had lived in Palo Alto since 1915. Mrs. Hellems was a member of the African Methodist Episcopal Zion Church and the Pride of the Peninsula chapter 36, Order of the Eastern Star." Frank Hellems was born in Rhode Island, served in the Spanish American War, moved to Palo Alto in 1912, and was employed as a printer and pressman at the Stanford University Press for 30 years. According to his 1948 obituary in the *Palo Alto Times*, "Among fraternal organizations to which Mr. Hellems belonged were Community Lodge 43, F&AM, Prince Hall Affiliation; Pride of Peninsula Eastern Star, Royal Arch, Consistory 25; and Menlik Temple Order of Mystic Shrine."

Context: Blacks in Palo Alto

While a history of the black population in Palo Alto has not been written, some information has been gathered that may help to place the Hellems years at 330 Cowper in context. There were not many blacks in Palo Alto in the early years, and those that were here mostly lived in the downtown areas of Mayfield and Palo Alto, and along Fife Avenue in Palo Alto. In 1920, there were more than 80 black residents, according to the Colored Citizens Club, who helped defeat a proposal in that year by the Palo Alto Chamber of Commerce to establish segregated residential districts. In 1924–1925, the construction of the AME Zion Church on Ramona Street, established a center for black community life that retained its preeminence until after World War II. In the mid-1920s according to Winslow (p. 288), "An influx of new settlers swelled the congregation" of the AME Zion Church, and therefore also the black population of Palo Alto. This happened at a time when segregation efforts took a different route. While a city ordinance to establish segregated districts failed in 1920, after 1925, new subdivisions were established with race covenants that excluded non-whites. According to Winslow, the standard language in these covenants were as follows, "No person not wholly of the white Caucasian race shall use or occupy such property or any part thereof unless such person or persons are employed as servants by an occupant of some portion of the property." Before World War II, the principal employers of blacks in the area appear to have been Stanford University and the Southern Pacific Railroad. Among the few details known about black residents in Palo Alto's early years, several from Mayfield worked as janitors at Stanford, and some residents of the 1100 block of Fife Avenue in Palo Alto worked in the Stanford laundry. According to Winslow, "J.R. 'Jerry' Harrison, a World War I Army veteran, and his wife Ruth came in 1922 and after renting for a time bought a Fife Avenue lot and put up a 27-piece 'beginners house' he bought used for \$250." Harrison worked for Southern Pacific as a redcap.

During World War II, war-related jobs resulted in a near doubling of the black population with a disproportionately small growth in available housing. Between 1925 and 1948, "more than a dozen" (Winslow p. 292) subdivisions in Palo Alto were set up with race covenants. In 1948, the Supreme Court of the United States ruled that these covenants were not enforceable. In that year, efforts were undertaken by the Palo Alto Fair Play Committee to establish a subdivision open to all races. The result was the Lawrence Tract, begun in 1950 west of the intersection of Colorado Avenue and Greer Road for "negro, caucasian, and oriental families."

One result of the race covenants was to channel population growth of minorities in those parts of town not covered by race covenants. Because the covenants applied only to certain subdivisions established after 1925, they did not apply to the original plats of Palo Alto or Mayfield, or to additions and subdivisions created up to 1925 (e.g., Seale, Boyce, and Alba Park additions). Thus, blacks and other minorities moved into older parts of town and did not move into new neighborhoods.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 330 Cowper St

Recorded by Michael Corbett

*Date January 11, 2000

Continuation

Update

Evaluation

This house appears to be eligible for the NRHP under criterion A at the local level of significance. The period of significance is 1904 to 1948. The house represents early patterns of development in Palo Alto. It was built in the original grid of the city near the streetcar at the time the streetcar was planned. In addition, it is associated with the pre-World War II history of African Americans in Palo Alto and is a rare example of a house known to have such associations. The house was the residence from 1930-1948 of Frank and Mamie Hellems who were active in Palo Alto's black community in that period.

The house also possesses significance under criterion C as an example of an early Palo Alto building type. However, in relation to criterion C, alterations raise questions about its integrity, and no claim is made here for its eligibility under criterion C.

When integrity is assessed in relation to criterion A, there may be more room for alterations than under criterion C. Integrity is measured in relation to the nature of significance. According to *National Register Bulletin 15* (p. 46) "A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important historical pattern." The essential character of this house is conveyed by its boxy shape and its hip roof covering a half porch and projecting bay. The house has had many changes but the changes are typical of those made to many other houses of its type and the changes do not alter the basic image of the house. The house retains integrity and is eligible for the NRHP.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Harper, Tracy. *Black People in Palo Alto*. Draft historic context statement prepared for Palo Alto Historic Building Survey. 1999.

Palo Alto City Directory. 1906-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 1 January 1904, 20 December 1912, 11 March 1948, 9 August 1948.

Palo Alto Times. "Interracial Housing Subdivision: Construction Starts on First Home of 23-unit Colorado Ave Project. 23 February 1950.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1901.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1904.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

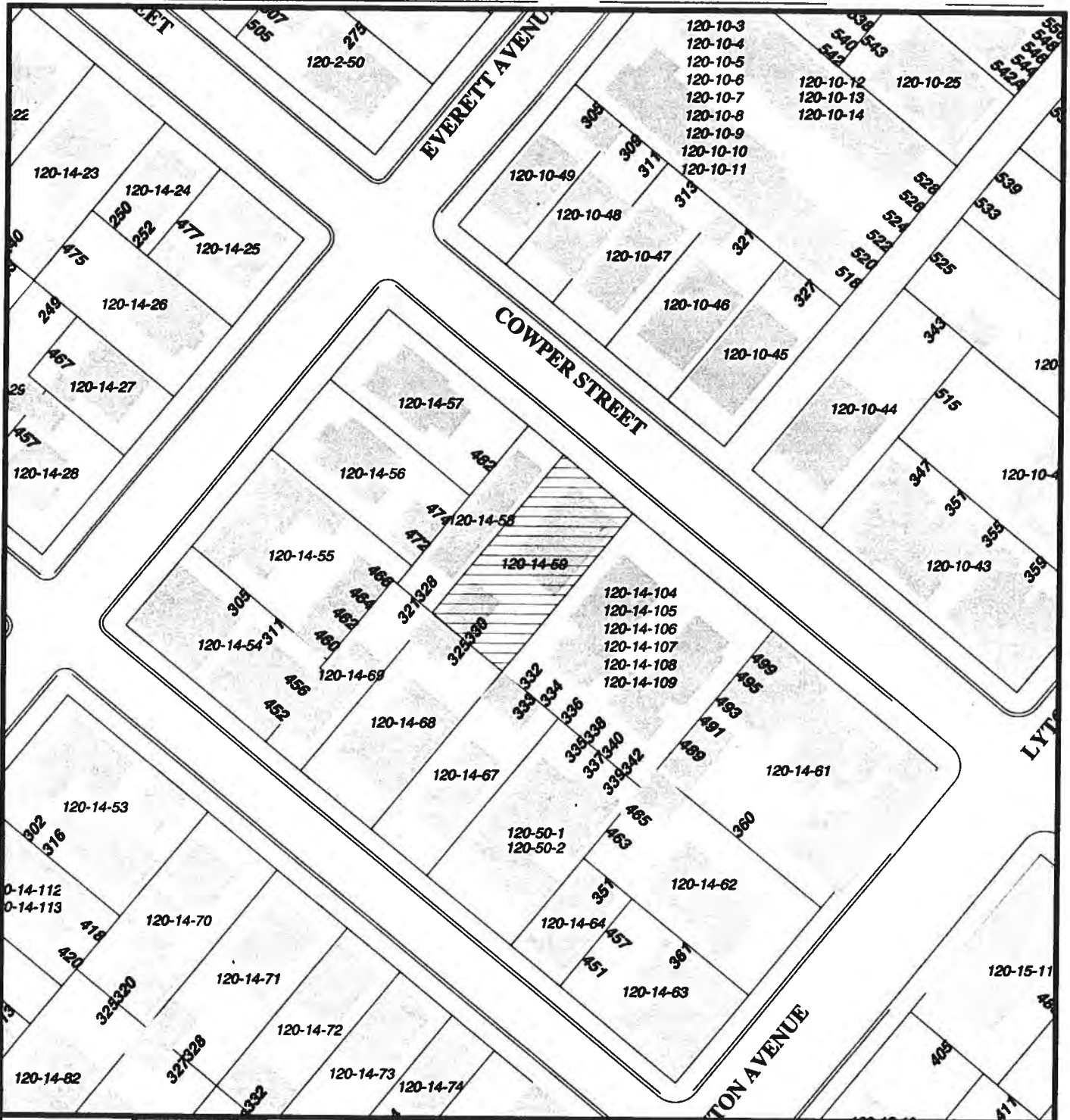
Santa Clara County. Tax Assessor. Assessment Record. 1949.

Seymour, Audrey. "FW: Proposed Historic Preservation Law," e-mail to Ed Gawf et al., February 1999.

Shafran. *Shafran Residence*, architectural plans for additions and alterations to 330 Cowper Street. September 3, 1986.



United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

Winslow, Ward and the Palo Alto Historical Association. *Palo Alto: A Centennial History*. Palo Alto: Palo Alto Historical Association, 1993.



330 Cowper St
120-14-059

This map is a product of the City of Palo Alto GIS



818-820 COWPER STREET AND 828-830 COWPER STREET

APN: 120-17-011 and 120-17-012

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion A (Events)

Identified Period of Significance: 1910-1928

Summary of Significance: 818-820 Cowper Street was found significant under Criterion A for its ability to demonstrate the history of densification of Palo Alto in the early twentieth century. *[Note that 828-830 Cowper Street was not included in the 1997-2001 Survey and therefore only a DPR Form for 818-820 Cowper Street is appended to this nomination form.]*

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Addition of brackets along eaves at 818-820 Cowper Street to match 828-830 Cowper Street; no other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The adjacent and identical property located at 828-830 Cowper Street is included in this recommendation for designation as its reason for omission in 2001 is unclear, and the development pattern of densification in Palo Alto is better represented through the construction of both buildings. The period of significance has been revised to be ca. 1908, as both buildings are known to have been completed by that date and are shown on a 1908 Sanborn Map Company map. As the form and use of the buildings are related to their significance, the year of construction is sufficiently associated with the development of multi-family housing in Palo Alto.



Figure 1: 1997-2001 Survey Update photograph of 818-820 Cowper Street.



Figure 2: 828-830 Cowper Street, 2023 Reconnaissance Survey photograph.



Figure 3: 818-820 Cowper Street, 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation: Criterion 1 (The structure or site is identified with the lives of historic people or with important events in the city, state or nation)

Statement of Significance: The twin apartment buildings at 818-820 and 828-830 Cowper Street are significant for their early association with the increasing residential density of Palo Alto in the early twentieth century that was the result of the installation of the nearby streetcar line on Waverley Street and the growth of the downtown.

Period of Significance: ca.1908

Palo Alto Historic Inventory Category: Category 3

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 818-820 Cowper St

- P1. Other Identifier: 818-820 Cowper St
 P2. Location: Not for Publication Unrestricted *a: County Santa Clara
 and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
 *b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___/___ of ___/___ of Sec ___; ___ B.M.
 c. Address 818-820 Cowper St City Palo Alto Zip 94301
 d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
 *e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 120 17 011

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

The building, 818-820 Cowper Street, is a two-story rectangular building originally with two flats and now with four apartment units. It is a wood-frame structure clad in stucco and covered by a flat roof. The building is embellished with classical moldings around its windows, a projecting porch canopy supported by Ionic columns and wood beams and covered by a red tile roof, and by a recessed entrance vestibule entered through an arched opening. An original wood window above the porch has been replaced by an aluminum window.

*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 #) _____
818-820 Cowper St; view southwest;
09/13/99; by B. Vahey; roll BRV-77,
neg #24

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
ca. 1910; City Directory

*P7. Owner and Address:
Carmel Country Inns Inc
PO Box 420 Palo Alto CA 94302

*P8. Recorded by: (Name, affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded:
February 23, 2000

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

- *Attachments: NONE Location Map Sketch 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 818-820 Cowper St

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: HP2 Single family property

*B5. Architectural Style: Mediterranean

*B6. Construction History: (Construction date, alterations, and date of alterations)
ca. 1910: Built
ca. 1928: Conversion of two flats into four apartments

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme Pattern of development in Palo Alto Area Palo Alto
Period of Significance 1910-1928 Property Type Residential Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The multi-unit residential building numbered 818 and 820 Cowper is situated on a 50-by-112½-foot lot in the subdivision of Block 26 of the original 1889 plan of University Park. When it was built, it was on a lot double in size and occupied by two identical 2-flat buildings.

Structure: The Santa Clara County MetroScan dates the building numbered 818 and 820 Cowper to 1903. It does not however appear on the Sanborn map of 1904. Neither is the address listed in the *Palo Alto City Directory* prior to 1910 which may signify that it was not occupied until 1908 or 1909. In 1910, 818 Cowper was listed occupied by a mining engineer, Charles W. Gardner, his wife Grace, and their son Erle Stanley Gardner, a student. In the same year 820 Cowper, the other flat in what was then a duplex, was listed as occupied by a physician, Dr. Arthur McFarlane and his wife. Beginning in 1928 at 820 Cowper and in 1934 at 818 Cowper, two family names tend to be listed at each address. Each of the two large flats seems to have been divided in half. The Assessor's records do not document the alteration. The *Palo Alto Times* reported on 6 June 1924 and again on 24 November 1945 building permits for \$1,000 of alterations at the address, but the dates of the alterations do not correspond with the changes in the *City Directory* listings.

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: February 23, 2000

(This space reserved for official comments)

History (continued)

Use: The first family listed at 818 Cowper in the *Palo Alto City Directory* was that of Charles W. Gardner from 1910 to 1913, father of the mystery writer, Erle Stanley Gardner, famous as the creator of Perry Mason. According to an article that appeared in the *San Jose Mercury News* at the time of the author's death (10 May 1970) the elder Mr. Gardner, a mining engineer, had taken his family with him to the Klondike on the wide ranging travels associated with his work before he settled down on the Peninsula. Erle Stanley Gardner was about twenty years old when he lived on Cowper and was listed as a student in the *City Directory*. It was just about this time that he studied the law on his own, passed the bar examination, and headed off to Oxnard to begin his practice. In 1933, he published his first Perry Mason mystery.

The occupants of both 818 and 820 Cowper tended to be white collar workers with a large number of teachers and nurses but also with accountants, clerks and three physicians. These occupants also tended to change with each new edition of the *City Directory*. One long-term resident, Elizabeth Van Auken (1915-1925), was working as a teacher at the Lytton School when she moved into the apartment at 818 Cowper and was named principal of that school in 1917 while she was living there, according to an article that appeared in the *Palo Alto Times* on 3 May 1949 at the time of her retirement. She remained principal until 1949, at which time the School Board commemorated her exemplary service by referring to her as "a friend and wise counselor" in a letter of commendation and by rechristening her school the Elizabeth Van Auken School. A woman named Bertha Meyers was named the owner in the alteration notice printed in the *Palo Alto Times* in 1924. She was not ever listed as an occupant of the building. Another 1924 resident, Dr. Robert A. Powers, lived with his wife, Helen, at 820 Cowper. After Powers' death in 1979, testimonials included a letter to the editor of the *Palo Alto Times* from Dr. Russel V. Lee, founder of the Palo Alto Medical Clinic. He called Powers "a veritable Palo Alto pioneer. He was the first radiologist between San Francisco and San Jose . . . a first rate radiologist." In 1927, George Walster and his wife Mabel lived at 820 Cowper. Walster opened Walster's Dry Goods store in 1925 and must have lived here until his business prospered. "At one time it was reputed to be the largest dry goods store on the Peninsula." From 1934 to 1962, Olive Bachelder was listed an occupant and identified as the owner.

Evaluation

This building, at 818-820 Cowper, appears eligible for the NRHP under criterion A at the local level of significance. The period of significance is 1910, its date of construction, to 1928, when it was converted from flats to apartments. It is significant in association with important patterns in Palo Alto development — the construction of residences with more than one unit in proximity to the streetcar line recently opened on Waverley Street and the provision of housing occupied by a series of short term residents who made important contributions to the social, cultural, and economic life of Palo Alto.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Feuer, Margaret and Courtney Clements. *A Walk Through History: Women of Palo Alto*. 1994.

Palo Alto City Directory. 1910-1962.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 6 June 1924, 10 June 1938, 24 November 1945, 13 May 1949, 14 June 1949.

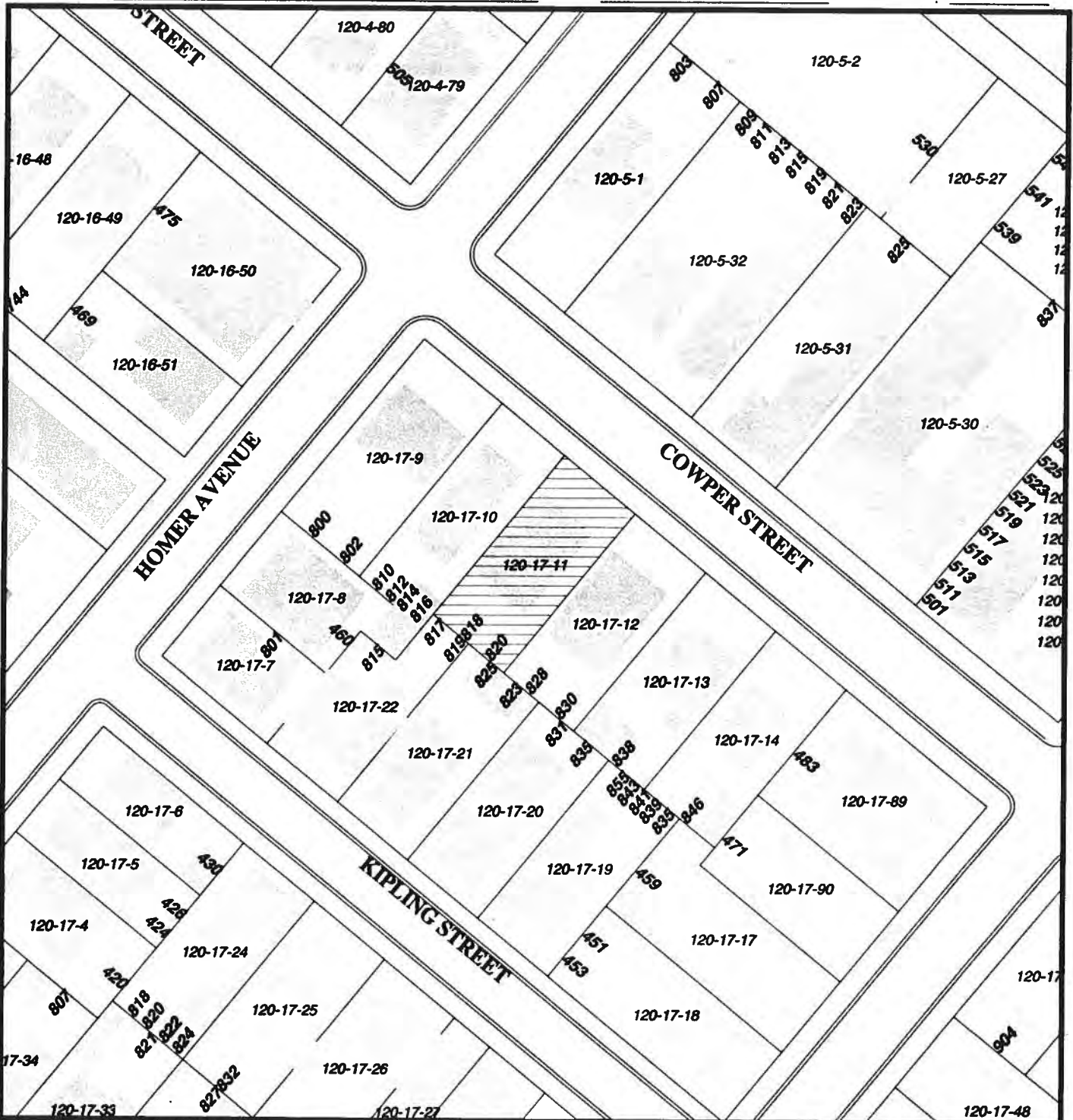
San Jose Mercury News. 12 May 1970.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1967.

United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

LOCATION MAP



818-820 Cowper St
120-17-011

This map is a product of the City of Palo Alto GIS

CRITERIA 3 & 5 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 3 and 5:

- Criterion 3 (The structure or site is an example of a type of building which was once common, but is now rare)
- Criterion 5 (The architect or building was important)

Address	Criteria	Category
365 Hawthorne Avenue	3, 5	2

365 HAWTHORNE AVENUE

APN: 120-12-061

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion C (Architecture)

Identified Period of Significance: 1906-1956

Summary of Significance: 365 Hawthorne Avenue was found eligible under Criterion C as an example of an important local building type, the square Colonial Revival cottage, that was built by Clarence E. Henry, a local builder, as his personal residence.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to be 1906, the year of the building's construction.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 3 (The structure or site is an example of a type of building which was once common, but is now rare)
- Criterion 5 (The architect or building was important)

Statement of Significance: The subject building is an excellent example of a local and early housing type and a meritorious example of design by a notable local builder Clarence E. Henry, who designed and constructed the home for his family.

Period of Significance: 1906

Palo Alto Historic Inventory Category: Category 2

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

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 365 Hawthorne Ave

P1. Other Identifier: 365 Hawthorne Ave
 P2. Location: Not for Publication Unrestricted *a: County Santa Clara
 and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
 *b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___/___ of ___/___ of Sec ___; ___ B.M.
 c. Address 365 Hawthorne Ave City Palo Alto Zip 94301
 d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
 *e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 120 12 017

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

The following description addresses the building in terms of its structure, plan, and appearance. The structure and plan are described using three sources of information (1949 Assessment Record prepared by the Tax Assessor, Sanborn maps, and current survey information — photographs, Field Notes form, and site visits from 1998 and 1999). The description of the structure and plan is presented for two phases in the building's history. The building is presented as it was built, or as it was at the earliest time warranted by the information available. Second the building is presented as it has changed, up to the present (1999).

The house at 365 Hawthorne is located on a mid-block lot on the northwest side of Hawthorne Avenue between Bryant and Waverley streets. It is located on a 50-by-50-foot lot, a typically-sized suburban lot for its day. Built in 1906, the house first appears on the 1924 Sanborn map with a small wood garage on the southwest side of the lot behind the house. The garage measures 19 by 22 feet. It is of single-wall construction with a concrete floor, a wall foundation, and a hip roof.
 See 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 #) _____
365 Hawthorne Ave: view northwest;
09/13/99; by B. Vahey; roll BRV-77,
neg #3

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1906; Palo Alto Times

*P7. Owner and Address:
Laura Doyle
365 Hawthorne Ave Palo Alto CA
94301

*P8. Recorded by: (Name, affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded:
May 19, 2000

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

*Attachments: NONE Location Map Sketch 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) _____

CONTINUATION SHEET

Page 2 of 5

Resource Identifier: 365 Hawthorne Ave

Recorded by Michael Corbett

*Date May 19, 2000

Continuation

Update

Description (continued)

The house is a square cottage in plan with a projecting wing and a hip roof that covers the house, the projecting wing, and the porch that runs across the rest of the front of the house. In 1949, the Tax Assessor recorded a living room, dining room, three bedrooms, a bath, kitchen, and service porch. The central door recalls houses where such a door leads to a central corridor. However, the internal arrangement of rooms is unknown.

This house is a one-story, stud frame house on a foundation of concrete walls. It has a partial, unfinished basement, and a low attic space that is not large enough for habitation. The frame is clad in two-lap or three-lap siding. The house is covered by a hip roof with paneled soffits and a matching hip roofed dormer. Fenestration is a mix of double-hung and casement windows, with a glass paneled front door. In 1949, the Tax Assessor recorded two, gas floor furnaces, and a fireplace. Interior floors are pine, and the walls are plastered.

In plan and appearance, this house is a square cottage whose low, broad profile is associated with bungalows. The symmetry of the overall character, established by the hip roof and matching dormer, the round porch columns, the paneled soffits, and the narrow textured siding are associated with the Colonial Revival style.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 365 Hawthorne Ave

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1906: Built (Palo Alto Times)

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

*B8. Related Features:

garage

B9a. Architect: _____ b. Builder: Clarence E. Henry

*B10. Significance: Theme Colonial Revival Bungalow Area Palo Alto

Period of Significance 1906-1956 Property Type Residential Applicable Criteria C

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

History

Site: The *Plat of the Town of Palo Alto* ca. 1894 shows Block 17 yet to be subdivided into parcels and with no buildings on it. The *Map of the City of Palo Alto* ca. 1915 shows the lot at 365 Hawthorne with its present borders.

Structure: The *Palo Alto Times* printed, on 5 January 1906, a building permit notice that reported that a new residence was to go up at 365 Hawthorne for Clarence E. and Edith Ellis Henry. In an obituary published in the same newspaper, on 15 March 1946, it was reported that Mr. Henry, a carpenter, had built this house himself and that he lived there until his death. Neither the Assessor's records nor a comparison of the Sanborn maps of 1924 and 1949 give any evidence of alteration or addition.

Use: The *Palo Alto City Directory* first listed the address in 1906 at which time Clarence and Edith Henry were the occupants. Edith Henry was remembered in her obituary in 1956 as a civic leader, active in the Order of the Eastern Star, the Republican Party, and many other groups. She was also a well-known teacher at Harker's School from 1946-1956. According to obituaries, Mr. Henry's mother, Mrs. Juliette Henry (*Palo Alto Times* 21 September 1928), and sister, Inez E. Henry (*Palo Alto Times* 5 February 1924), were also residents of the house until their deaths. Clarence Henry lived in the house he had built in 1906 until he died in 1946, and his wife remained there until she died in 1956. The house passed to the couple's only daughter, Laura Marie Henry (later Laura M. Doyle).

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: May 19, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 365 Hawthorne Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 19, 2000

Continuation

Update

Evaluation

This house at 365 Hawthorne appears eligible for the NRHP under criterion C at the local level for the period 1906 to 1956. Under criterion C, the building is significant as an example of an important local building type — defined alternately as a square cottage with a projecting wing and as a Colonial Revival bungalow. This house is especially interesting because it was built by a local carpenter who lived in it, along with his family for their entire lives. It is still owned by descendants of the family.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Palo Alto City Directory. 1906-1953.

Palo Alto Historic Survey Update. Property File.

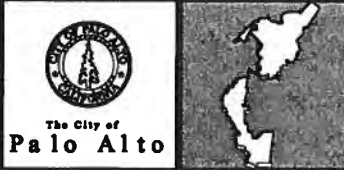
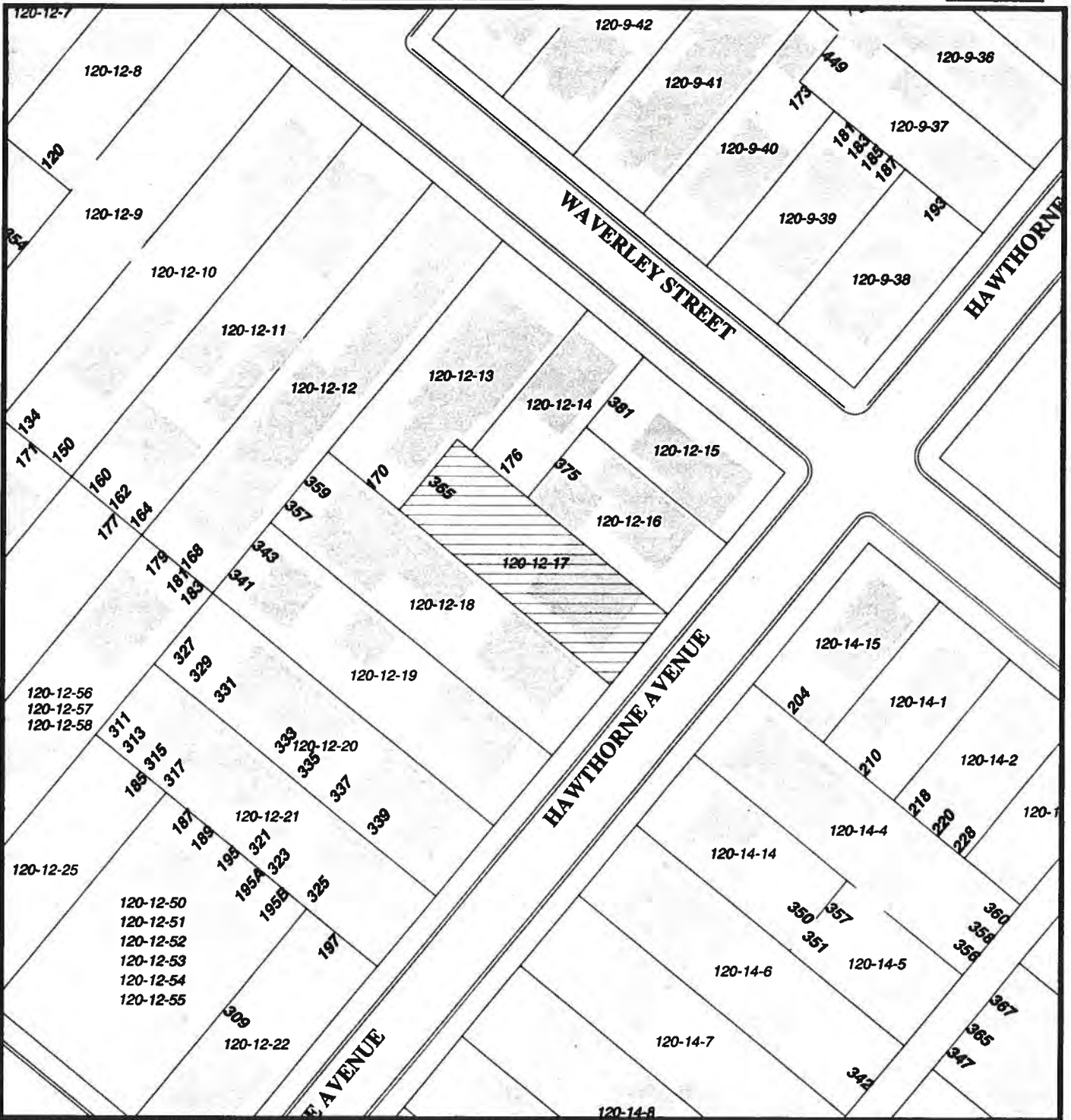
Palo Alto Times. 5 January 1906, 5 February 1924, 21 September 1928, 16 March 1946, 12 September 1956.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.


Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.


Santa Clara County. Tax Assessor. Assessment Record. 1949, 1962, 1967.

United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.



365 Hawthorne Ave
120-12-017

This map is a product of the City of Palo Alto GIS 



CRITERIA 2 & 4 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 2 and 4:

- Criterion 2 (The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation)
- Criterion 4 (The structure or site is connected with a business or use which was once common, but is now rare)

Address	Criteria	Category
2931 Louis Road	2, 4	2

2931 LOUIS ROAD

APN: 127-40-024

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion A (Events)

Identified Period of Significance: ca. 1914-1934

Summary of Significance: The property at 2931-2933 Louis Road was found significant under Criterion A for containing a rare surviving farmhouse (2931 Louis Road) that was part of a working farm until the 1930s and demonstrates the agricultural history of Palo Alto.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Some windows replaced; no other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The recommendation for designation below focuses on the farmhouse at 2931 Louis Road and omits the rear buildings on the parcel.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 2 (The structure or site is particularly representative of an architectural style or way of life important to the city, state, or nation)
- Criterion 4 (The structure or site is connected with a business or use which was once common, but is now rare)

Statement of Significance: 2931 Louis Road is a rare surviving farmhouse that demonstrates the agricultural history of Palo Alto from its early days into the 1930s. The history of the building is further notable in that the surrounding land was used for farming, whereas other nearby residents who worked as farmers drove to outlying areas where their farms were located. While the setting of the building has changed from produce, dairy, and poultry farming to a residential neighborhood, the building is notably older than its neighbors and illustrates the changing uses of Palo Alto in the twentieth century.

Period of Significance: ca. 1914-1934

Palo Alto Historic Inventory Category: Category 2

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 2931-2933 Louis Rd

P1. Other Identifier: 2931-2933 Louis Rd
P2. Location: Not for Publication Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad Mountain View, CA Date 1991 T ____; R ____; ____ of ____ of Sec ____; ____ B.M.
c. Address 2931-2933 Louis Rd City Palo Alto Zip 94303
d. UTM: (Give more than one for large and/or linear resources) Zone ____; ____ mE/ ____ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 127 04 024

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

The house at 2931 Louis Road is a large, wood house clad in V-groove siding. It is square or rectangular in plan, covered by a medium pitched gable roof. The house is unornamented except for (fake) projecting beams and braces supporting the main roof and shallow entrance porch roof. These gables are built at different pitches. By virtue of the overall form of the house and the minor decoration of the gables, this house is associated with bungalows in style. The different pitches of the roofs are the mark of an inexperienced designer. The property also includes a barn and cottage that are compatible with 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 #) _____
2931-2933 Louis Rd; view northeast;
09/20/99; by B. Vahev; roll BRV-84,
neg #28

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1914; Metroscan

*P7. Owner and Address:
Vincenzo Giovannoto
PO Box 60177 Palo Alto CA 94306

*P8. Recorded by: (Name,
affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded: _____
February 20, 2000

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

*Attachments: NONE Location Map Sketch 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 2931-2933 Louis Rd

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)
1914: Built (Metroscan)
1952: Barn remodeled

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

*B8. Related Features:

Barn

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme Agriculture Area Palo Alto
Period of Significance 1914-1934 Property Type Residential Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The house at 2931 Louis is located on a .33 acre lot. The original size of the lot when the house was built (possibly 1914), is not known. About 1919, the property was within a larger area called Palo Alto Acres. Some of the original land associated with this property may have been sold by then (1919). Palo Alto Acres was subdivided leaving this property on a portion of what was a 7.88 acre lot (no. 125). The 7.88 acre parcel remained a single holding as late as the *Map of the City of Palo Alto* of 1949, and is located at the east corner of Colorado Avenue and Louis Road.

Structure: The Santa Clara MetroScan dates the construction of the house at 2931 Louis to 1914 which is consistent with the 1914 arrival to Palo Alto of its first owners, James W. and Christine A. Fraser. This date is also consistent with the recollections of tenants in the 1950s and 1960s, who knew members of the family who built the house. The Frasers were listed on Louis (then Lewis Road) in the *Palo Alto City Directory* of 1919-1920 and thereafter. The Assessor's records note that the barn was remodeled in 1952 at a cost of \$1,700.

Use: The *Palo Alto City Directory* listed James William Fraser and his wife Christine Ann Fraser as poultry farmers from 1919 to 1921 and as farmers, dairy farmers, and ranchers in the years following. The Frasers came to Palo Alto from Nova Scotia

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett
Date of Evaluation: February 20, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 2931-2933 Louis Rd

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 20, 2000

Continuation

Update

History (continued)

in 1914 and farmed at this location. James Fraser died at the end of 1935 (obituary *Palo Alto Times* 4 December 1935), and though Christine Fraser did not die until 1946 (*Palo Alto Times* 28 January 1946), she was not listed at the address after 1936. A son, Donald W. Fraser and his wife Daisy, managed the farm for a time, but in 1942, Mrs. D.M Fraser was listed alone and identified as the owner. An obituary published in the *Palo Alto Times*, on 23 November 1976, says that Daisy May Fraser had moved to Palo Alto in 1923 and that she had lived at 2931 Louis since then. It said that she had made her livelihood for many years buying and selling real estate. She sold off most of her in-laws' farm. She lived at the time of her death in an apartment at the rear of the farm house.

Evaluation

This property, at 2931 Louis Road, consisting of a house and an altered barn, appears eligible for the NRHP under criterion A at the local level of significance. The period of significance is 1914 to 1934, the last year James Fraser was listed as a farmer here. While active farmers lived in other properties in Palo Alto, most drove out of town to their farm land. This property is one of the few properties still existing that was built as a farm in Palo Alto.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Palo Alto City Directory. 1919-1976.

Palo Alto Historic Survey Update. Property File.

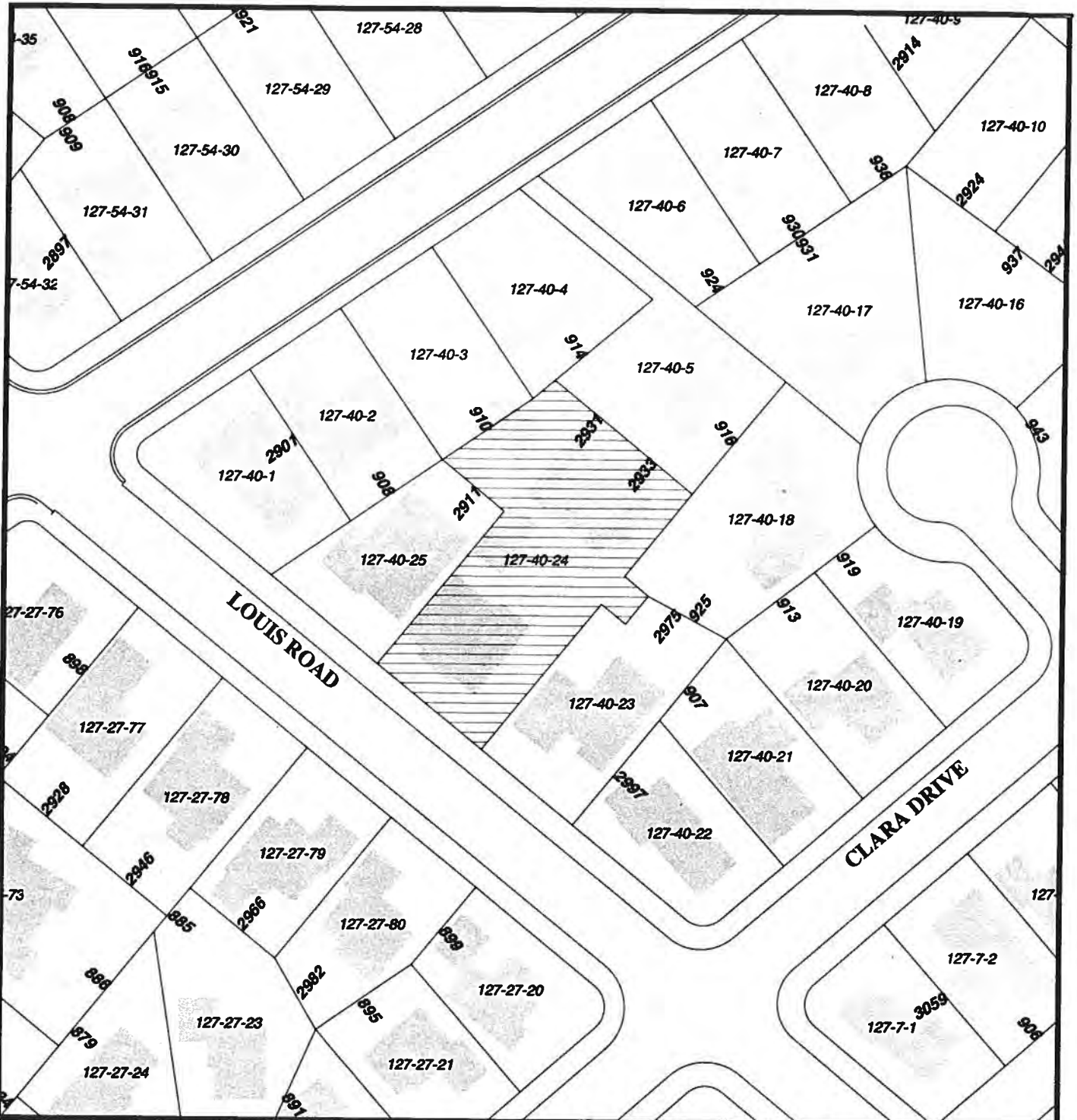
Palo Alto Times. 4 December 1935, 28 January 1946, 23 November 1976.

Santa Clara County. Tax Assessor. Assessment Record. 1953, 1954.

United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

Winn, Susan Bright. *2931 Louis Road*, recollections and research. 12 January 1999.

LOCATION MAP



2931-2933 Louis Rd
127-40-024

This map is a product of the City of Palo Alto GIS

CRITERIA 1 & 3 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 1 and 3:

- Criterion 1 (The structure or site is identified with the lives of historic people or with important events in the city, state, or nation)
- Criterion 3 (The structure or site is an example of a type of building which was once common, but is now rare)

Address	Criteria	Category
218 Middlefield Road	1, 3	2

218 MIDDLEFIELD ROAD

APN: 120-02-012

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion A (Events)

Identified Period of Significance: 1905-1935

Summary of Significance: 218 Middlefield Road was found significant under Criterion A as a residence that is representative of the pattern of early development in Palo Alto when contractors, builders, and those in the construction trades established their personal homes. The building demonstrates the early development of single-family homes within the original street grid of Palo Alto.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance is revised to 1905, the year that the residence was completed. This revision is aligned with the significance of 218 Middlefield Road as a personal residence constructed for its original owner-occupants. The significance of the property for being constructed within the original street grid of Palo Alto has been omitted as many extant properties express this development context, and this significance may be better expressed through the survey and potential identification of a historic district. The significance of the building as an early and rare surviving example of a cottage residence has been added to the statement of significance.



Figure 1: 1997-2001 Survey Update photograph.

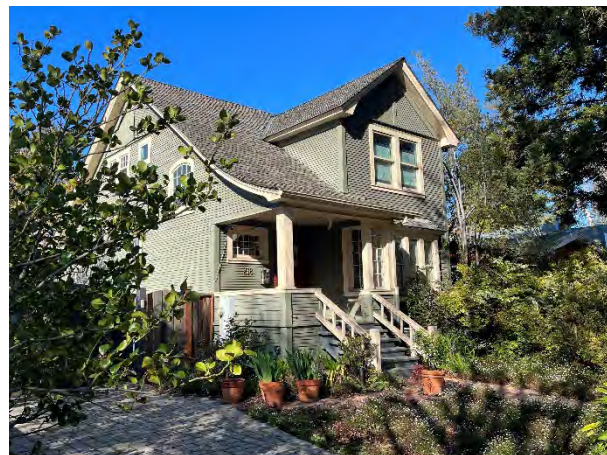


Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 1 (The structure or site is identified with the lives of historic people or with important events in the city, state, or nation)
- Criterion 3 (The structure or site is an example of a type of building which was once common, but is now rare)

Statement of Significance: 218 Middlefield Road is significant as a residence constructed for Frank Boltinhouse, who worked as a paperhanger and contractor in the early years of the development of Palo Alto. It is likely that the building was constructed by Boltinhouse and represents the early development trend of buildings constructed by those in the building trades to serve as their personal residences. Small cottage residences like 218 Middlefield Road were built in designs similar to common pattern book plans and were typical of Palo Alto's earliest years of development. These early small cottage homes are now increasingly rare.

Period of Significance: 1905

Palo Alto Historic Inventory Category: Category 2

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or #: (Assigned by recorder) 218 Middlefield Rd

P1. Other Identifier: 218 Middlefield Rd
P2. Location: Not for Publication Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___/___ of ___/___ of Sec ___; ___ B.M.
c. Address 218 Middlefield Rd City Palo Alto Zip 94301
d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 120 02 012

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

The following description addresses the building in terms of its structure, plan, and appearance. The structure and plan are described using three sources of information (1949 Assessment Record prepared by the Tax Assessor, Sanborn maps, and current survey information — photographs, Field Notes form, and site visits from 1998 and 1999). The description of the structure and plan is presented for two phases in the building's history. The building is presented as it was built, or as it was at the earliest time warranted by the information available. Second the building is presented as it has changed, up to the present (1999).

This house at 218 Middlefield is a two-story, stud-frame structure built as a single family dwelling on a brick wall foundation that was still in place in 1949. In 1949, the Tax Assessor identified asbestos shingles as the exterior surface of the house. These were removed, perhaps in 1979 when an apartment added in 1954 was removed. The siding today (1999) which appears

See 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 #) _____
218 Middlefield Rd; view southwest;
09/13/99; by B. Vahey; roll BRV-77,
neg #16

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1905; Metroscan

*P7. Owner and Address:
Timothy & Mary Rondthaler
218 Middlefield Rd Palo Alto CA
94301

*P8. Recorded by: (Name,
affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded:
December 16, 1999

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

*Attachments: NONE Location Map Sketch 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) _____

CONTINUATION SHEET

Page 2 of 5

Resource Identifier: 218 Middlefield Rd

Recorded by Michael Corbett

*Date December 16, 1999

Continuation

Update

Description (continued)

original, is lap siding except in the gables. Inside, there are earth floors in the basement, hardwood floors on the ground floor, and pine floors on the second floor. Walls are plastered. In 1949, heating was provided by a gas fired floor furnace. Fenestration consists of double-hung and casement windows.

In plan and appearance, this is a rectangular one and one-half story building with a projecting two-story wing and a one-story half porch. The main roof is a steeply pitched gable that flares out over the half porch. The projecting wing is covered by a gable roof with a shallow pitch. In 1949, the Tax Assessor identified interior rooms as follows: a 10 by 20 foot basement; on the ground floor, a living room, dining room, kitchen, and service porch; on the second floor, four bedrooms and two baths; and accessible attic space. The interior was modified by the creation of a studio apartment in 1954. This apartment was removed in 1979.

This house was designed as a compact bungalow for a large family. It has a small cottage appearance with its steep gabled roof that sweeps down over the porch. Its four upstairs bedrooms might have been accommodated in a house of a different sort. In *Radford's Artistic Bungalows* of 1908, Design No. 5022 (p. 94) is similar to this, in appearance and probably in plan. The Radford design has only three bedrooms and one bath upstairs. Although this house was not taken from Radford's, the presence of a similar design in a pattern book helps to identify this as an example of a common type.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 218 Middlefield Rd

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: Bungalow

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

1905: Built (MetroScan)
1954: Addition of apartment
1979: Reverted to single-family residence

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme Pattern of development Area Palo Alto

Period of Significance 1905-1935 Property Type Residential Applicable Criteria A

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

History

Site: According to a 1910 City of Palo Alto map, 218 Middlefield was the first structure built on its side of Middlefield between Everett and Palo Alto avenues. It was a parcel of Block 45 which had been divided in two by the construction of Byron Street through it. By the Sanborn map of 1924 almost all of the lots of Block 45 have been developed. This house is located on a mid-block lot on the southwest side of Middlefield on a lot measuring 50 by 112½ feet, a typically sized suburban lot of its time. The 1924 Sanborn map showed a garage behind the house in the south corner of the lot.

Building History: The MetroScan has the house at 218 Middlefield built in 1905. The Sanborn maps of 1924 and 1949 show no expansions or alterations. Information in the "Historic Inventory Database" or tax card record of building permits note no expansions or alterations prior to 24 December 1953 when a permit was issued to Louis Siegel to make an apartment. There is very little information with which to draw a history of the design and construction of this house.

As noted an apartment was added to the tax record in 1954. This was created by means of partition walls within the existing structure. In 1979, a permit was issued to remove non-bearing walls, remove its kitchen, and revert the house to a single family residence.

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: December 16, 1999

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 218 Middlefield Rd

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 16, 1999

Continuation

Update

History (continued)

History of Use: The house went up in 1905 and the *City Directory* of January 1906 lists "Boltinhouse, Frank L., Paint Co." and "Boltinhouse, Mrs. Belle." The Boltinhouses were listed in directories through 1911. The U.S. Census of 1910 listed Frank L. Boltinhouse as the owner (mortgaged) of 218 Middlefield. He was 40 years old and worked as a "paper hanger/contractor." His wife was listed as Isabel and as 38 years old. The couple had two children: a girl, 11 years old, and a boy, 8 years old. Mr. Boltinhouse worked in the building trades in a period when Palo Alto was rapidly built up. With the proceeds of that work, he established his family in a new house in Palo Alto.

The *City Directory* of 1914 lists Henry W. Bessac (retired) and his wife, Virginia B. Bessac as the occupants of the house. With them is listed Eugene P. Bessac, a student. Mr. Bessac's obituary says that he died in this same house in 1935. According to his obituary, he was a newspaperman, "who founded or owned many of the old papers in this state, notable among these being the establishment of the first newspapers in Long Beach in 1888. Other papers in California which he owned were at Lincoln, Hollister, Santa Ana, Dixon, and others."

Evaluation

The house at 218 Middlefield appears eligible for the NRHP under criterion A at the local level of significance for the period 1905 to 1935. It is representative of the pattern of development of houses by people in the building and construction business for themselves. It also belongs to the first period of the development of single-family houses in the original grid of Palo Alto.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Palo Alto City Directory. 1906-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 11 October 1935, 24 October 1941, 28 October 1946, 24 December 1953, 3 May 1954, 2 May 1957.

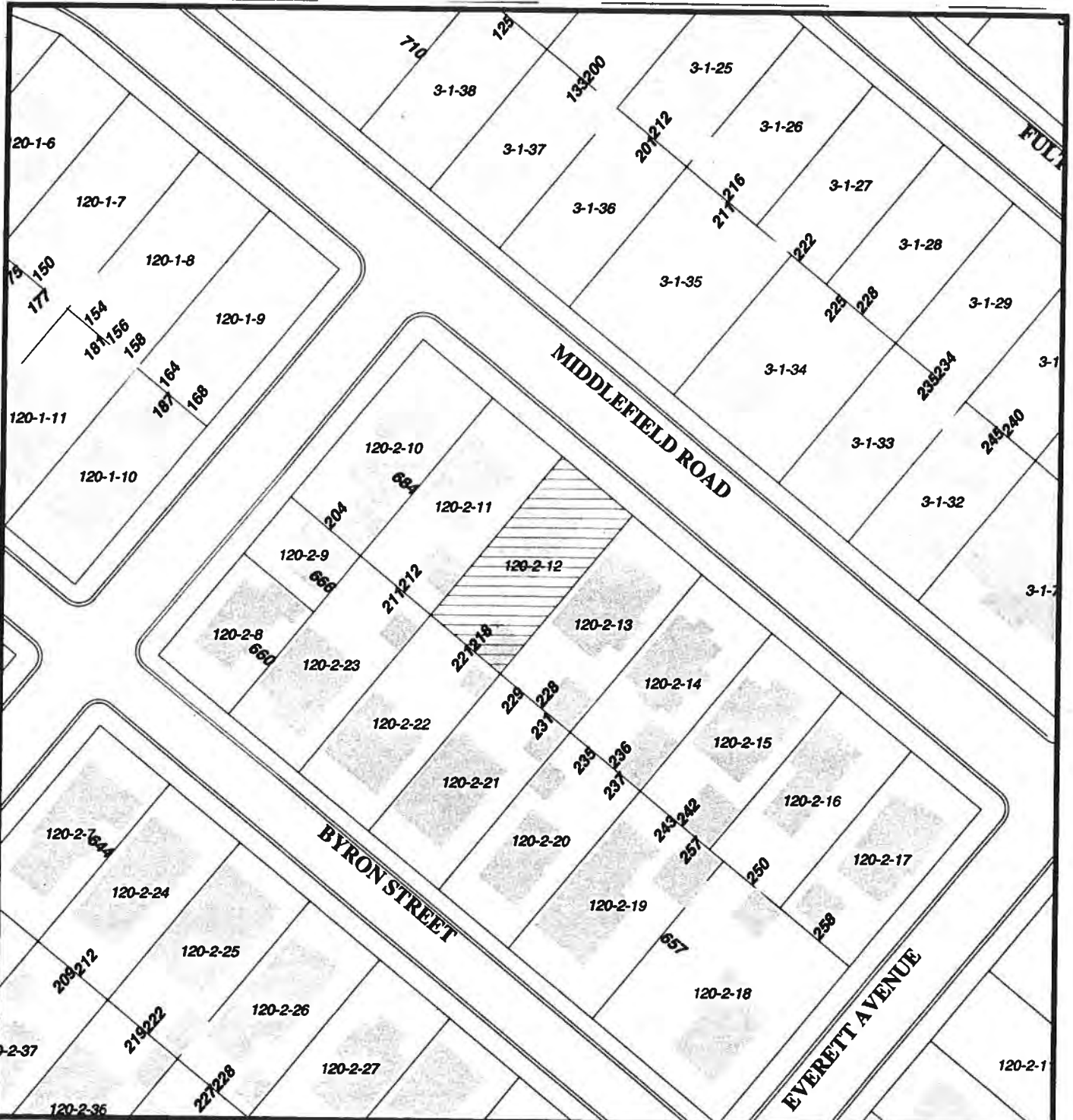
Radford Architectural Company. *Radford's Artistic Bungalows: The Complete 1908 Catalog*. Originally published in Chicago: 1908. Republished Mineola, N.Y.: Dover Publications, 1997.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1956, 1960, 1967.



United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

Winslow, Ward and the Palo Alto Historical Association. *Palo Alto: A Centennial History*. Palo Alto: Palo Alto Historical Association, 1993.



218 Middlefield Rd
 120-02-012

This map is a product of the City of Palo Alto GIS

CRITERION 4 NOMINATIONS

Properties proposed for designation under Palo Alto Criterion 4:

- Criterion 4 (The structure or site is connected with a business or use which was once common, but is now rare)

Address	Criterion	Category
945-949 Emerson Street	4	3

945-949 EMERSON STREET

APN: 120-28-079

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion A (Events)

Identified Period of Significance: 1924-1942

Summary of Significance: 945-949 Emerson Street was found significant under Criterion A as an important example of a rare surviving mixed-use property with a local neighborhood store at the front of the parcel and a residential building at the rear where the owner of the store lived.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Changes to exterior signage; no other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to consist of 1924, the year that the commercial building was erected on the property.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation: Criterion 4 (The structure or site is connected with a business or use which was once common, but is now rare)

Statement of Significance: The property at 945-949 Emerson Avenue contains a rear residential building (945 Emerson Avenue, built ca. 1906) and a front commercial building (949 Emerson Avenue, built in 1924) and is significant as a rare surviving mixed-use property from the 1920s at the transition point between a commercial and residential area. The property reflects local patterns of

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

development in Palo Alto and relates to the overall character of the neighborhood in scale, materials, proportion, or other factors.

Period of Significance: 1924

Palo Alto Historic Inventory Category: Category 4

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or #: (Assigned by recorder) 945 Emerson St

- P1. Other Identifier: 945 Emerson St
- P2. Location: Not for Publication Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___/___ of ___/___ of Sec ___; ___ B.M.
c. Address 945 Emerson St City Palo Alto Zip 94301
d. UTM: (Give more than one for large and/or linear resources) Zone ___; ___ mE/ ___ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 120 28 079

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

There are three buildings on this property at 945 Emerson — a house at the rear, a store at the front, and a garage to the northeast of the store.

House. At the rear of the lot is a small one-story, wood-frame house. It has a hip roof with overhanging eaves and paneled soffits and a central brick chimney. It is clad in wood siding with wood double-hung windows. In plan, this house is a square cottage with a projecting wing and a half porch at the front. Located behind buildings and fences, details of the house are not visible.

Store. At the front of the property is a small rectangular store measuring 20 by 40 feet. In addition there is a projecting wing at the rear. The main store is of masonry construction — the Tax Assessor called it "cement or cinder block", but it looks like

See 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 #) _____
945 Emerson St; view northeast;
09/20/99; by B. Vahey; roll BRV-84,
neg #18

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
ca. 1906; Assessor's Records

*P7. Owner and Address:
Allan D Yarkin
152 Homer Ave Palo Alto CA 94301

*P8. Recorded by: (Name,
affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded: _____
May 6, 2000

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

*Attachments: NONE Location Map Sketch 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) _____

CONTINUATION SHEET

Page 2 of 5

Resource Identifier: 945 Emerson St

Recorded by Michael Corbett

*Date May 6, 2000 Continuation Update

Description (continued)

hollow clay tile. It has a flat roof enclosed by a parapet that steps up in the center at the front and down in the center on the sides. The parapet is capped by a flat coping. The front wall is stuccoed and in 1949 was described as having a "plate glass front" that remained in place until it at least 1985. Since that time, the large square plate glass window with a wood frame has been reduced in size by about two thirds. The lower part of the window has been walled up.

Garage. There is a garage located to the northeast of the store. It is a wood-frame structure with a gable roof and shingled walls. It was designed for one car.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 945 Emerson St

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: 1-3 story commercial building

*B5. Architectural Style: Flat front

*B6. Construction History: (Construction date, alterations, and date of alterations)
ca. 1906: House built (Assessor's Records)
1924: Store built (*Building and Engineering News*)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme Development in Palo Alto Area Palo Alto
Period of Significance 1924-1942 Property Type Residential and Commercial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The parcel at 945 Emerson Street is located in a block identified by the letter E on the "Original Map of the University Park" of 1889. Between the publication of that map and the "Plat of the Town of Palo Alto" in 1894, Block E was bisected by Ramona Street. The land had not been developed or completely subdivided by the time of the Sanborn map of 1904 but the lot appears with its current dimensions (37.50' x 112.50') on the "Revised Map Showing the City Limits on January 1, 1921."

Structure: There are three buildings on this property, a house at the rear of the lot, a store built up to the sidewalk, and a garage about half way to the rear northwest of the store. The house, at 949 Emerson Street, was first listed in the *City Directory* in 1907. The Assessor's records date the house to 1906, while the Santa Clara County MetroScan dates it to 1905.

Building and Engineering News reported, on 27 September 1924, that James DuMont was building a new store at 945 Emerson Street for Lucie B. Stirk at a cost of \$2,500. The *Palo Alto Times* printed a building permit notice, on 2 October 1924. The *Palo Alto City Directory* listed, in 1926, a grocer by the name of Emile Pechart at the address, but from 1927 until 1942, it listed Mrs. Lucie B. Stirk in the SOS Grocery.

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: May 6, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 945 Emerson St

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 6, 2000

Continuation

Update

History (continued)

Use: According to the *Palo Alto City Directory*, there has been a residence at 949 Emerson Street from at least 1907. With students and several turnovers in residents, it appears to have been a rental property at the beginning. Residents included John P. and Myrtle Vincent and George W. Tyson. John Vincent was an electrician for the city while he lived here (1913-1917) and was later a well-known member of the City Engineer's staff. Tyson was a retired rancher. At the time Mrs. Stirk was having the store built in the front yard, there was no separate listing for the occupants of the house behind it. Mrs. Stirk lived there from 1927 until about 1942. She was identified by the *City Directory* as the owner of the property. Charles and Bessie Ingram bought the business by 1944 but never lived at the address. From 1948 until 1953, new proprietors were listed: Raymond L. and Bernice V. Hunter, grocers, and Fred H. and Fern M. Wilson, butchers.

Evaluation

This property appears to be eligible for the NRHP under criterion A at the local level of significance. The period of significance is 1924 to 1942, encompassing the years when the proprietor of the store also lived on the property.

This property represents an important but largely vanished development in Palo Alto — the small neighborhood store. It is typical of many such stores during the years when these were most common in incorporating housing for the proprietor on the property. It is unusual in that it is on a midblock site and not at a corner. These stores disappeared from American cities largely because of the introduction of zoning laws that promoted single-use districts. Ironically, this store was built after the adoption of zoning laws in Palo Alto and was made possible because its residential neighborhood, largely occupied by poor and minority residents, was zoned as a "Factory District."

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Building and Engineering News. September 27, 1924.

Map of the City of Palo Alto. 1921, 1924, 1929, 1949.

Original Map of the University Park. 1889.

Palo Alto. Zoning Map. [1922].

Palo Alto. Map of Use Districts Adopted by the Council of the City of Palo Alto. 12 September 1927.

Palo Alto City Directory. 1904-1953.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 17 January 1923, 2 October 1924, 22 December 1924, 10 August 1946, 17 April 1953, 20 April 1953, 5 December 1985.

Palo Alto Weekly. "Surviving in a Supermarket World." 30 January 1985.

Plat of the Town of Palo Alto. 1894.

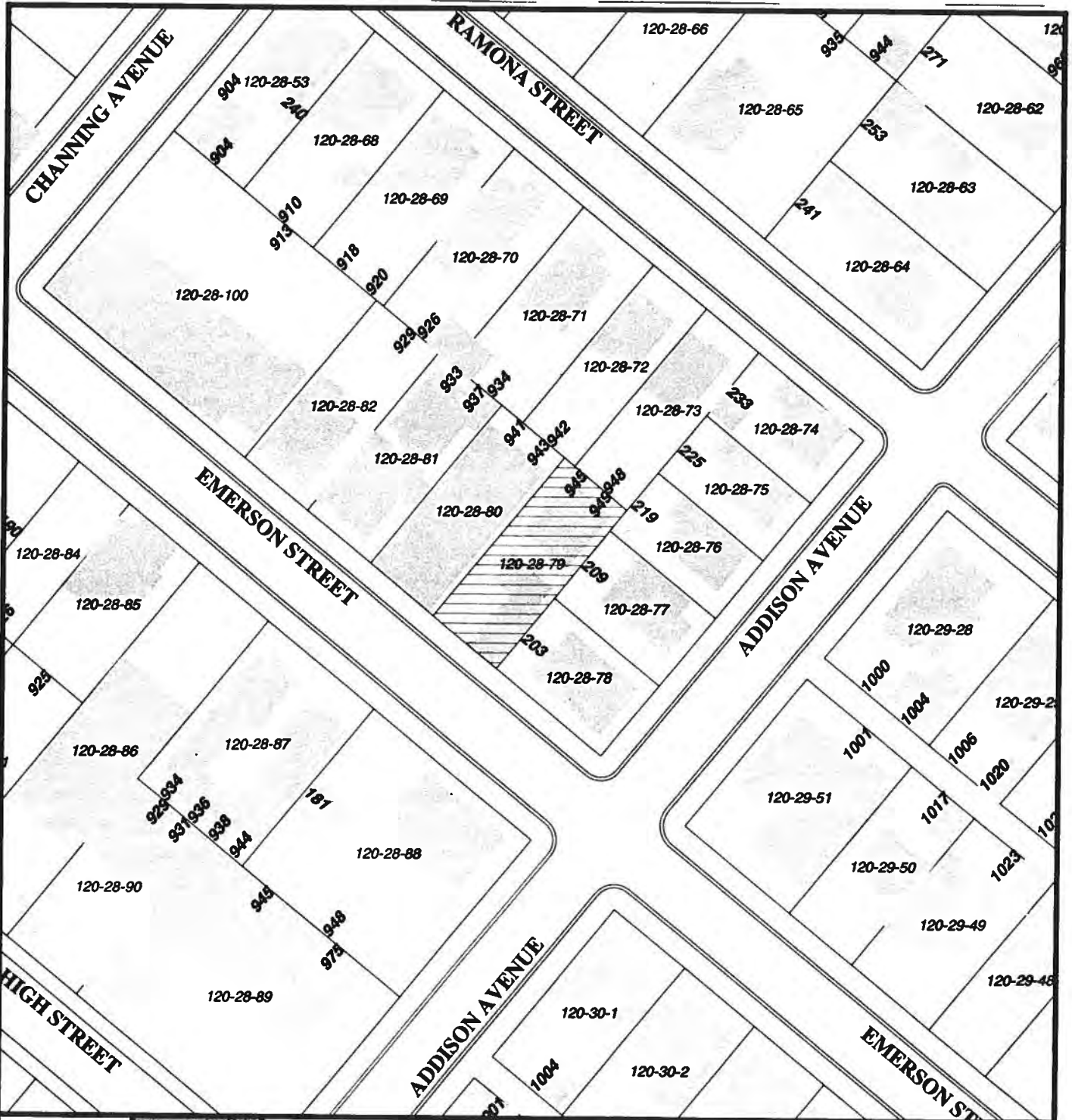
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1967.



United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

LOCATION MAP



945-949 Emerson St
120-28-079

This map is a product of the City of Palo Alto GIS



CRITERIA 1 & 2 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 1 and 2:

- Criterion 1 (The structure or site is identified with the lives of historic people or with important events in the city, state or nation)
- Criterion 2 (The structure or site is particularly representative of an architectural style or way of life important to city, state or nation)

Address	Criteria	Category
619 Webster Street	1, 2	3

619 WEBSTER STREET

APN: 120-04-025

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criterion A (Events)

Identified Period of Significance: 1904-1950s

Summary of Significance: 619 Webster Street was found eligible for its ability to demonstrate early patterns and trends of prosperity and adaptation by early Palo Alto residents. The building demonstrates a period of prosperity for small business owners in the early twentieth century and reflects changing living patterns with the conversion from a single-family residence to a multi-family building during the ownership and occupancy of the original owners.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: New handrails installed at front entrances; no other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance was revised to end in 1958, following the deaths of both original owner-occupants.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 1 (The structure or site is identified with the lives of historic people or with important events in the city, state, or nation)

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

- Criterion 2 (The structure or site is particularly representative of an architectural style or way of life important to the city, state, or nation)

Statement of Significance: 619 Webster Street tells the story of Palo Alto's early residential patterns of adaptation and density. The building was erected by William and Ethel Earle. William was the owner of Palo Alto's oldest grocery store, and 1904 appears to have been a time of personal prosperity and stability for his Palo Alto business. With changing economic conditions during the Great Depression and with William's concurrent retirement, the Earles adapted their residence to allow for renters, first creating a second unit, and then subdividing the house for a third unit. This further reflects the densification of Palo Alto in the middle of the twentieth century. Due to its modest design and history of use, the building is a good local example of an architectural type that relates to the character of a neighborhood grouping in scale, materials, proportion, or other factors.

Period of Significance: 1904-1958

Palo Alto Historic Inventory Category: Category 3

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or #: (Assigned by recorder) 619-623 Webster St

- P1. Other Identifier: 619-623 Webster St
- P2. Location: Not for Publication Unrestricted *a: County Santa Clara
 and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
 *b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ____; R ____; ____ of ____ of Sec ____ B.M.
 c. Address 619-623 Webster St City Palo Alto Zip 94301
 d. UTM: (Give more than one for large and/or linear resources) Zone ____; ____ mE/ ____ mN
 *e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 120 04 025

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

This house at 619 Webster is a one-story, balloon-frame structure with a hip roof, clad on the exterior in three-lap siding. It was originally covered by a hip roof with a proportional, front-facing dormer. About 1935, a large, shed-roofed dormer was added to the northwest side to accommodate living space in the attic. Fenestration consists of double-hung windows and a multi-pane wood and glass front door. A brick chimney in the front face of the hip roof probably belongs to a living room fireplace at the front of the house.

In plan, this house was built with a rectangular footprint. The 1904 and 1908 Sanborn maps showed a long porch on the front half of the southeast side and a round bay window behind it. These features were oriented to morning sunlight. The 1924 Sanborn map showed a projecting wing at the rear of this same side of the house, behind the round bay window. After the house was modified for three units around 1935, the 1949 Sanborn maps showed the long porch enclosed except at the front in the south corner of the house. What had been a porch large enough for a swing or children's play area was reduced to an
 See 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 #) _____
619-623 Webster St; view northeast;
09/16/99; by B. Vahey; roll BRV-81,
neg #12

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1904; Metroscan

*P7. Owner and Address:
Melvyn Pratt
1136 Waverley St Palo Alto CA
94301

*P8. Recorded by: (Name, affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded:
December 29, 1999

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

- *Attachments: NONE Location Map Sketch 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) _____

CONTINUATION SHEET

Page 2 of 6

Resource Identifier: 619-623 Webster St

Recorded by Michael Corbett

*Date December 29, 1999

Continuation

Update

Description (continued)

entrance porch. The projecting front porch near the west corner of the house also may have been added — it does not appear on any Sanborn map before or after. Because the materials and finishes for this front porch and the side porch enclosure match the original house, they appear to have been made at the same time. Because the side dormer does not match the original as well, it may have been made later. Nothing else is known about the interior arrangement of the house.

Lacking photographs and the Assessment Record available for most buildings in 1949, the early appearance and other features of this building are not known. The distinctive appearance of this house is the result of an unusual original design of 1904 that was modified in stages. Originally, the house was a variation of a type that might have been called a square cottage or a bungalow. Decorative features are associated with the Colonial Revival style, but the composition of these features is irregular, and is not associated with that style. Decorative features of the house are three-lap siding, hip roofs with overhanging eaves and paneled soffits, and round porch columns.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 619-623 Webster St

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Single family property

*B5. Architectural Style: Colonial Revival decorative features

*B6. Construction History: (Construction date, alterations, and date of alterations)
1904: built (MetroScan)
ca. 1909-1924: addition of room to rear
ca. post-1935: enclosure of porch on south side, replaced bay window with apartment entry, new porch and entry on front, addition of dormer on north side.

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme Development of Palo Alto Area Palo Alto
Period of Significance 1904-1950s Property Type residential Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The residential building at 619 Webster is located on a 50-by-150-foot lot in Block No.41 of the original subdivision of University Park of 1889. This was a large suburban lot for its time. The lot was first developed with the main house only as shown on the 1904 Sanborn map. The 1908 Sanborn map showed a one-story, wood shed at the rear of the lot in the east corner. On the 1949 and 1949 Sanborn maps, this shed was labeled as a garage.

Structure: The Santa Clara County MetroScan dates the residence at 619 Webster to 1904 and in that year the address was first listed in the *Palo Alto City Directory*. The first occupants were William M. and Ethel C. Earle who owned the house and lived there for five decades. Sanborn maps indicate that after 1908 and before 1924, a room was added to the rear of the south side.

According to the record in the *City Directory*, what had been built as a single family residence was occupied by the Earles and one other family in 1936 and the Earles and two other families in 1938. To accommodate its new use as a three-unit residence, See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: December 29, 1999

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 6

Resource Identifier: 619-623 Webster St

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 29, 1999

Continuation Update

History (continued)

the structure was modified by the enclosure of the long side porch at the front of the south side, replacement of the bay window in the middle of the south side by an apartment entry, creation of a new projecting porch and entry on the front of the house, and addition of a large shed-roof dormer on the north side. These alterations produced a different character and appearance of the building. Although no photograph of the building before 1935 exists, it was a single family house at that time. Since 1936, it has looked like a multiple family dwelling.

Use: This house was built by William C. Earle, owner of one of the oldest businesses in Palo Alto and the first grocery. He built this house about ten years after going into business, representing not only his own success, but a pattern of prosperity for many small business owners in Palo Alto's first decades. (The 1890s in particular were hard times and many small businesses failed. Others were affected by the financial panic of 1907. At the same time, many small businesses avoided trouble and survived.) The *Palo Alto Times* printed on 14 June 1895 a notice that G.C. Thaxter had sold his grocery business to W.M. Earle and B.F. Suiter and shortly thereafter an advertisement that made it clear that the new partners were selling off everything their predecessor had carried in the dry good and hardware lines to concentrate on groceries. The *Palo Alto Times* printed on 11 June 1897 another notice that Mr. Suiter was selling his interest in the business to Mr. Earle who thereby became sole owner of what would be advertised as Palo Alto's oldest grocery store. According to his wife's obituary (*Palo Alto Times* 7 May 1957), the Earles were married in 1902. Two years later they moved into a new house at 619 Webster where they raised three children and lived until their deaths in the 1950s. According to a story that appeared in the *Palo Alto Times* on 4 June 1942 Mr. Earle sold out and retired in 1935 when he would have been about 64 years old. About the same time, he divided the family home into two and then three units to live in one and rent out the others. Among tenants in the building have been teachers, a clerk, an engineer, a nurse, a research worker, a stenographer, and from 1961 to 1968, John Allan Dole, described in the *Palo Alto Times* at his death in 1969 at the age of 97, as "Palo Alto's first yachtman."

It is interesting that the changes in this house were made by the people that built it and not by subsequent owners. How often this occurred is not known (cf. 778 Melville which also was altered by its original owners). Because the house was changed when they retired and presumably after their children were grown, its conversion to apartments represented changing family circumstances. It may have reflected general economic conditions of the depression years of the 1930s.

Evaluation

This is an unusual house with an interesting history. Although a preliminary evaluation indicated that this house was not eligible for the NRHP, additional information about the historical contexts of this house provide a fuller understanding of its potential significance. Based on what is now known, this house appears eligible for the NRHP under criterion A at the local level of significance for the period 1904 to the 1950s. As the house of an early and long-time business owner, it represents the prosperity of many small businesses whose income made possible a middle class home in a comfortable neighborhood. With its subdivision into three units, it also represents the economic difficulties of the period. The changes to the house were made during the period of significance and do not affect its integrity.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Palo Alto City Directory. 1904-1958.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 14 June 1895, 11 June 1897, 4 June 1942, 7 May 1957, 7 February 1958.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1904.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1908.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 619-623 Webster St.

Recorded by Michael Corbett

*Date December 29, 1999

Continuation

Update

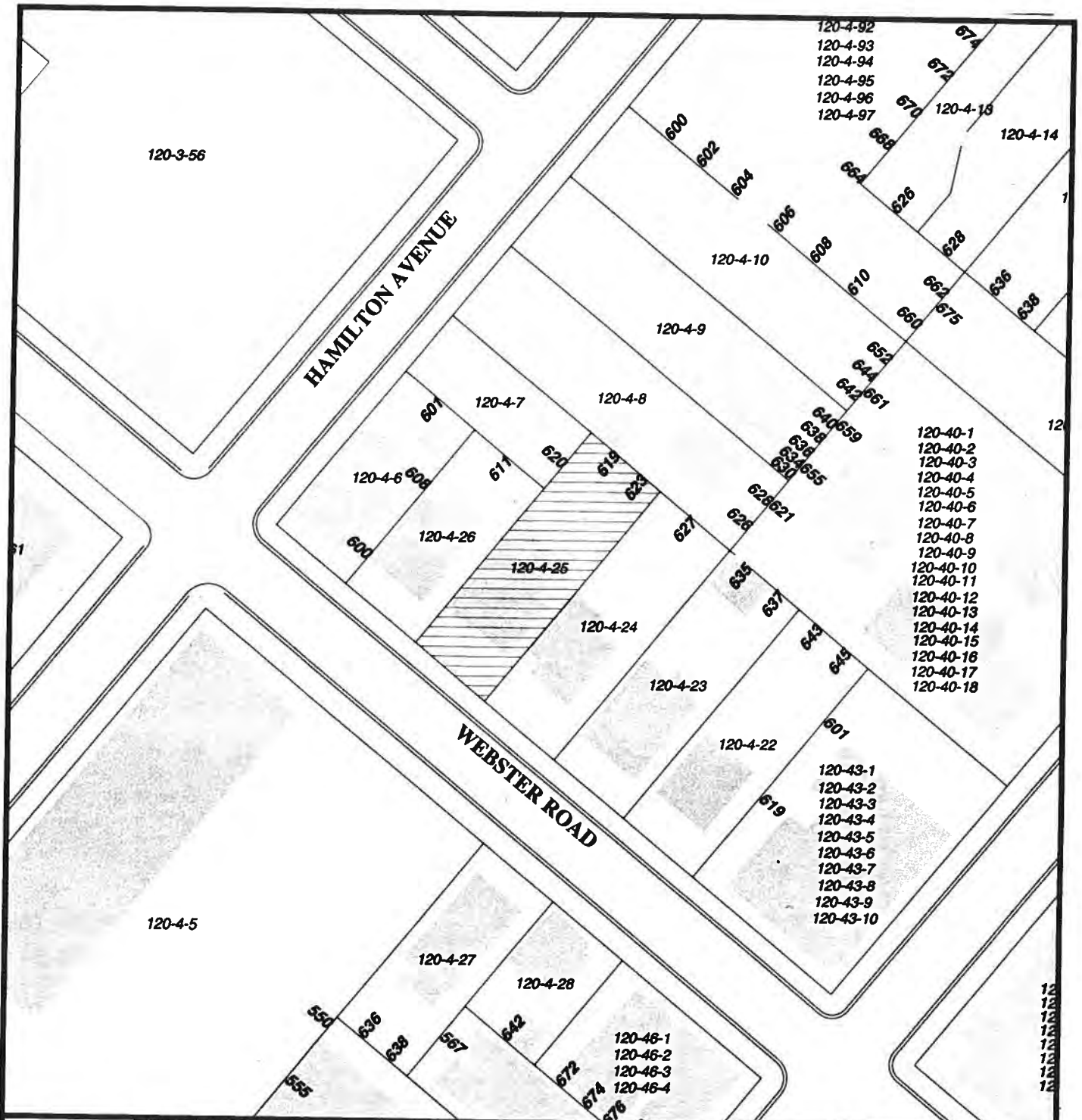
References (continued)

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

LOCATION MAP



619-623 Webster St
120-04-025

This map is a product of the City of Palo Alto GIS

