

CITY-OWNED PROPERTY NOMINATIONS

City-Owned Properties proposed 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 2 (The structure or 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)
- Criterion 5 (The architect or building was important)

Address	Criteria	Category
201 Alma Street	1, 4, 5	1
Cistern and Pump House	1, 2	2

201 ALMA STREET

APN: 120-25-060

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1910-1962

Summary of Significance: 201 Alma Street was deemed eligible under Criterion A as a representative of Palo Alto's municipal water system and early water retention planning. It was deemed eligible under Criterion C as an early example of reinforced concrete construction and as a distinctive example of a decorated municipal building that embodies the design principles of the City Beautiful movement. Under Criterion C, it is also significant as the work of important local builder Maurice Couchot. The period of significance represents the period beginning with the building's construction in 1910 and ending in 1962 when Palo Alto discontinued the use of local well water supply.

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.

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

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 4 (The structure or site is connected with a business or use which was once common, but is now rare)
- Criterion 5 (The architect or building was important)

Statement of Significance: 201 Alma Street is significant as a distinctive example of a decorated municipal building that embodies the design principles of the City Beautiful movement. It is an early example of reinforced concrete construction and is significant for its design by important local builder Maurice Couchot. It also is associated with early municipal water retention planning in Palo Alto.

Period of Significance: 1910-1962

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 builder Maurice Couchot.*

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 7

*Resource Name or #: (Assigned by recorder) 201 Alma St

P1. Other Identifier: 201 Alma 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 201 Alma 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 25 060

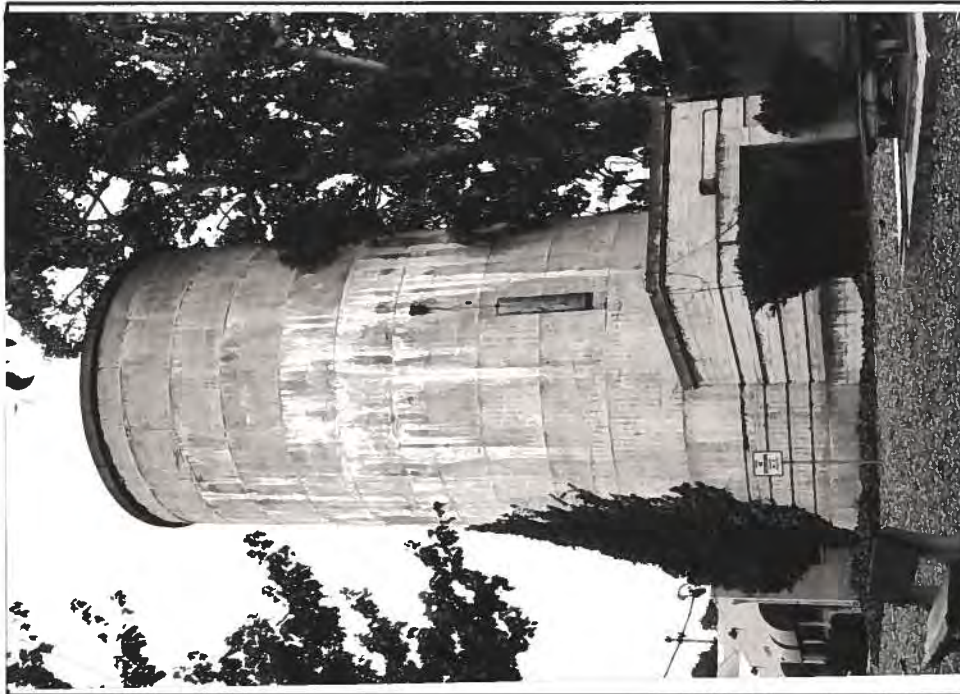
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The structure at the east corner of Alma Street and Hawthorne Avenue is an elevated water tank designed to store water and to put pressure on the water mains in the northeast part of the city. It originally provided an "abundant water supply at good pressure to a quarter of the town where it is most needed." The general location was chosen "as being the highest ground and the furthest removed from the main plant" (*Palo Alto Times* 9 June 1910). It was built as part of a growing water system that included the main water plant in the current Rinconada Park area and a network of water mains. At the time it was built, this structure was the only element in the system that was designed with a non-utilitarian appearance. It was ornamented in the spirit of the City Beautiful Movement with specific references to Renaissance design. Like pump houses, electrical substations, and other features of the new public infrastructure that was expanding at that time in Northern California, this water tank was treated as an ornamental object, to beautify its surroundings, as an object of pride, and to market its commodity and ameliorate its otherwise negative visual effects. Comparable water towers were built in Fresno (1894) and Fairfield (ca. 1920).

See continuation sheet

*P3b Resource Attributes: (List attributes and codes) HP11 Engineering Structure

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



P5b. Description of Photo:
 (View, date, accession #) _____
201 Alma St; view northeast;
09/13/99; by B. Vahey; roll BRV-77,
neg #2

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1910; Palo Alto Times

*P7. Owner and Address:
City of Palo Alto
201 Alma 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: _____
May 12, 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 7

Resource Identifier: 201 Alma St

Recorded by Michael Corbett

*Date May 12, 2000

Continuation

Update

Description (continued)

This elevated tank was built in two phases: the elevated tank structure in 1910 and a one-story pump house addition about 1914. The main tower is 79 feet high and has an inside diameter of 30 feet. The walls are two feet three inches thick at the base, tapering to six inches at the top. The structure is reinforced concrete with "twisted steel" reinforcing bars — probably those cold twisted square reinforcing bars patented by Ernest Ransome in 1885. The water tank, with a capacity of 155,000 gallons, is located at the top of the tower. It is supported by a reinforced concrete dome inside the tower that is 44 feet above ground level at the center. The tank is 29 feet high and is capped by another dome — the roof of the tower. This leaves a large open area at the bottom of the tower. The tower was decorated with classical elements in the proportions of a column. The base is rusticated with bands that circle the structure. The shaft is smooth. Original drawings show a cornice and railing at the top, labeled "not included." These details were not built, presumably because they would have cost extra, and the tower design was terminated in a simple flat molding. Although not decorative, this molding serves the purpose of terminating the design and maintaining the classical proportions. The original design showed a rectangular doorway at the base that interrupted the rustication. This doorway was not built or has been covered up by the pump house addition. Inside the pump house, a Luitweiler Deep Well Pumping Engine was installed in 1912-1913, and moved a few feet from the bottom of the tower to the new pump house extension in 1913-1914. This engine pumped 300 gallons of water per minute into the tank from a well 273-feet deep. The grounds around the tank have been maintained as a public park from the beginning. In 1914-15, power lines were placed in an underground conduit so that overhead wires would not mar the appearance of the tower grounds.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 201 Alma St

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Engineering Structure

*B5. Architectural Style: Renaissance Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1910: Built (Palo Alto Times)

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

*B8. Related Features:

B9a. Architect: Couchot & Thurston (civil engineers) b. Builder: Richard Keatinge & Sons

*B10. Significance: Theme A: Development of Palo Alto's municipal water system; C: Early reinforced concrete construction, municipal water tower, City Beautiful Movement in Palo Alto, and work of engineer Maurice Couchot Area Palo Alto
Period of Significance 1910-1962 Property Type municipal utility Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: A reinforced concrete tower is situated on a 75-by-115-foot lot at the corner of Alma Street and Hawthorne Avenue. In 1907, Timothy Hopkins had given the city a 1.5 mile strip of land flanking San Francisquito Creek for park use. According to the *Palo Alto Times*, on 8 April 1910, work was begun on a tower next to the creek — about a block northwest of the present site. Work was stopped at the original site three days after it began by the contractor after an interview with Mr. Hopkins. Mr. Hopkins claimed that when he deeded the creek land to the city he had specified that it was to be used for park purposes only and that the water tower was not in accordance with the agreement. According to the *Palo Alto Times*, on 14 April 1910, Hopkins would prohibit the city from sinking a well on that site and was trying to dissuade the city from doing so in that part of town. He owned a water plant on the other side of the creek and was concerned about competition for the same underground water. He also wanted to sell water to the city. On 19 April 1910, the board of public works recommended to the City Council the purchase of a lot at the east corner of Alma Street and Hawthorne Avenue as an alternative site for the water tower that would not be controlled by Hopkins. This recommendation was adopted. The corner of Alma Street and Hawthorne Avenue was purchased, and the city built its water tower there.

Structure: A drawing, dated 5 March 1910, for the "150,000 gallon Reinforced Concrete Tower for the City of Palo Alto, California" was designed by Couchot & Thurston, civil engineers.
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 12, 2000

(This space reserved for official comments)

CONTINUATION SHEET

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Resource Identifier: 201 Alma St

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 12, 2000

Continuation

Update

History (continued)

According to his obituary which appeared in the San Francisco Chronicle on 30 June 1933, Maurice Couchot was born in France about 1871, was educated as an engineer in Paris, and came to California as a young man. Among his most prominent projects were the Bank of Italy building at Powell and Market streets in San Francisco, the Senator Hotel in Sacramento, the Arcade Building in Los Angeles, "the mills elevators, and warehouses of the Sperry Flour Company at Ogden, Tacoma, Spokane, and Vallejo," and the Palace of Fine Arts and the French building at the Panama-Pacific International Exposition of 1915. Couchot was a pioneer in the use of reinforced concrete construction.

The city's First Annual Report, July 1, 1909 to June 30, 1910, reported (p. 23) that the money for this tank was derived from a recent bond issue. The board of public works accepted these plans on 11 February 1910 when they were submitted by the city engineer, W.F. Byxbee. Construction was begun by the contracting firm of Richard Keatinge & Sons on 5 April 1910 but ordered stopped on 8 April 1910. Several months later, work was recommenced at the present site and stopped again. The contractor was unable to obtain lumber for form work due to a San Francisco lockout and strike. The building was completed by December 1910.

The same article reported "The property owners who at first regretted to see a water tower erected in their vicinity are becoming reconciled to the event when it becomes evident that the structure will be a very artistic one when finished. It readily lends itself to picturesque adornment with ivy vines and this plan will be carried out."

Use: According to the *San Francisco Chronicle*, on 4 August 1918, "Municipal ownership of public utilities, began in Palo Alto in 1897 with the establishment of a city water system, has been extended gradually until at present this municipality of 8,000 inhabitants owns and successfully operates the following enterprises:

- Electric light and power plant and distributing system
- Water pumping plant and distributing system
- Gas distributing system
- Garbage destructor, collection done by contract
- Corporation yard
- Hotel for itinerant laborers
- Jitney bus station
- Swimming pool
- Public library in a building donated by Carnegie"

The city's Second Annual Report, 1910-1911 (p. 21) recorded a list of the uses made of the city's water and the amounts each required in that year. These uses included: commercial water lines, street sprinkling, fire fighting, flushing sewers, settling ditches, power and water plants, county road sprinkling, street work, broken mains, testing the new water tank, and parks.

A staff report dated 8 May 1974 and submitted by Warren L. Deverel, Assistant City Manager, summarized the later history of the city's employment of the water tower. "Prior to 1962, the City's water supply came from its wells, and the City presently owns and maintains 10 wells on standby status. In 1962, the City converted to water from the San Francisco Water System, and the wells were placed on a standby status to provide for emergencies, periods of extremely heavy usage, and for fire backup. The total capacity of the City's wells is 5,750 gallons per minute. Of this, only 4 percent is provided by the tower well, and the storage capacity is considered to be of marginal use in the event of shortage or emergency need." Due to the diminished significance of the facility, Mr. Deverel wrote, "It is proposed to abandon the tower well and tank as a water system operating facility. This proposal is based on the minimal impact of the facility in terms of flow and storage capability. The property should then be declared surplus, and we will take the necessary steps to do that. It is then our intent to advertise the property for sale and development. It is suggested that the advertisements indicate that proposals will be considered on the basis of treatment and use of the site, as well as the economic return to the City. It is also proposed to indicate that the City will consider either lease or outright sale of the property." The city did not, however, abandon the tower well until 1988. It is still (2000) owned by the city.

CONTINUATION SHEET

Page 5 of 7

Resource Identifier: 201 Alma St

Recorded by Michael Corbett

*Date May 12, 2000

Continuation

Update

Evaluation

This water tower appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1910, when it was built, to 1962, when it was placed on reserve status.

Under criterion A, this tower represents not only the development of the city of Palo Alto's municipal water system, but it is associated with the city itself which was incorporated in part to solve its water problems.

Under criterion C, this building is an early example of reinforced concrete construction, it is a distinctive example of a municipal water tower with architectural embellishment, it is a rare manifestation of the City Beautiful Movement in Palo Alto, and it is the work of the important engineer Maurice Couchot.

Further research on Palo Alto's park system and development of a historic context could result in the evaluation of this park as eligible under criterion A as part of the development of parks in Palo Alto.

References

Architect and Engineer. "Maurice C. Couchot." July 1953, p. 54.

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

Couchot & Thurston, Civil Engineers. *Reinforced Concrete Tower for the City of Palo Alto*, section and elevation drawing submitted by Richard Keatinge & Sons. 5 March 1910.

Gebhard, David and Robert Winters. *A Guide to Architecture in Los Angeles & Southern California.* Santa Barbara and Salt Lake City: Peregrine Smith, Inc., 1977.

Kemp, Tom. "Palo Alto's Opportunity." *Palo Alto Times.* 1 May 1896.

Palo Alto. First Annual Report. 1909-10. p. 23.

Palo Alto. Second Annual Report. 1910-11. p. 21.

Palo Alto. Fourth Annual Report. 1912-13. pp. 24-25.

Palo Alto. Fifth Annual Report. 1913-14. pp. 23, 27-28.

Palo Alto. Sixth Annual Report. 1914-15. p. 27.

Palo Alto. Seventh Annual Report. 1915-16.

Palo Alto. Eighth Annual Report. 1916-17.

Palo Alto. Staff Report. Submitted by Warren L. Deverel, Assistant City Manager, 8 May 1974.

Palo Alto City Directory. 1906-1924.

Palo Alto Historic Survey Update. Property File.

Palo Alto Historical Association. *Parks of Palo Alto.* Palo Alto: 1996.

CONTINUATION SHEET

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Resource Identifier: 201 Alma St

Recorded by Michael Corbett

*Date May 12, 2000

Continuation

Update

References (continued)

Palo Alto Live Oak. Century Edition. "City Water, Light and Sewers." 1 January 1900.

Palo Alto Times. "Tower Matter is Still in Abeyance." 14 April 1910 p. 1.

Palo Alto Times. "Water Tower Work May be Delayed." 9 June 1910.

Palo Alto Times. "News of 25 Years Ago." 12 February 1910.

Palo Alto Times. "News of 25 Years Ago." 5 April 1910.

Palo Alto Times. "News of 25 Years Ago." 8 April 1910.

Palo Alto Times. "News of 25 Years Ago." 19 April 1910.

Palo Alto Times. "News of 25 Years Ago." 1 October 1910.

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.

San Francisco Chronicle. "Death Takes Couchot, Noted Bay Engineer." 30 June 1933.

San Francisco Examiner. "Palo Alto's Utilities Are Success." 4 August 1918.

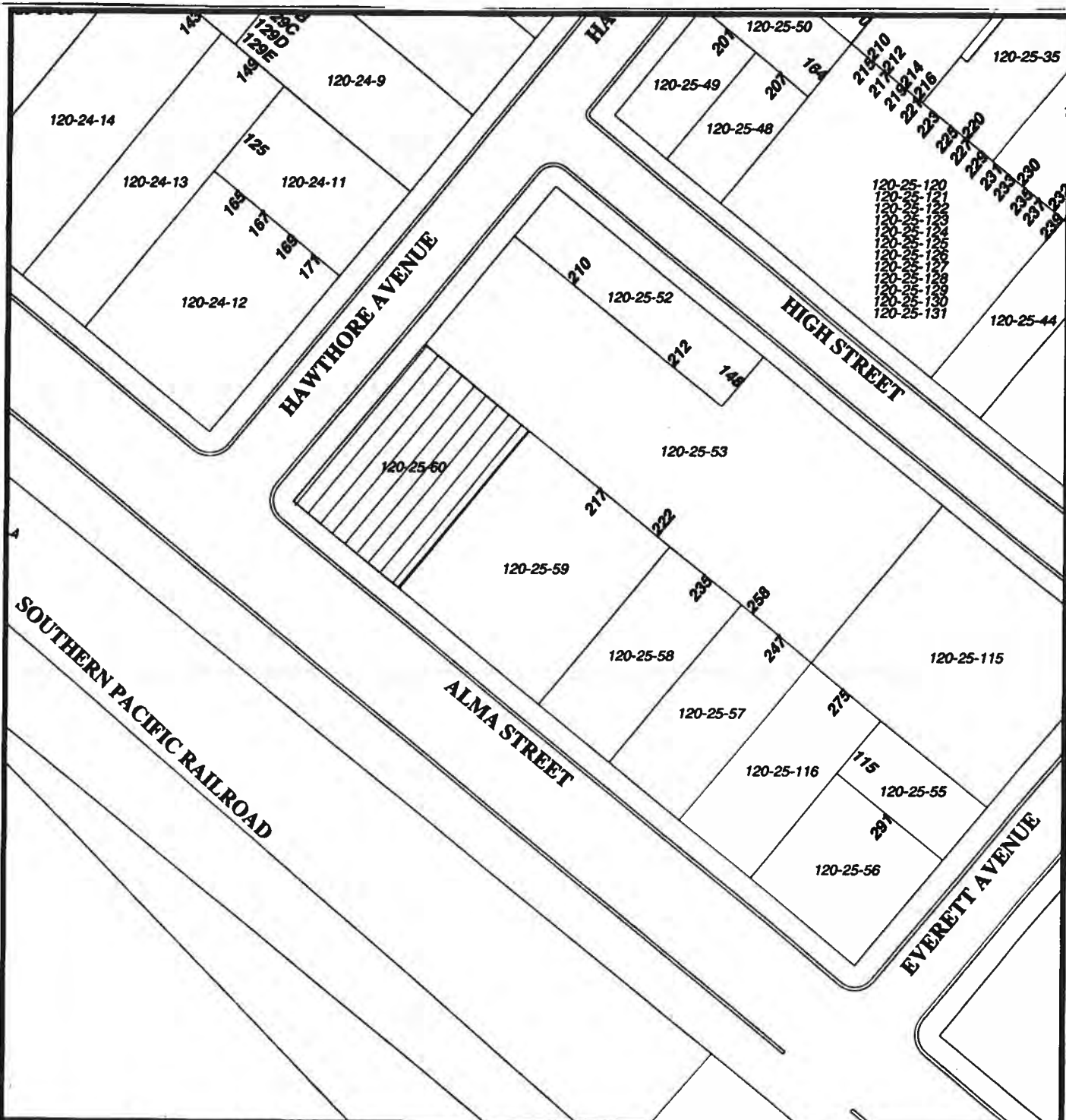
Solano County. Central Solano County Cultural Heritage Commission. *Our Lasting Heritage*. Fairfield, 1977.

"Tower Well Site." Historic Resources Inventory Form, n.d.

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.

LOCATION MAP



201-203 Alma Street
120-25-060

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



CISTERN AND PUMP HOUSE

APN: N/A (Location to the northwest of the intersection of Palo Alto Avenue and Hale Street)

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1924

Summary of Significance: Under Criterion A, the Cistern and Pump House was deemed eligible as an important part of the Palo Alto municipal water system that was developed from wells beginning in 1887. Under Criterion C, the Pump House is significant as one of only two examples in Palo Alto of an important Northern California building type in the early 20th century: the decorated utility structure that reflects the City Beautiful movement and a sense of civic pride.

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 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 is particularly representative of an architectural style or way of life important to the city, state, or nation.)

Statement of Significance: The subject building is significant as only one of two remaining early Palo Alto decorated utility structures and as an important part of the Palo Alto municipal water system that was developed from well sources beginning in 1887. The Cistern and Pump House also represents an important Northern California building typology that emerged from the City Beautiful Movement. It was designed to express pride in civic and public infrastructure.

Period of Significance: 1924

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 _____

*Resource Name or #: (Assigned by recorder) Cistern and Pump House Hale and Palo Alto

P1. Other Identifier: Cistern and Pump House at Hale and Palo Alto streets
 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 Cistern/Pump House Hale and Palo Alto 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 None

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

The Hale Street site of the city's water system includes two structures, a cistern and a pump house. The cistern is a circular reinforced concrete structure with a capacity of 300,000 gallons. It is covered by a roof and ventilated in the center by a hip roofed monitor. At the southern edge of the cistern, there is a gable-roofed shed that appears to be of more recent construction.

Several yards to the east of the cistern is a reinforced concrete pump house. This is a rectangular structure with stucco walls and a flat roof. The pump house is on axis with Hale Street and is designed to be seen by the public. The principal facade is a traditional composition from classical and Renaissance sources, with a large central arched entryway flanked by a single window on each side. The composition is provided with balance and completion at the top by means of three square openings and a red-tiled roof coping. Each of these elements is ornamented. The arched entry is filled by a paneled door. The flanking windows are screened by decorative iron grilles. The square openings at the top are fitted with glazed terra cotta grilles.

*P3b Resource Attributes: (List attributes and codes) HP11 Engineering Structure

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



P5b. Description of Photo:
 (View, date, accession #) _____
Cistern/Hale Palo Alto Ave; view east;
09/13/99; by B. Vahey; roll BRV-77,
neg #15

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1924; Live Oak

*P7. Owner and Address:
City of Palo Alto
250 Hamilton Ave Palo Alto CA
94031

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

*P9. Date Recorded:
May 12, 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 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Cistern and Pump House Hale and Palo Alto

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Engineering Structure

*B5. Architectural Style: Mediterranean

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

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: City of Palo Alto

*B10. Significance: Theme A: Municipal water supply; C: Decorated utility structure Area Palo Alto

Period of Significance 1924-1962 Property Type Municipal Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: This property is located on the southeast bank of San Francisquito Creek at the end of Hale Street.

Structure: The *Live Oak* reported, on 2 October 1924, that the City of Palo Alto was building a pump house at Palo Alto Avenue and Hale Street at a cost of \$700.

Use: The *Palo Alto Times* published, on 25 June 1935, an article, "Palo Alto Water Consumption Outgrows Underground Supply" in which it quoted the city engineer, J.F. Byxbee, who summarized the history of the supply of water to Palo Alto: "Palo Alto has depended entirely upon wells for its water supply since the town was first laid out in 1889. Prior to 1898 it was common practice for residents to construct hand dug wells or to bore shallow 'stovepipe' casing wells, 6 in. to 8 in. in diameter, and pump water from them either by hand or by windmill. At that time the natural ground water was very close to the surface so no drilling was encountered in procuring a supply at low cost."

"In 1887 the Palo Alto Municipal Water Works was constructed involving an initial outlay of some \$40,000 for mains and a steam pumping plant, which later was located at the present power and water plant site on Newell Road between Hopkins Avenue and Embarcadero Road. Additional wells and pumping plants, now of the deep-well, electrically-driven turbine-type,

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 12, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 5

Resource Identifier: Cistern and Pump House Hale and Palo Alto

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 12, 2000

Continuation

Update

History (continued)

have been constructed in various parts of the city from time to time, since the original pumping station." The *Palo Alto Times* listed eight of these local wells in the article "Mains could serve city of 70,000" published on 17 October 1952: the Tower Well, located at Hawthorne and Alma; the Hale Well at Palo Alto and Hale; one in the 1100 block of Middlefield; one on Hopkins between Cedar and Pine; one in the 1600 block of Bryant; one at the corner of Alma and Oregon; and one on Park next to Fire Station no. 2. Mr. Byxbee gave his analysis of the water situation: "The production cost and fixed charges on production capital for procuring water from wells of the Palo Alto type and with the present depth and volume of ground water, are relatively quite low and make the supply from such sources attractive from the standpoint of cost. It appears, however, that the city is outgrowing this source of water supply; also that the quality of the ground water, while not detrimental to health, is complained of generally on account of its hardness and high mineral content."

"Since 1925 studies have been made by the board of other sources of water supply for Palo Alto, but no permanent satisfactory or adequate source of water has been found except the San Francisco-Hetch Hetchy water which is now available to this city."

The *Palo Alto Times* reported, on 26 January 1948, in the article "P.A. has enough water" that "Ten years ago last December the city made a contract with the San Francisco Water Department for the delivery of water, using the spur pipe line from the Atherton substation of the Hetch Hetchy system, in which Palo Alto has a 60 percent interest." The same article reported further: "Meanwhile, the nine Palo Alto wells are inactive, but at least some of them will be placed in operation later on." In 1952, the *Palo Alto Times*, on 17 October 1952, referred to the well at Palo Alto and Hale as one of the eight local wells that were then serving as the city's secondary source of water.

Since 1962, the city has relied on a mix of Hetch Hetchy and coast range water with its old system of wells serving only for backup purposes. Four wells are still part of the system: Hale, Rinconada, Peers, and Meadows (Winslow, p. 219-220).

Evaluation

Although additional research is necessary to understand how the pump house at Hale and Palo Alto streets functions within the system, and a complete survey of water system facilities is necessary to fully understand the context of this site, this property appears to meet the criteria of the NRHP. It appears significant under criteria A and C at the local level of significance. The period of significance is from 1924, when it was built, to 1962 when it went on standby status.

Under criterion A, this property represents the municipal water system developed by Palo Alto from wells beginning in 1887.

Under criterion C, the pump house is one of only two examples in Palo Alto of an important building type in Northern California in the early 20th century — the decorated utility structure. The other example is the Tower Wall at Alma and Hawthorne streets. The best known examples are electrical substations, but the decorated utility structures were built for water systems and other utilities as well. These structures were an aspect of the City Beautiful Movement, reflecting pride in modern technology and an effort to beautify utilitarian facilities for the benefit of the whole city.

References

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

Live Oak. "City of Palo Alto Pump House." 2 October 1924.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. "Palo Alto Water Consumption Outgrows Underground Supply." 25 June 1935.

Palo Alto Times. "P.A. has enough water." 26 January 1948.

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: Cistern and Pump House Hale and Palo Alto

Recorded by Michael Corbett

*Date May 12, 2000

Continuation

Update

References (continued)

Palo Alto Times. "Mains could serve city of 70,000 — but it takes work to keep 'em full." 17 October 1952.

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

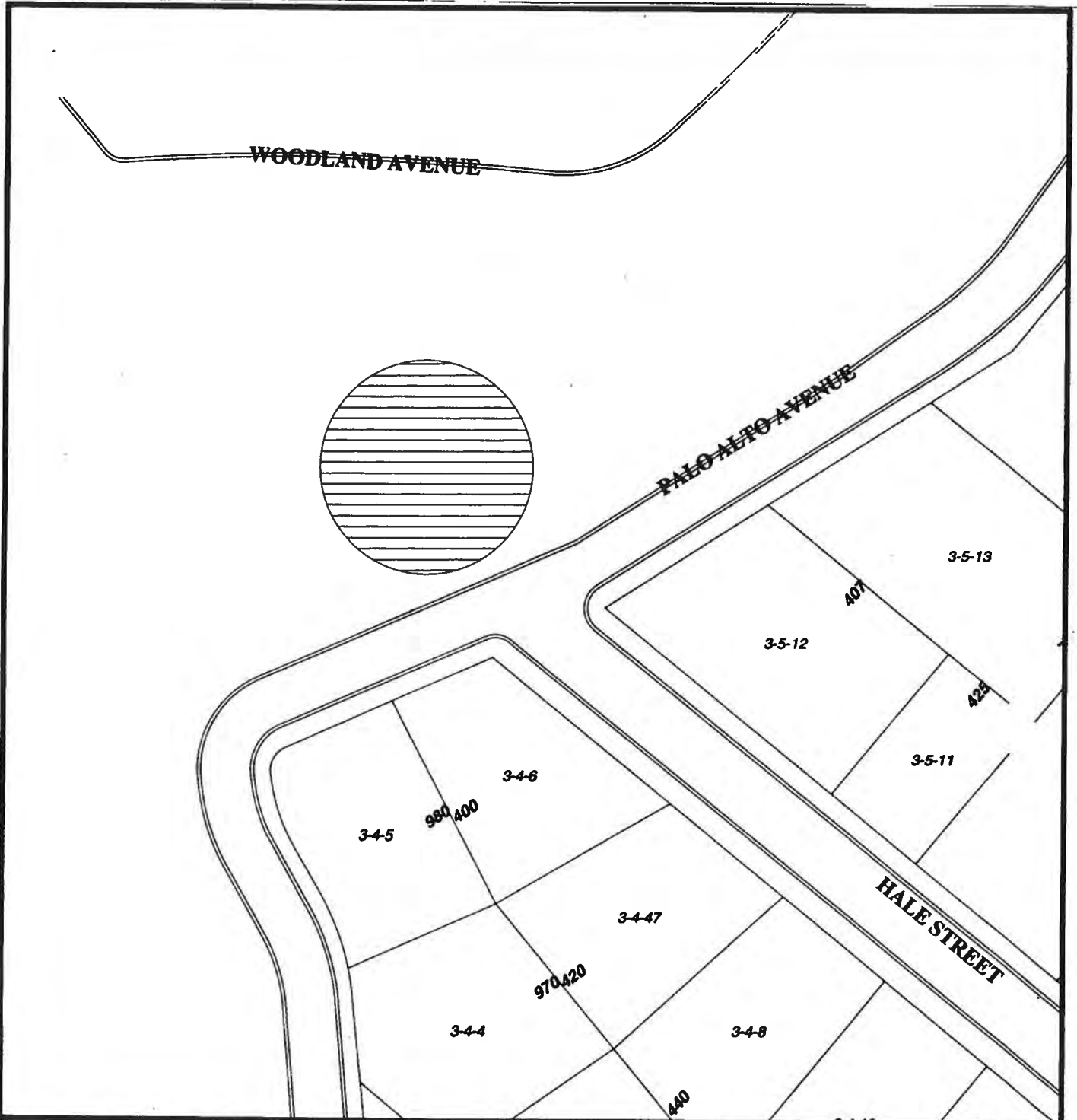
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

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


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


LOCATION MAP

Trinomial _____



Cistern Hale/Palo Alto Ave

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



CRITERION 2 NOMINATIONS

Properties proposed for designation under Palo Alto Criterion 2:

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

Address	Criteria	Category
518 Byron Street	2	2
471 Channing Avenue	2	2
751 Channing Avenue	2	2
643 College Avenue	2	2
252 Cowper Street	2	2
1464 Emerson Street	2	2
482 Everett Avenue	2	2
446 Forest Avenue	2	2
1011 Fulton Street	2	2
975 Hamilton Avenue	2	2
317 High Street	2	2
323 High Street	2	2
342 High Street	2	2
832 Kipling Street	2	2
426 Palo Alto Avenue	2	2
245 Ramona Street	2	2
313 Waverley Street	2	2
326 Waverley Street	2	2
333 Waverley Street	2	2
947 Waverley Street	2	2
1545 Waverley Street	2	2
251 Webster Street	2	2
1235 Webster Street	2	2
1345 Webster Street	2	2
669 Channing Avenue	2	3

518 BYRON STREET

APN: 120-03-055

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1906-1918

Summary of Significance: 518 Byron Street was found eligible under Criterion A as a representative of the development of early Palo Alto by middle class families. Under Criterion C, it was found eligible as the work of carpenters or builders influenced by traditional building practices and published building plans.

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 1902, the year of the building's construction. The significance of the property under Criterion A, for being representative of early Palo Alto development, 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.



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)

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

Statement of Significance: 518 Byron Street is significant as a well-preserved example of the square cottage typology that was common in early Palo Alto.

Period of Significance: 1902

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 35

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 518 Byron St

P1. Other Identifier: 518 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 ___; ___/___ of ___/___ of Sec. ; ___ B.M.
c. Address 518 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 120 03 055

*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 is a one-story, stud-frame house on a concrete perimeter foundation. The walls are clad in V-groove siding nailed directly on the studs without sheathing. The house is covered by a hip roof except for a gable roof over a projecting wing -- all with overhanging eaves and paneled soffits. Fenestration includes double-hung windows and a paneled front 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 #) _____
518 Byron St; view southwest;
09/16/99; by B. Vahey; roll BRV-81,
neg #21

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
ca. 1902-1904; Sanborn map

*P7. Owner and Address:
Faith Brigel
2080 Yale St 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: _____
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 5

Resource Identifier: 518 Byron St

Recorded by Michael Corbett

*Date January 11, 2000

Continuation

Update

Description (continued)

In plan, the house is square in its center with projecting wings at opposite corners of the front and rear. In the angle between the central square and the front projecting wing, there is a half porch covered by the main roof of the house. There is also a projecting bay window on the northwest side of the house. According to the Tax Assessor's card prepared about 1949, the interior included a living room, dining room, three bedrooms, a kitchen, two bathrooms, and an office. The house is almost identical in size and shape to 3905 Park Boulevard. In 1952, an extension was built to the rear projecting wing with a bedroom and a bathroom. The full, unfinished basement was in place by 1949 and may have been original to the house. Plans on file at the Building Department show that seismic work was done in 1991.

The appearance of the house mixes forms and images usually associated with 19th-century houses on the one hand and 20th-century bungalows on the other hand. The basic shape of the house as it appears from the street, a one-story square box with a hip roof and a projecting wing with an angled bay window at the front, was common in the 1890s. Such houses were often decorated with ornament from the Queen Anne style, which was popular at the time, and have often been called Queen Anne cottages in style guides of the 1960s-1990s. Unlike this house, however, cottages of the 1890s had a higher pitched roof. The central front door recalls earlier houses with a central corridor and rooms on either side, which reinforces the association with 19th-century traditions.

Houses with plans like this were published in newspapers, magazines, and plan books. They were widely available and were commonly used with and without modifications as sources of ideas for homeowners and as plans for carpenters, builders, and architects. Wilson's *Bungalow Book* of 1908 illustrated several house plans like many other published plans that might have served as a starting point for the design of this house. These include a six-room house with three bedrooms, a projecting front wing with a living room, a central corridor, and a bathroom in a projecting side bay (p. 25); a house with a central door but no corridor and a dining room in a projecting side bay (p. 40-41); and a three-bedroom house with a bedroom in the projecting front wing (p. 119).

Along with the shape of the house, some of its finishes and decorative details are associated with houses of the 1890s. These features include the V-groove siding, the shingled gable, the contrasting texture of these two surfaces, and the decorative features of the porch including turned posts and balusters, and jigsaw brackets. At the same time, the low pitch of the roof, the paneled soffits, and the proportions of the windows are all characteristics of post-1900 bungalows.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 518 Byron St

- 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)
ca. 1902-1904: Built (Sanborn maps)
- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: _____

- B9a. Architect: _____ b. Builder: unknown
- *B10. Significance: Theme A; Pattern of development; C: Characteristic building type in pre-World War I Palo Alto
Area Palo Alto
- Period of Significance 1906-1918 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: Byron Street already divided Block 42 of Palo Alto's original grid at the time of the 1894 *Plat of the Town of Palo Alto*. The same map outlines parcels of about 25 by 125 feet. The prevalent pattern of development of Block 42 proved to be bungalows on two such parcels. This was the case with 518 Byron: nos. 16 and 17 of block 42.

Building History: The county records indicate that 518 Byron was built in 1905 but it already appears on the Sanborn map of June 1904. It does not appear on the Sanborn map dated August 1901. The builder has not been identified.

History of Use: The *Palo Alto City Directory* of 1 December 1904 is the first to list this address. The first residents were G.A. Brown, an engineer, and his wife, "Mrs. G.A. Brown." They remained at the address until 1907. Thereafter, the occupants tended to change about every two years. These included a dealer in feed and fuel, a driver, a laborer, a carpenter, a clerk, and a bookkeeper. The 1950 directory lists Wesley Kechum, a physician at the address but also notes that his residence is in Mountain View. The county tax record notes the 1952 addition of a bedroom and bath at the rear of the building. The structure seems to have served a commercial or mixed use ever since, because of its proximity to University Avenue. The most recent photographs show three mailboxes.

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: January 11, 2000

(Sketch map with north arrow required)

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 518 Byron St

Recorded by Michael Corbett/Steve Hardy (history)

*Date January 11, 2000

Continuation

Update

Evaluation

This house at 518 Byron appears to possess significance under criterion C of the NRHP as an example of a characteristic building type in pre-World War I Palo Alto. It represents the work of carpenters or builders influenced by traditional practices and published building plans. In plan and shape it recalls a common small house type of the 1890s. At the same time, in style and decoration it is a bungalow. This house is almost identical in form and size to 3905 Park Boulevard but its finishes are different. Houses like this illustrate the variety that was possible in standard formulas.

The house also appears to possess significance under criterion A — it represents the establishment of the original part of Palo Alto in its first two decades by middle class families — the first owner was an engineer.

It appears to be eligible to the NRHP at the local level of significance for the period 1906 when it was built, to about 1918, which was the end of the time when houses like this were built.

The property possesses a high degree of integrity with the exterior of the house and garage unaltered. Changes to its interior diminish its integrity. However, the essential features of the house that convey its significance are intact on its exterior.

References

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

MetroScan.

Palo Alto City Directory. 1903-1953.

Palo Alto Historic Survey Update. Property File.

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

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

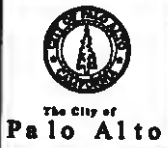
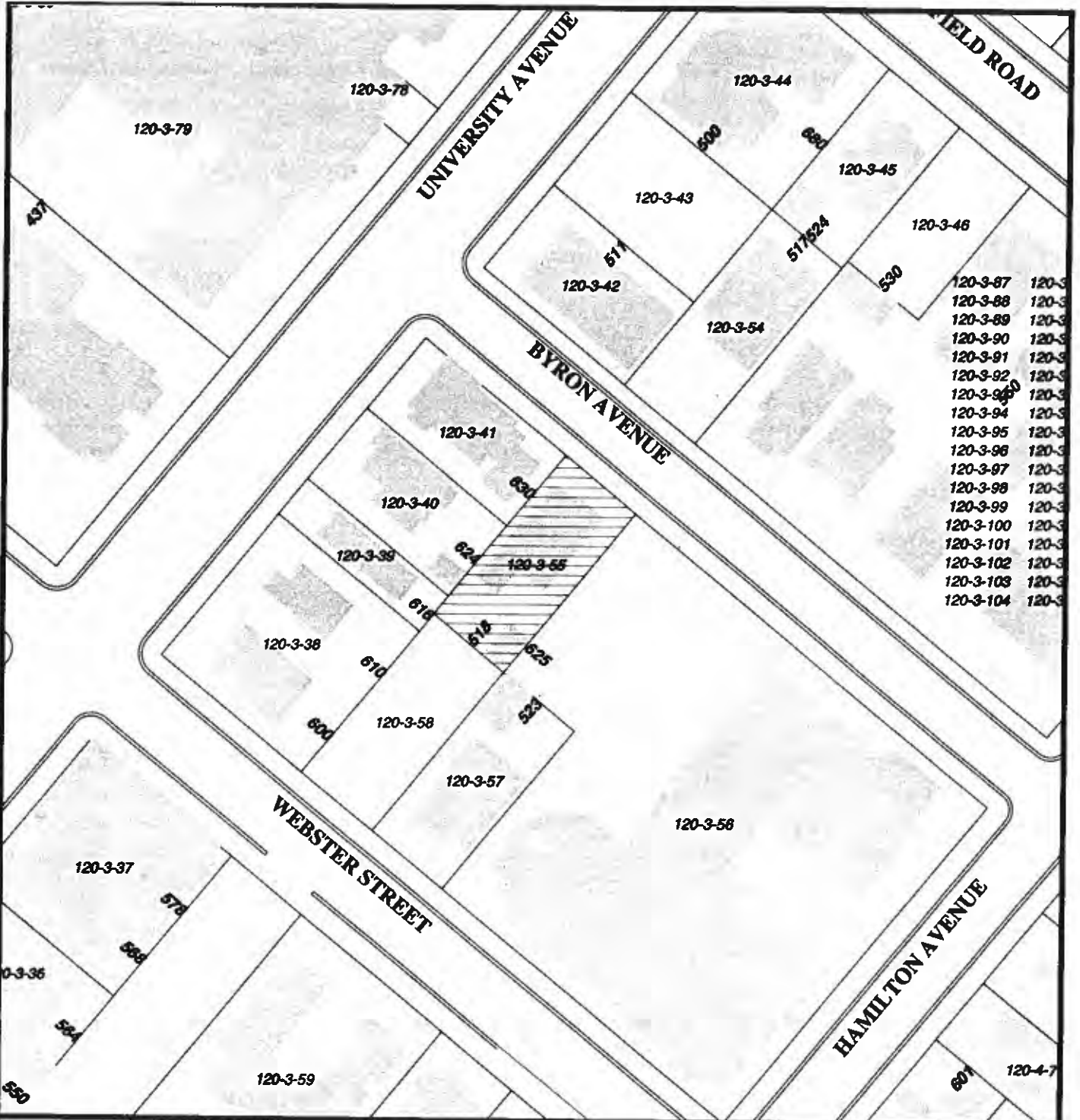
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

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

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

Wilson, Henry L. *The Bungalow Book: A Short Sketch of the Evolution of the Bungalow from its Primitive Crudeness to its Present State of Artistic Beauty and Cozy Convenience. Illustrated with Drawings of Exteriors, Floor Plans, Interiors and Cozy Corners of Bungalows Which Have Been Built from Original Designs*. 4th edition. Los Angeles: Henry L. Wilson, 1908.

LOCATION MAP



518 Byron Street
120-03-055

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



471 CHANNING AVENUE

APN: 120-17-090

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1902-1958

Summary of Significance: 471 Channing Avenue was deemed eligible under Criterion A as a representative of early single-family development in Palo Alto and the patterns of construction by original owner/builders. It was deemed eligible under Criterion C as an example of the Foursquare, a common early building 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 1902, the year of the building's construction. The significance of the property under Criterion A, as a representative of early single-family development and patterns of construction by original owner/builders, 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 style has been updated from Queen Anne and Craftsman Bungalow to Colonial Revival style Foursquare.



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);

Statement of Significance: 471 Channing Avenue is significant as an excellent example of the Colonial Revival Foursquare house typology in Palo Alto.

Period of Significance: 1902

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) 471 Channing Ave

- P1. Other Identifier: 471 Channing 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 471 Channing 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 17 090

*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 471 Channing Avenue is a two-story, balloon- or platform-frame structure with a half basement. It is covered by a hip roof. The frame is clad on the exterior in 3-lap siding. Fenestration consists of double-hung windows. Inside, floors in the basement are earth and on the upper floors are pine. In 1949, heat was provided by a gas-fired hot air system. The

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 #) _____
471 Channing Ave; view northwest;
10/05/99; by B. Vahey; roll BRV-87,
neg #22A

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
ca. 1902; Sanborn maps

*P7. Owner and Address:
Abert Zdenek
471 Channing 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:
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 5

Resource Identifier: 471 Channing Ave

Recorded by Michael Corbett

*Date December 29, 1999

Continuation

Update

Description (continued)

original foundation of brick walls was replaced with a concrete foundation when the house was moved about 1980. The original brick chimney was removed, also probably when the house was moved.

In plan, this house was built as a two-story, rectangular structure with a projecting, gabled wing at the front, a two-story, bay window on the southwest side, and a full porch across the front. Between 1904 and 1924, a two-story extension was built across the rear. Inside, in 1949, the Tax Assessor recorded rooms as follows: on the ground floor were a living room, dining room, den, two bedrooms, a bath, a kitchen, and a service porch. On the second floor, there were five bedrooms, a bath, and two sleeping porch rooms. The interior arrangement of these rooms is unknown.

In appearance, this house is a variation of a common local type — a large, hip-roofed box with a projecting, gabled wing and a porch. The form of this house recalls Queen Anne style houses of the 1890s, as do the contrasting textures of wall materials. Other details are associated with Craftsman Bungalows of the early 20th century, including the low roof, overhanging eaves and exposed rafters, and wide porch with square columns. Although the builder, Robert Rankin, was said to have studied architecture in Europe, this house is a variation of a standard type found in pattern books and built by American carpenters and contractors.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 471 Channing Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne and Craftsman Bungalow

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

- ca. 1902: Built
- ca. 1979: Interior remodel, addition of new carport and deck
- ca. 1980: Moved on lot

*B7. Moved? No Yes Unknown Date: ca. 1980 Original Location: same lot (471 Channing)

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Pattern of development; C: House type _____ Area Palo Alto

Period of Significance 1902-1958 Property Type Residential Applicable Criteria A and 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 471 Channing is located in what was originally Block No. 26 which was already bisected by Kipling in the first *Plat of the City of Palo Alto*. At least until the city map of 1949 and the Sanborn map of the same year, the lot was larger than it is at present (1999). In 1979, a permit application was filed for a new foundation on a new site a few feet to the southwest on the original lot. In 1982, the northeast edge of the lot was merged with the adjacent parcel.

History of Construction and Alteration: A *Palo Alto Times* article dated 16 April 1942 says that Mr. and Mrs. Robert Dalziel Rankin built a residence at 471 Channing Avenue in about 1895. The issuance of a building permit was noted in the same newspaper on 30 December 1896. The Sanborn map of 1901 shows, however, only a small, one-story dwelling at the rear of the lot. It is not until the Sanborn map of 1904 that the two-story building now identified as 471 Channing makes its first appearance in that record. The Rankins appear to have lived in a small house at the rear until the big house was finished about 1902. The 1924 Sanborn marks a two-story, open addition to the rear of the house and the alteration or replacement of the single-story dwelling of 1896/97 by a one-and-a-half story garage. The record of building permits identifies a busy history of, for the most part, interior alterations. In 1979, a permit was issued to remodel the interior and to add a new carport and deck.

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 5

Resource Identifier: 471 Channing Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 29, 1999

Continuation

Update

History (continued)

In 1980 permits were issued to frame a wall to extend a hallway and thereby to create a second exit and to renovate the hot water system. In 1991, a new bathroom was fit in by subtracting floor space from an existing bedroom.

History of Use: The builders of the house, Robert and Lizzie Rankin were its first residents and remained until 1902. According to the U.S. Census of 1900, the Rankins were both immigrants from Scotland. According to the *Palo Alto Times* of 16 April 1942, they returned to Scotland to live six or seven years before returning to live on a Los Altos ranch. Rankin was a carpenter who built houses for himself and his family in Piedmont and Palo Alto (471 Channing). According to the *Palo Alto Times* in 1942, "As a young man he interrupted what appeared to be a promising career as an architect and sculptor — he had studied both subjects on the Continent to come to California . . . While here he caught the construction fever." The property has always served as a single family dwelling. Its occupants have often been professional, e.g., an attorney, an accountant, a dentist, at least one of whom maintained his office in a part of the house. Stanley Forbes and his family lived here from 1904 to 1906 and later for many years lived at 1151 University Avenue. Forbes was Pacific Coast Manager for the Mutual Life Insurance Company of New York. According to his obituary, "At the time of the Panama Pacific International Exposition he held the general world's championship as a flycaster." From 1958 to 1968, the house was owned and occupied by Creighton L. Lane, a decorated World War I soldier and a long-time Palo Alto dentist who also had an office in this house.

Evaluation

This house at 471 Channing appears significant under criteria A and C of the NRHP at the local level of significance for the period 1902 to 1958 when it was partly used as a dentist's office.

Under criterion A, the house represents the first period of development of Palo Alto with single family houses, and it represents an important pattern of house building by carpenters and other construction craftsmen for themselves.

Under criterion C, this is a variation of a common early Palo Alto house type, a big box with a projecting wing and a full porch.

Because the house was moved on its parcel, it must meet criteria consideration B for moved properties. Under criteria consideration B, it cannot be eligible under criterion A because it is not the property "most importantly associated" with its pattern of significance. It is still eligible under criterion C because it retains the features that convey its significance and otherwise retains a high degree of 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. 1896-1953.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 30 December 1896, 29 July 1940, 16 April 1942, 31 March 1944, 23 February 1956.

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

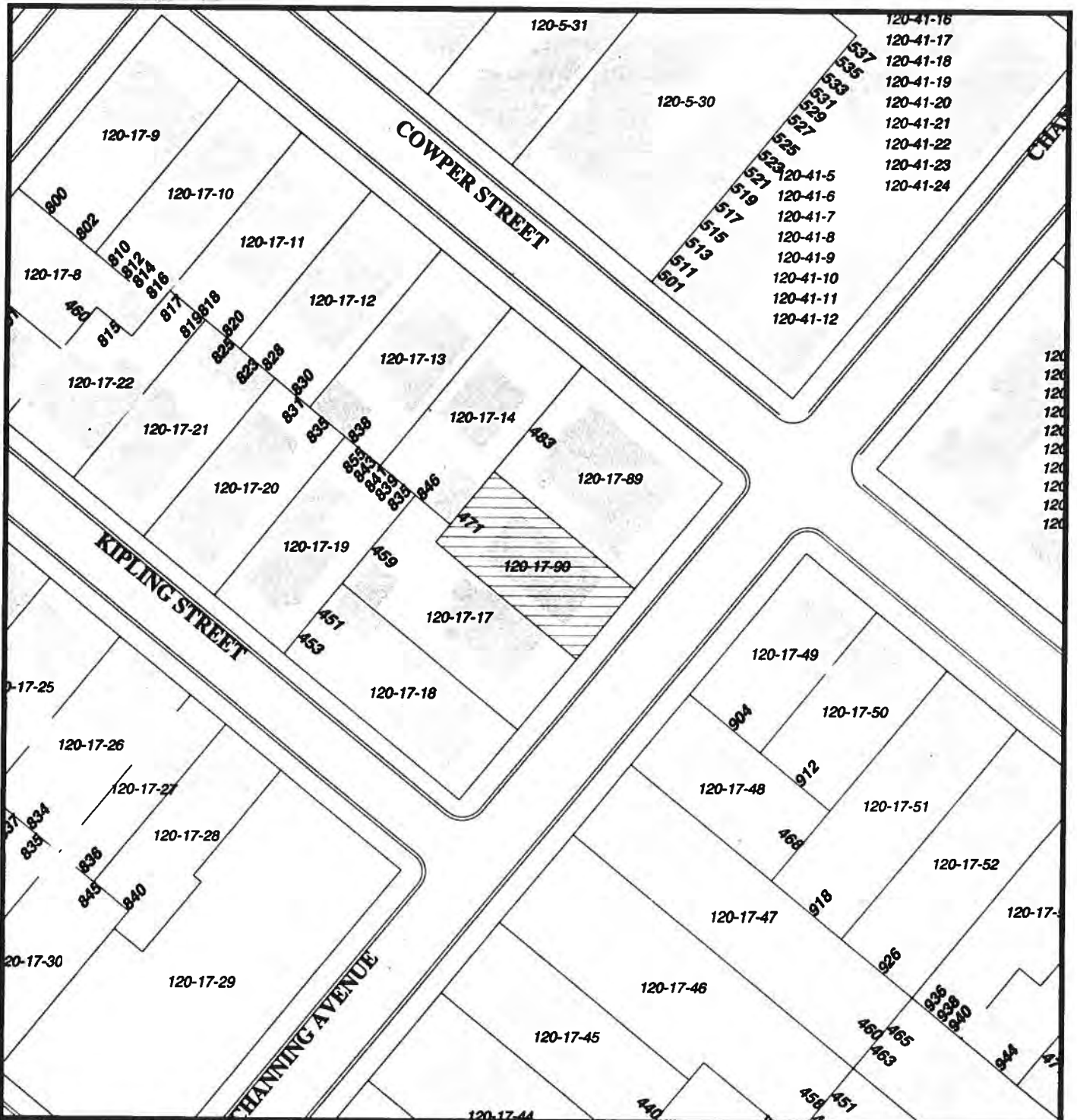
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1904.

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, 1951, 1957, 1962.

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





The City of
Palo Alto

471 Channing Ave
120-17-090

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



751 CHANNING AVENUE

APN: 003-32-060

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1906-1977

Summary of Significance: 751 Channing Avenue is significant under Criterion A as a representative of early single-family development in Palo Alto, and under Criterion C as an early and common twentieth-century building type, a two-story square suburban house in the image of a farmhouse.

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 1906, the year of the building's construction. The significance of the property under Criterion A, for being representative of early single-family development in 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.



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);

Statement of Significance: 751 Channing Avenue is significant as an early and well-built American

Foursquare style building in Palo Alto, with notable Colonial Revival and Prairie influences. The building appears to retain a high level of integrity.

Period of Significance: 1906

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) 751 Channing Ave

P1. Other Identifier: 751 Channing 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 751 Channing 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 32 060

*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 751 Channing is located on a mid-block parcel on the southwest side of Channing between Guinda and Middlefield. It was built in the original part of Palo Alto on a typical suburban lot of the period.

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 #) _____
751 Channing Ave; view northwest;
09/16/99; by B. Vahey; roll BRV-81,
neg #19

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

*P7. Owner and Address:
Alan & Donna Bendottoff
751 Channing 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:
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: 751 Channing Ave

Recorded by Michael Corbett

*Date January 11, 2000

Continuation Update

Description (continued)

This is a generally rectangular, two-story house with a full porch across the ground floor on the front and a projecting bay window on the southwest side. The 1949 Tax Assessor's card listed the following rooms: on the ground floor were a living room, dining room, bedroom, kitchen, half bath, and service porch; on the second floor were two bedrooms and a bath. The presence of only two bedrooms upstairs in such a large house makes each bedroom very large. Such a configuration would have accommodated the Scofield's who built the house and had only one child. In a fashion that is not common today, it might have accommodated renters like the 6-member Millis household in 1910 in the following way: husband and wife in one upstairs bedroom, three children in dormitory fashion in the second upstairs bedroom, and the boarder in the downstairs bedroom.

Although the arrangement of interior rooms is unknown, the off-center front door enters a wide, short corner entry hall containing the stairs. There are four major rooms on the ground floor and there is no central corridor. For all of the 19th century, square (or nearly square) houses in the United States usually had four rooms, one in each corner, two on either side of a central corridor. This house does not have a central corridor and is an early example of a 20th-century type common from about 1900 to the 1930s with a less formal plan, more like a bungalow. A 1923 midwestern pattern book (VanTine) with 117 house plans included many that had a similar appearance to this house and that provide variations of similar plans associated with these houses. This pattern book includes a mix of newly stylish buildings and standard types that had not changed much in twenty years. The description used in this pattern book applies to 751 Channing as well — in appearance this was a "farmhouse." In a very modest way, this house possesses attributes of the Colonial Revival and Prairie styles. It is square and symmetrical, it has a porch with columns, and its eaves project broadly with paneled soffits. However, it would be inaccurate to refer to this house as belonging to these styles. Rather, its character is that of a common 19th century farmhouse, defined by its boxy shape, hip roof, full porch, and simplicity of decoration. Although no pattern book reference has been discovered from the period of construction, the plan and appearance of this house almost certainly come from a pattern book, newspaper or magazine, or the standard plans of a local builder.

This is a two-story stud-frame structure with a basement, built on a foundation of concrete walls. It is covered by a hip roof and has a full, hip roofed porch across the front. The frame is clad in two- or three-lap siding nailed directly to the studs, without sheathing. Floors are a mix of hardwood and pine, and the interior walls are plastered. The living room has sliding doors. There is a central brick chimney, but as late as 1949, no other heating system.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 751 Channing Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Prairie/Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1906: Built (*Palo Alto Times*)
1979: Interior remodeling

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Original development of Palo Alto; C: House type _____ Area Palo Alto
Period of Significance 1906-1977 Property Type Residential Applicable Criteria A and 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 751 Channing is located in what was Block No. 73 in the first *Plat of the City of Palo Alto*. The current boundaries of the 50 feet by 145 feet lot remain the same as those on the oldest maps of the city.

History of Construction and Alteration: The *Palo Alto Times* of 5 January 1906 printed a building permit notice for a house at this location, owned by F.C. Scofield. The newspaper notice does not identify a builder or an architect. According to the city directories, F.C. Scofield and his family did not live at the address until 1917 and then for only about two years. The Scofields returned to the place in 1921 and remained until the 1950s. The 1949 Sanborn map shows no change from the earliest record of 751 Channing, to that of 1924. A permit was issued in 1979 for significant interior remodeling at an estimated cost of \$19,000.00.

History of Use: According to the *Palo Alto City Directory*, 751 Channing has always served as a single family dwelling. During its first fifteen years, the house was let by F.C. Scofield who had had it built in 1906. After 1921, he lived there with his wife, Martha, and daughter, Mary, until the time of his death in about 1935. Martha and Mary Scofield continued to live at the address together until 1954 when only Mary is listed. Mary appears to have sold the house in 1977. F.C. Scofield was a high

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: 751 Channing Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date January 11, 2000

Continuation

Update

History (continued)

school teacher. His daughter Mary was a librarian at Stanford for 40 years who left a collection of 10,000 children's books to Stanford when she died in 1995. The *Stanford Daily* described the collection as "one of the best in children's literature in the western United States."

Among several renters, Harry A. Millis lived here with his family from 1908 to 1911. According to the 1910 census, the household included Millis, his wife, three children, and a boarder named Robert C. Duffus, age 22. His obituary stated that Millis "was a member of Palo Alto's first city council . . . As chairman of the ways and means committee of the city council, he did important organizational work under the new charter, according to City Historian Guy C. Miller. He served on the council from 1909 until his resignation in 1912." Millis lived in Palo Alto and taught at Stanford from 1902 to 1912 when he left to become head of the economics department at the University of Kansas. Later he was head of the economics department at the University of Chicago. He was appointed to several positions by President Franklin D. Roosevelt including the National Labor Relations Board which he served as chairman from 1940 to 1946. Millis' son John, who lived in this house as a child was president of the University of Vermont in the 1940s. Robert Duffus, who was a 22-year-old student boarding in the Millis' household in 1910, was described in his 1972 obituary in the *Palo Alto Times* as the author of 33 books. He was a journalist who wrote for the *San Francisco Bulletin* and served on the editorial board of the *New York Times* from 1937 to 1962. Among his books was, according to the *Palo Alto Times*, "*Innocents at Cedro*, an account of the year he and his brother lived with Thorsten Veblen while attending Stanford." Duffus lived in Palo Alto for a total of 20 years. An exhaustive history of this house would include a review of *Innocents at Cedro*, and any other autobiographical writings by Duffus, for references to life here.

Evaluation

This house, at 751 Channing, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is 1906 to 1977 when the daughter of the builder of the house appears to have sold it.

Under criterion A, it represents the original development of the city of Palo Alto as a city of single family houses. Under criterion C, it is an early example of an important and common 20th-century building type — a two-story square suburban house in an image of a farmhouse. Alterations to the interior in 1979 do not affect the integrity of the house in relation to its areas of significance.

The house may also be significant under criterion B, as the residence of Harry Millis who Guy Miller described as an influential member of the first City Council in Palo Alto. A finding of significance would depend on additional information about the history of the city government at that time. The house would not be significant under criterion B in relation to Millis' later prominence in education and government. Nor would it be significant in relation to two other residents who later became prominent — John Millis and Robert Duffus.

References

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

Nelson, Albert, editor. *Who's Who in America 1932-1933*, volume 17. Chicago: A.N. Marquis Company, 1932, pp. 739, 1628.

Palo Alto. Building Record for 751 Channing: remodel kitchen and family room, add bath, remodel upstairs bedroom. 1979.

Palo Alto City Directory. 1902-1958.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 5 January 1906, 19 March 1935, 26 June 1948, 29 November 1972.

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

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 751 Channing Ave

Recorded by Michael Corbett

*Date January 11, 2000

Continuation

Update

References (continued)

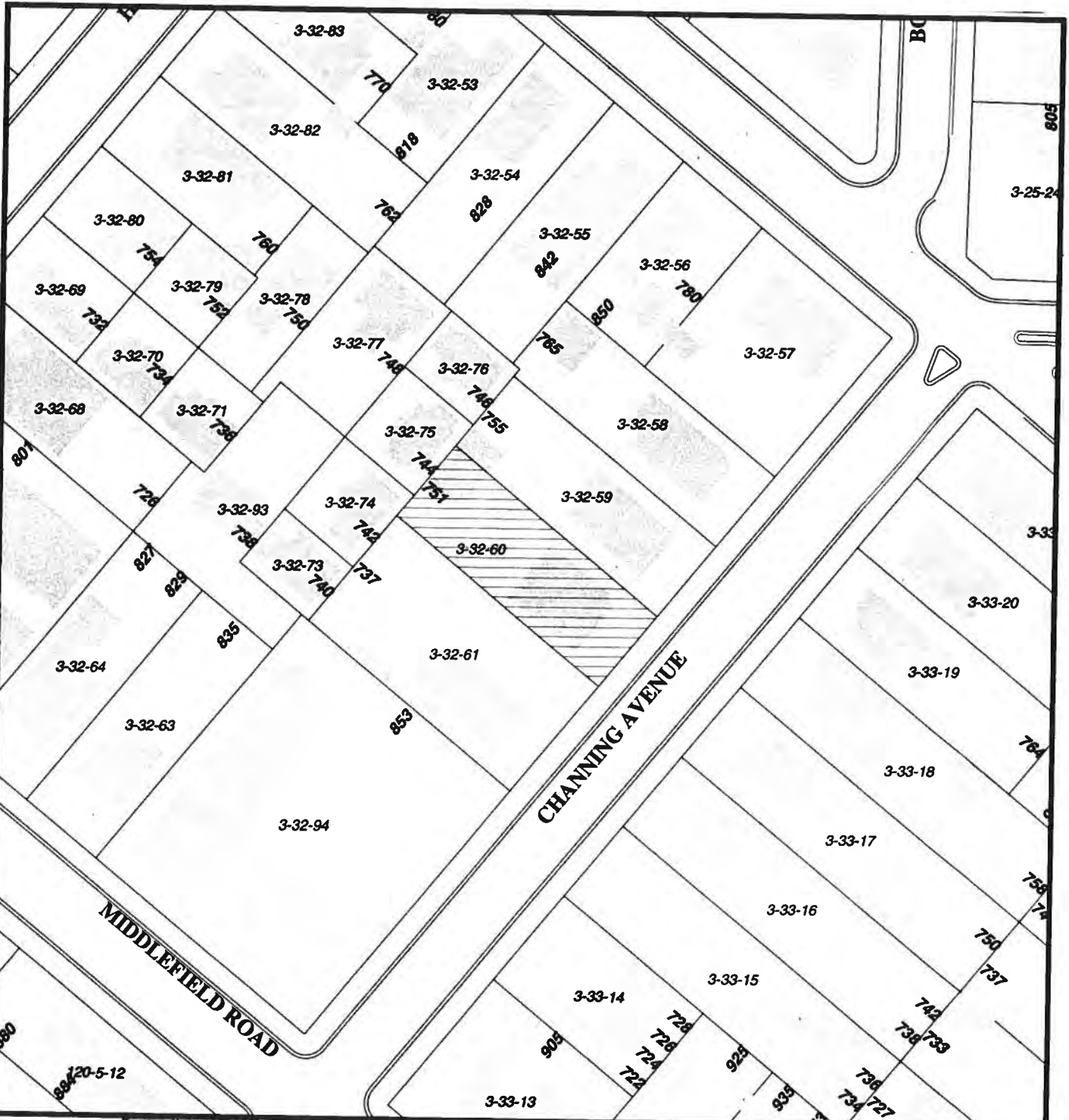
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

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

The Stanford Daily. 4 October 1995.



United States Census. 1910.

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



751 Channing Ave
003-32-060

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



643 COLLEGE AVENUE

APN: 137-01-102

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1916-1955

Summary of Significance: 643 College Avenue was found eligible under Criterion A as a symbol of the time period before automobiles replaced horse and wagon transportation. Under Criterion C, the subject property was deemed eligible as one of the most complete extant representations of Mayfield's agricultural, pre-automobile past. While there have been alterations to the porch and the barn, the property was found to retain its essential character and historic integrity.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Front steps and windows likely replaced.

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.)

Statement of Significance: 643 College Avenue, including both the main residence and rear barn, is significant as one of the most complete extant representations of Mayfield's agricultural, pre-automobile past. While there have been alterations to the barn, along with the porch and windows on the house, the subject building still appears to maintain a high level of integrity.

Period of Significance: 1916-1955

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) 643-645 College Ave

P1. Other Identifier: 643-645 College 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 ____; 1/4 of 1/4 of Sec ____; ____ B.M.

c. Address 643-645 College Ave 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 137 01 102

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

This property, at 643-645 College Avenue, includes a small bungalow facing the street and a barn behind the house in the south corner of the lot. The house is a typical square cottage in appearance characterized by a hip roof that originally covered a projecting wing and half porch at the front. In 1956, the porch was enclosed except for a central entrance vestibule. This is a wood-frame structure clad in three-lap siding. It is minimally embellished, with paneled soffits, and moldings around the windows.

Behind the house is a tall, 2½-story structure that was built as a barn but was shown as a garage on the earliest available Sanborn map in 1925. It is a wood-frame structure clad in horizontal siding. On the ground level, there are large rolling doors, and upstairs there is an opening for a hay loft whose lifting apparatus appears to be still functional. In plan, this consists of a high gabled section with an extension along the northwest side under a shed roof at a different pitch. Through changes in siding and doors, there appear to have been some alterations.

*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 #) _____
643-645 College Ave; view southeast;
09/21/99; by B. Vahey; roll BRV-86,
neg #23

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
ca. 1916; Palo Alto Times

*P7. Owner and Address:
Charles & Alice Robertson
1250 Aviation Ave #250F San Jose
CA 95110

*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) 643-645 College Ave

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)
ca. 1916: Built (*Palo Alto Times*)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Horse and wagon transportation, C: Mayfield's agriculture Area Palo Alto

Period of Significance 1916-1955 Property Type Residential Applicable Criteria A and 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 and barn at 643 College Avenue are situated on a .19-acre, L-shaped lot that has a 50-foot frontage on College and a 25-foot frontage on Yale. This property was formed by a combination of parcels 6, 7, and 11 of Block 44 of the College Terrace subdivision.

Structure: According to an obituary which appeared in the *Palo Alto Times* on 10 April 1956, Steve Anderson built the house at 643 College about 1916 and lived there until his death forty years later.

Use: The *Palo Alto City Directory* first listed the single family residence at 643 College (from 1919 until 1925 numbered 229 Palo Alto) in the edition of 1918-1919. From that year until his death in 1956, it was the home of Steve Anderson who was born in Sweden about 1870. He came to the Palo Alto area about 1896 and first worked as a rancher on leased Stanford land. About 1912, he moved to Mayfield and established a building materials business which was located at 601 Park in Mayfield at least by the 1927 *City Directory* and at least until the publication on 1 April 1946 of a "Classified Directory of Contractors and Builders in the Palo Alto Area." He was a member of Mayfield's Board of Trustees from 1920 until it became part of the City of Palo Alto in 1925. He was also for many years a member of Mayfield's volunteer fire department. The *City Directory* listed Mr. Anderson as a contractor from 1918 until 1925 and from 1918 until 1923 listed a son, Santa (Santie), living with

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: 643-645 College Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

him. Santa worked as a clerk and then as a driver in his father's business, Steven Anderson and Son. Steve Anderson was listed without a wife from 1918 until 1926, but in 1927, Hannah Anderson was listed with him. According to his obituary, she died in 1955.

Evaluation

This property at 643 College appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is 1916 to 1955, during the period of time the Anderson family resided at this house.

Under criterion A, the barn recalls the time before automobiles had completely replaced horse and wagon transportation.

Under criterion C, the house and barn at 643-645 College Avenue in College Terrace together constitute the most complete survivor of Mayfield's agricultural, pre-automobile past.

Although there have been some changes to the barn and the porch on the house has been largely filled in, these buildings retain integrity because the essential character of the buildings remains intact.

References

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

"Classified Directory of Contractors and Building Supply Dealers in the Palo Alto Area." prepared by the Palo Alto Chamber of Commerce. 1946.

Palo Alto City Directory. 1918-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. (obituary Steve Anderson) 10 April 1956.

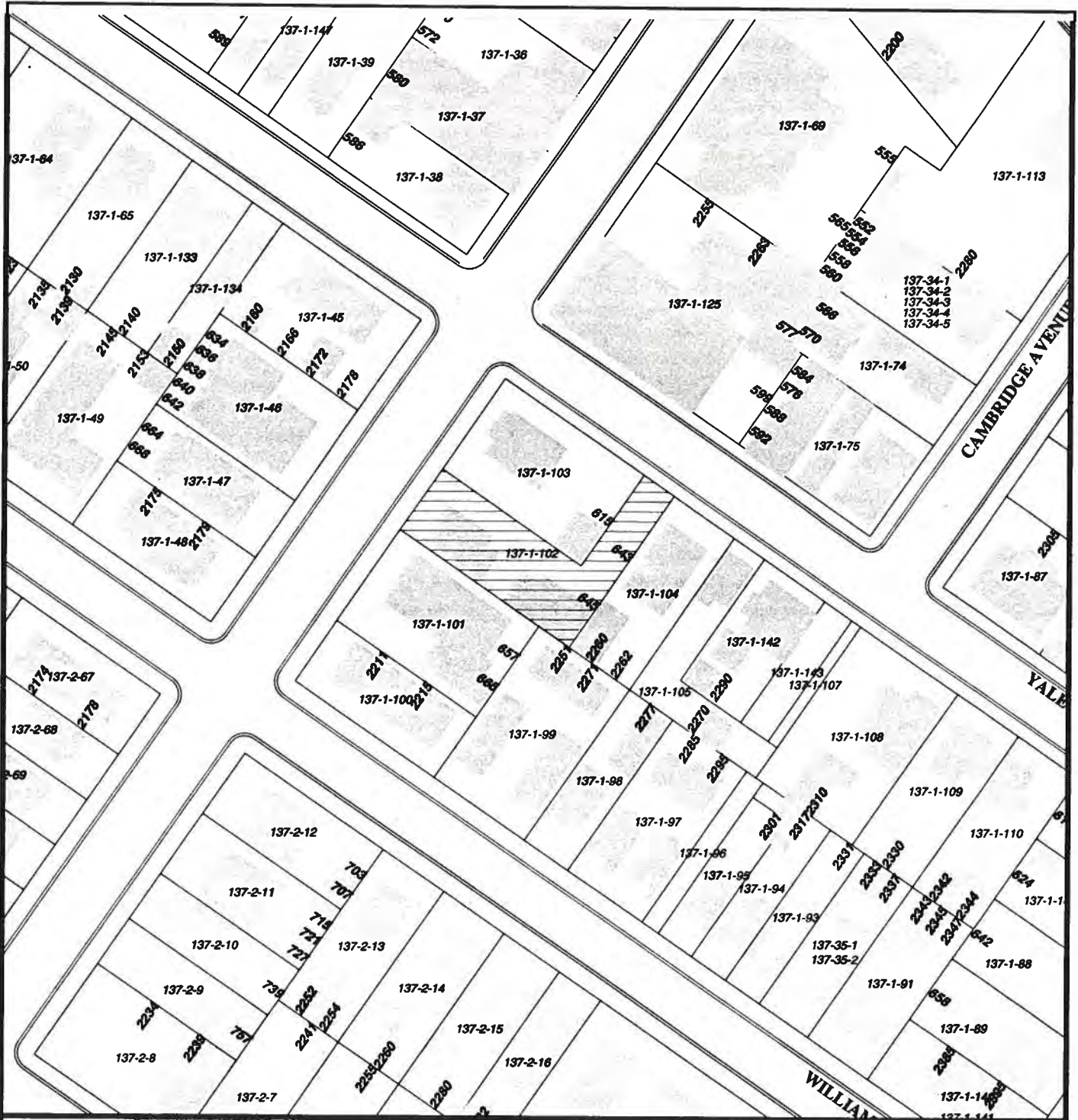
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1908.

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

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



Santa Clara County. Tax Assessor. Assessment Record. 1949, 1957, 1958.

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



643-645 College Ave
137-01-102

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



252 COWPER STREET

APN: 120-14-024

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1906-1967

Summary of Significance: 252 Cowper Street was deemed eligible under Criterion A as an early example of a single-family house built in the original street grid of Palo Alto. It is also an important representative of houses built from pattern books by the original owner for personal use. Under Criterion C, it was deemed eligible as an example of early housing patterns that demonstrated a shift from more extravagant houses to smaller single-family homes at the turn of the century.

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 1906, the year of the building's construction. The significance of the property under Criterion A, as a residence built within the original street grid of Palo Alto by the original owner/builders for their own use, 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.



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: 252 Cowper Street is significant as a residence likely built from a pattern book in the Eastern Shingle Cottage style.

Period of Significance: 1906

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) 250 Cowper St

P1. Other Identifier: 250 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 250 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 14 024

*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 250 Cowper is on a mid-block site. It is located on the southwest side of Cowper between Hawthorne and Everett. Measuring 39½ by 62½ feet, this is an unusual configuration but is about the same size as a typical city lot of its time. The house may have been part of a larger corner lot when it was built.

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 #) _____
250 Cowper St; view southwest;
09/13/99; by B. Vahey; roll BRV-77,
neg #23

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1906:

*P7. Owner and Address:
Christopher & Julie Tacklind
250 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 5

Resource Identifier: 250 Cowper St

Recorded by Michael Corbett

*Date January 11, 2000

Continuation

Update

Description (continued)

This house is a one and one half story building, generally rectangular in plan. On the ground floor, there are recessed porches at the front and rear corners on the northwest side, and there is an angled bay window on the other half of the front facade. The steeply pitched gable roof of the second story overhangs the bay window and porch at the front. A long shed dormer projects out of the roof on the northwest side, and there is a similar shed dormer on the south side. In 1949, there were a living room, dining room, bath, kitchen, service porch, and sleeping porch on the ground floor; there were three bedrooms and a bath on the second floor; and there was a bedroom and bath in the basement. The interior plan is not known.

This is a stud frame structure built on a concrete wall foundation. The frame is clad in shingles, probably nailed on sheathing. The gabled roof and shed dormer are flared at the eaves. The interior has pine floors on the main floors, and plaster walls. In 1949, there was a gas floor furnace. Fenestration consists primarily of double-hung windows and paneled doors.

In appearance, this is similar to many pattern book houses in early 20th century bungalow books and magazines, including Hodgson's *Practical Bungalows and Cottages*. The shingled wall surfaces, sheltering character created by the overhanging second story and recessed porch, and the minimal use of historical references are all associated with Craftsman bungalows. At the same time, the steep pitch of the roof is also associated with the Queen Anne Style of the 1890s and the shape of the ground floor — a rectangle with a projecting front wing at one side — is associated with a widespread type of the 1890s.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 250 Cowper St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne and Craftsman Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)
1906: Built
after 1967: Converted to duplex

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Pattern of development in Palo Alto; C: Pattern book house Area Palo Alto
Period of Significance 1906-1927 Property Type Residential Applicable Criteria A and C
(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 250 Cowper occupies a 39½ by 62 ½ foot lot in what was numbered Block 32 in the original plan of Palo Alto. The earliest maps show the house sharing a lot with its neighbor, 264 Cowper, and though the Sanborn maps continue to indicate single ownership of the two houses, a property line between them appears on every official *Map of the City of Palo Alto* from that of 1 January 1921.

Structure: The *Palo Alto Times* published on 4 January 1905, a building permit notice for a residence at 250 Cowper. On 4 May 1991, the *Peninsula Times Tribune* printed a profile of the daughter of the original owner, Braman Clark, in which she says her father, a carpenter, built the house for his own residence and that the family moved in when it was completed. The footprint on the 1924 Sanborn map and that on the 1949 update are identical, and there is no evidence of any significant alteration in the assessor's records. The garage was built under a permit dated 1951.

Use: The *Palo Alto City Directory* lists Braman and Rosa Clark as occupants of 250 Cowper from 1906 until 1911. The *U.S. Census* of 1910 says that Mr. Clark was a carpenter working out of his house and that he was its owner with a mortgage. The *City Directory* of 1915-16 says that he had moved his family to 331 Poe and had opened a workshop at 536 High. His

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 5

Resource Identifier: 250 Cowper St

Recorded by Michael Corbett/Steve Hardy (history)

*Date January 11, 2000

Continuation

Update

History (continued)

occupation at that time was cabinetmaker, a maker of fine furniture, for clients that included the Stern family, according to his daughter in a 1991 interview. The same edition of the *City Directory* lists a teacher named W.H. Ellison and his wife as the occupants of the house at 250 Cowper. There is a period of an almost annual change of occupants at the address, one of whom, T.S. Kelly, is listed in the *U.S. Census* of 1920 as a machinist and a renter. From 1927 until 1938, Jeremiah R. and Anna L. Locke, are listed at the address and identified as owners. They were followed by a cab driver and a carpenter. The house was built as a single family residence by a working man for his own family. Sometimes rented and sometimes owned by its occupants, it served as working class housing throughout the period of our inquiry. At sometime after 1967, the house became a duplex.

Evaluation

This house at 250 Cowper appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1906 to 1967. Under criterion A, this house represents an important pattern of development in early Palo Alto — built by a local carpenter, probably from a pattern book, for his own family. This was built in the original plat of the city.

Under criterion C, this is an example of a pattern book house that illustrates the change from imagery associated with more formal houses in the 1890s to less formal bungalows in the early 20th century.

References

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

Hodgson, Fred T. *Practical Bungalows and Cottages for Town and Country: Perspective Views and Floor Plans of One Hundred Twenty-Five Low and Medium Priced Houses and Bungalows*. Chicago: Frederick J. Drake & Company, 1906.

Palo Alto City Directory. 1906-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 4 January 1905, 25 August 1920.

Peninsula Times Tribune. 4 May 1991.

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.

U.S. Census. 1910, 1920.

Santa Clara County. Tax Assessor. Assessment Record 1949, 1952, 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



250-252 Cowper St
120-14-024

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



1464 EMERSON STREET

APN: 124-16-033

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1936-1950

Summary of Significance: 1464 Emerson Street was deemed eligible under Criterion A as a cottage court housing type that represents the development of alternative housing forms during the Great Depression. Under Criterion C, it was deemed eligible as a notable example of the cottage court.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Shutters and a barn-style cupola removed from center; no other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1936, 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 site is particularly representative of an architectural style or way of life important to the city, state, or nation)

Statement of Significance: 1464 Emerson Street is significant as an example of a well-designed cottage court housing type that represents the development of alternative housing forms during the

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

Great Depression. The facade has been altered once, including the removal of original shutters. However, the building otherwise retains its overall character and massing to a sufficient degree.

Period of Significance: 1936

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) 1436-1464 Emerson St

P1. Other Identifier: 1436-1464 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 ____; ____¹/₄ of ____¹/₄ of Sec ____ B.M.
c. Address 1436-1464 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 124 16 033

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

The property at 1436 to 1464 Emerson Street is a bungalow court or cottage court with four detached residential units, each with its own detached garage. The group is laid out and designed in a manner that preserves the privacy of the individual units and at the same time maintains the scale and character of the neighborhood, which was composed of predominantly middle-class, single family houses. The rectangular shaped property is arranged with two residential units at the front and two at the rear with the four garages in between. All four residential units are generally L-shaped in plan, with the front two units mirror images of each other and the back two units mirror images of each other in a smaller and slightly different design. The long leg of the "L" in each unit is oriented northeast-southwest. The front two units are linked by a roof that covers a driveway into the center of the property.

Each of the units is a one-story, wood-frame structure with stucco walls and gable roofs. The front units have two bedrooms, the rear units have one bedroom. All have hardwood floors. The houses are embellished with a few decorative details, including shutters, entrance porticoes, and the tower over the driveway, that recall American colonial homes like Mount Vernon.

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

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



P5b. Description of Photo:
(View, date, accession #) _____
1436-1464 Emerson St; view
southwest; 12/03/98; by B. Vahey;
roll BRV-31, neg #5

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

*P7. Owner and Address:
Wallace K & Judith E Gibson
216 Valparaiso Ave Atherton CA
94027

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

*P9. Date Recorded: _____
April 5, 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) 1436-1464 Emerson St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1936: Built (Daily Pacific Builder)

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

*B8. Related Features:

B9a. Architect: Leslie I. Nichols b. Builder: R.C. Knight

*B10. Significance: Theme A: Development of Depression housing, C: Cottage court Area Palo Alto

Period of Significance 1936-1950 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The four cottages at 1436, 1446, 1452 and 1464 Emerson are situated on a parcel located in what was numbered Block 12 on the *Map of South Palo Alto* dated 22 December 1924. On the City Maps of 1921, 1924 and 1929, the parcel has an irregular northern boundary which was straightened by the City Map of 1949 by means of a grant to 1492 Emerson.

Structure: The *Daily Pacific Builder* reported on 9 November 1936 that the architect Leslie I. Nichols and the builder R.C. Knight had designed and built for H.M. Creech four, one-story residences at 1436-1464 Emerson. Two of these were built at a cost of \$4,900 each and two at a cost of \$4,150 each. The *Palo Alto City Directory* listed the architect Leslie I. Nichols and his wife Mary living at 1436 Emerson in the edition of 1937. That edition did not list the other three addresses. By the edition of 1938, all four were occupied, and the Nichols remained for one more year at 1436. The Assessor's records do not indicate any alteration. The *Palo Alto Times* reported on 4 February 1954 that a smoldering fire at 1436 Emerson had killed by suffocation the elderly Merry sisters who lived there, but the fire seems to have done little damage to the building.

Use: Unlike many bungalow courts, which catered to students, working class, or young married people, 1436-1464 Emerson was generally occupied by well established middle class or professional people. In addition to the architect Leslie Nichols,

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: April 5, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 1436-1464 Emerson St

Recorded by Michael Corbett/Steve Hardy (history)

*Date April 5, 2000

Continuation

Update

History (continued)

residents included a lawyer, a geologist, owner of a pharmacy, a musician, a retired U.S. Defense Department official, a retired Navy officer, and elderly sisters whose father had been a wealthy shipping executive and ambassador to Costa Rica and Nicaragua.

Evaluation

This property, at 1436-1464 Emerson, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is 1936, when it was built, to about 1950 when garden apartments superceded bungalow courts in Palo Alto.

Under criterion A, this cottage court represents the development of alternative forms of housing during the Depression for various segments of the market, in this case middle class and professional people.

Under criterion C, this is a fine example of a cottage court of its time and was recognized in *American Home* magazine as exemplary.

References

American Home. "Cottage Court." November 1940.

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

Map of South Palo Alto. 1924.

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

Palo Alto City Directory. 1937-1953.

Palo Alto Historic Survey Update. Property File.

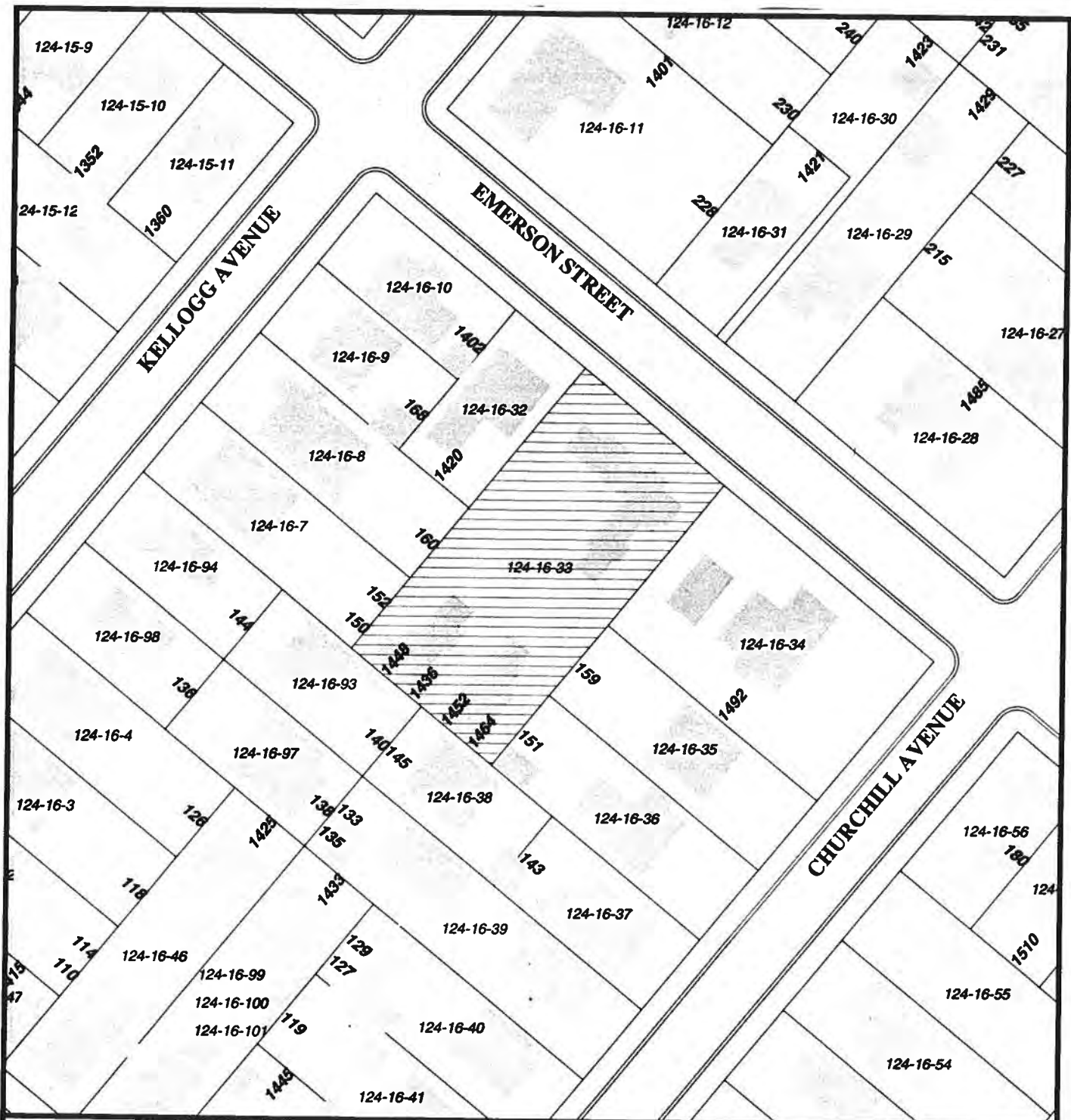
Palo Alto Times. 6 November 1936, 8 March 1950, 4 February 1955, 18 February 1954, 8 December 1970, 4 September 1986, 11 September 1990.

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



1436-1464 Emerson St
124-16-033

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



482 EVERETT AVENUE

APN: 120-14-057

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1903-1955

Summary of Significance: 482 Everett Avenue was deemed eligible under Criterion A as an early example of a single-family house built in the original grid of Palo Alto. Under Criterion C, it was deemed eligible as a well-built variation of the typical square cottage type with a projecting wing and half-porch.

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 1903, the year of the building's construction. The significance of the property under Criterion A, 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.



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)

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

Statement of Significance: 482 Everett Avenue is significant as a well-preserved example of the square cottage typology that was common in early Palo Alto.

Period of Significance: 1903

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) 482 Everett Ave

P1. Other Identifier: 482 Everett 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 ___; ___ 1/4 of ___ 1/4 of Sec : ___ B.M.
 c. Address 482 Everett 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 14 027

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

This house at 482 Everett Avenue is a one-story, balloon-frame structure clad in V-groove siding. In plan, it is a common variation of an important early Palo Alto building type — a square cottage with a projecting wing that terminates in an angled bay window and a half porch across the front. The main part of the house is covered by a high hip roof with a flat apex where a hatch or skylight has been installed, perhaps in 1984 when a building permit was issued to finish the attic for storage space. The projecting wing is covered by a gable roof, and the porch is covered by a hip roof. Inside, there is a living room, dining room, two bedrooms, a bath, and a kitchen. A service porch that was present at the rear in 1949, appears to have been removed when an attached garage was built in 1984. Although the arrangement of the interior is unknown, the number of rooms and the placement of the front door at the center suggests a central hall with rooms on either side.

The house is associated in its form and decoration with a common California house type of the 1890s, often called a Queen Anne cottage. The form and plan have roots in older traditional houses, although this house may have been built from a pattern
 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 #) _____
482 Everett Ave; view southeast;
09/13/99; by B. Vahev; roll BRV-77,
neg #21

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
ca. 1903; Sanborn Map/City Directory

*P7. Owner and Address:
Stephen H Diaz
482 Everett 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:
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) _____

CONTINUATION SHEET

Page 2 of 5

Resource Identifier: 482 Everett Ave

Recorded by Michael Corbett

*Date March 24, 2000 Continuation Update

Description (continued)

book. The decoration on this house is not elaborate or extensive — there may originally have been more or different embellishments on the porch. Decorative features include a paneled door, jigsaw brackets in the bay window, and turned columns and balusters on the porch.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 482 Everett Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne cottage

*B6. Construction History: (Construction date, alterations, and date of alterations)
ca. 1903: Built

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Residential development in Palo Alto, C: Square cottage Area Palo Alto

Period of Significance 1903-1955 Property Type Residential Applicable Criteria A and 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 482 Everett Avenue is situated on a 50-by-100-foot lot at the southeast corner of Everett and Cowper streets in Block 31 of the 1889 University Park subdivision. The property is comprised of parcels 52 and 53 of the original subdivision of the block and had its present dimensions at least by the Sanborn map of 1904.

Structure: The Assessor's records give both 1896 and 1905 as the year of the construction of the house at 482 Everett. The Santa Clara County MetroScan says it was built in 1900. The house certainly had been built by the time it appeared on the Sanborn map of 1904 and perhaps just built because it does not seem to have been listed in the *Palo Alto City Directory* prior to the edition of 1904.

Use: The *Palo Alto City Directory* listed the single family residence at 482 Everett in 1904 as the home of a carpenter named L.H. Baker and his wife. In 1910, the directory listed E.J. Burns at the address. Though there was a new occupant by 1911, Edward Joseph Burns was again listed from 1948 to 1955 as the occupant of the house and was identified in the *City Directory* and on Assessor's documents prepared about 1949 as its owner. E.J. Burns would have been an adult in 1910, but he may have been a young adult then, in which case it is possible that he is the same man who owned the property in 1948. The other likely possibility is that it was a son and heir who moved into the house about 1947. In any case, the house seems to have been

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 4 of 5

Resource Identifier: 482 Everett Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date March 24, 2000 Continuation Update

History (continued)

bought some time prior to 1910 and owned by him or his heirs throughout our period of inquiry. According to an obituary notice which appeared in the *Palo Alto Times*, on 28 October 1940, Miss Gertrude A. Burns lived at the address from 1908 until 1921. She had operated a small notions shop at 317 University prior to moving to Everett Avenue, but when she moved into this house, she moved her shop into a building at 301 University. In 1921, she gave up the business and moved to San Francisco. From 1923 to 1942, the house was occupied by short-term renters and listed vacant in five different editions. From 1942 to 1946, it was the home of a widow, Mrs. Pearl Chamberlain, and Myrtle Chamberlain, who worked as a waitress.

Evaluation

This house, at 482 Everett Avenue, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from about 1903, when it was built, to 1955, as long as E.J. Burns owned it.

Under criterion A, this house represents the type of residential development that characterized the original city of Palo Alto.

Under criterion C, it is an example of a common variation of an important early Palo Alto building type — the square cottage with a projecting wing and half porch.

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. 1904-1957.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. (obituary Gertrude Burns) 28 October 1940.

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

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

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, 1959, 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

Trinomial _____

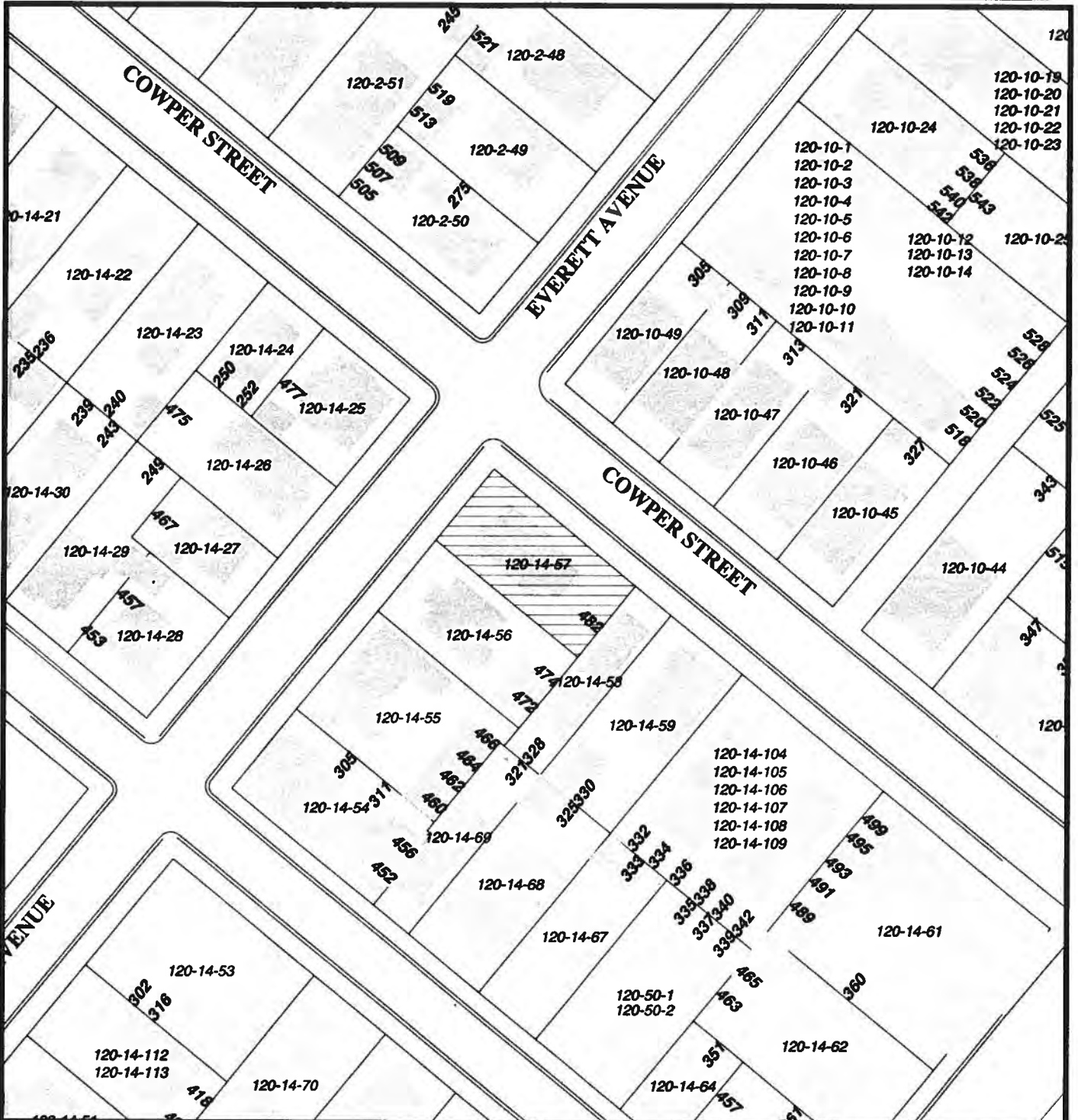
Page 5 of 5

*Resource Name or # (Assigned by recorder) 482 Everett Ave

*Map Name: Palo Alto Planning Dept. GIS

*Scale: 1":80'

*Date of Map: 1999



482 Everett Ave
120-14-057

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

446 FOREST AVENUE

APN: 120-16-043

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1895-1931

Summary of Significance: 446 Forest Avenue was found eligible under Criterion A as one of the oldest surviving houses in the original grid of the city and represents the period of its initial development. Under Criterion C, it was found eligible as a sophisticated and rare example of the Queen Anne/Shingle Style in 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 has been revised to 1895, the year of the building's construction. The significance of the property under Criterion A, 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.



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)

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

Statement of Significance: The subject building is significant as a rare and early example of a shingled Queen Anne style residence in Palo Alto. It retains a high level of integrity.

Period of Significance: 1895

Palo Alto Historic Inventory Category: Category 2

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) 446 Forest Ave

- P1. Other Identifier: 446 Forest 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 ___; ___ 1/4 of ___ 1/4 of Sec ___ B.M.
c. Address 446 Forest 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 16 043

*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. Secondly the building is presented as it has changed, up to the present (1999).

The building at 446 Forest is located on a mid-block lot on the southeast side of Forest between Cowper and Waverley. It occupies a lot that measures 50 by 200 feet, a large suburban lot for its time. Different small sheds have been shown at the back of the lot on the Sanborn maps of 1901 and 1904, and on the Tax Assessor's card of 1949. The building is built so close to the side boundaries of its parcel that there has barely been room for a driveway to the rear.

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 #) _____
446 Forest Ave; view southeast;
09/13/99; by B. Vahey; roll BRV-76,
neg #21

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
ca. 1895; City Directory

*P7. Owner and Address:
Steve & Karen Devich
25263 La Loma Dr Los Altos Hills CA
94022

*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 5

Resource Identifier: 446 Forest Ave

Recorded by Michael Corbett

*Date January 11, 2000

Continuation Update

Description (continued)

The plan of the house has not changed on Sanborn maps since it was first shown in 1901. Its footprint is generally in an L-plan with numerous irregularities. The legs of the L are arranged to frame an open area at the rear on the south side of the building, maximizing exposure to sunlight. According to Tax Assessor's information from 1949, there were six units at that time. On the ground floor there were three bedrooms, three baths, three kitchens, a service porch, and a living room and dining room. A hand notation joined the living room and dining room which were probably different areas of one space divided by an arch, columns, or other architectural device. On the second floor were three bedrooms, two baths, three kitchens, and a service porch. No information is available about the arrangement of the interior.

As built, this was a one story stud-frame structure on a concrete wall foundation. The studs are clad in a mix of three-lap siding and shingles. The house is covered by a complex roof consisting of hipped, gabled, and gambrelled sections. The attic enclosed by this roof must originally have been unfinished but was large enough that it provided for future expansion of living space. Between 1924 and 1949, probably in 1931 when the building became a six-unit apartment, this became a one and one-half story building (as shown on the 1949 Sanborn map).

Interior finishes included pine floors and "wallboard" in 1949. The presence of wallboard which might mean any of a variety of manufactured boards from gypsum, asbestos, cardboard, and other materials, probably indicates a replacement of original wall surfaces throughout the house. Standard builder's handbooks as late as 1912, long after this house was built in 1895, make no mention of wallboard. Wallboard was commonly included in such books throughout the 1920s. In 1949, the Tax Assessor recorded one floor furnace and one fireplace and chimney. Fenestration consists of a mix of double hung and casement windows.

In appearance, this is what would have been called a Queen Anne style house when it was built. Queen Anne was a term that embraced a variety of images. Today (1999) in California, Queen Anne is usually associated with designs like the Downing House at 706 Cowper Street with its round corner bay, repeated gable forms, and profusion of ornament, and the house at 446 Forest is closer to what since 1955 has been called the Shingle Style, more common on the east coast. Because this house includes a mix of wall coverings, it is not entirely shingled, and not quite in the Shingle Style. However, its large shingled gables, one of which is in the form of a gambrel roof and the predominance of the roof forms in establishing the character of the design are associated with the Shingle Style. Although built on a mid-block lot, this house appears to have been designed as if it had two public fronts. The street facade and the southwest side are both strong, balanced compositions that suggest the contribution of an experienced architect. In addition to the style and composition, this house is enriched by numerous details, including decorative mullions in the upper sash of some windows, thin porch columns, contrasting textures in wall surfaces, variations in eave treatments, and gradations in wall planes.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 446 Forest Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne - Shingle

*B6. Construction History: (Construction date, alterations, and date of alterations)
ca. 1895: Built

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Initial development in Palo Alto, C: Queen Anne - shingle style Area Palo Alto
Period of Significance 1895-1931 Property Type Residential Applicable Criteria A and C
(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 residence at 446 Forest is located on a 50 by 200 foot lot in Block no. 27 of the 1894 *Plat of the Town of Palo Alto*. The boundaries of the property are currently exactly as they were at the time the Sanborn map was prepared in 1901.

Structure: The multi-unit dwelling at 446 Forest first appeared in the 1895 *Palo Alto City Directory* at which time it was already operating as a duplex. The Assessor's records estimate the construction date to be between 1893 and 1903 but the dwelling appears in much its present footprint on the 1901 Sanborn map. The Assessor's records have no evidence of alteration, but granted the drastic differences in the numbers of family names listed by the *City Directory* at the address at different periods of its history, significant interior alterations would seem inevitable.

Use: When 446 Forest first appeared in the 1895 *Palo Alto City Directory* it appears to have been a duplex occupied by an attorney and a Stanford professor with his maid. The attorney, E.L. Campbell is identified as working in San Francisco beginning in 1896. From 1899 until 1931, the house operated alternately as a duplex and a single family residence. After 1932, six to nine names were listed, and the building was converted to a six-unit apartment. When one resident, Mrs. Minnesota Moss, died at the age of 98 in 1957, her obituary stated that she had lived in the "family home" at 446 Forest for over 50 years, ending
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 5

Resource Identifier: 446 Forest Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date January 11, 2000

Continuation

Update

History (continued)

in 1954 when she moved to a nursing home. If this is true, it is not confirmed in the city directories. Mrs. Moss and her husband, John Henry, a real estate man, were first listed there in 1929, along with their son Harold, an engineer, and his wife Elizabeth Scofield Moss. Elizabeth was first listed in the house with her parents from 1904 to 1907. For most of the years between the residency of the Scofields and the Moss's, the family of G.H. Eiskamp lived there (1914-1925). Among the many short-term residents — both renters and lodgers — Miss Carrie L. Lewis, who was there from 1908 to 1919, operated a dancing school where Herbert Hoover took dancing lessons in the 1890s. Louise Mahan, a resident in the 1930s-1940s, was a well known librarian at the Palo Alto Public Library.

Evaluation

This building, at 446 Forest, appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1895-1931.

Under criterion A, this building, built in 1895 is among the oldest surviving houses in the original grid of the city and represents the period of its initial development. Under criterion C, this is a rare example of the Queen Anne-Shingle Style in Palo Alto in a sophisticated design.

Although the interior appears much altered, the exterior is little altered and retains a high degree of 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. 1895-1953.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 26 March 1923, 20 January 1930, 28 December 1933, 23 July 1934, 11 February 1944, 1 May 1944, 23 August 1944, 18 August 1948.

Plat of the Town of Palo Alto. 1894.

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

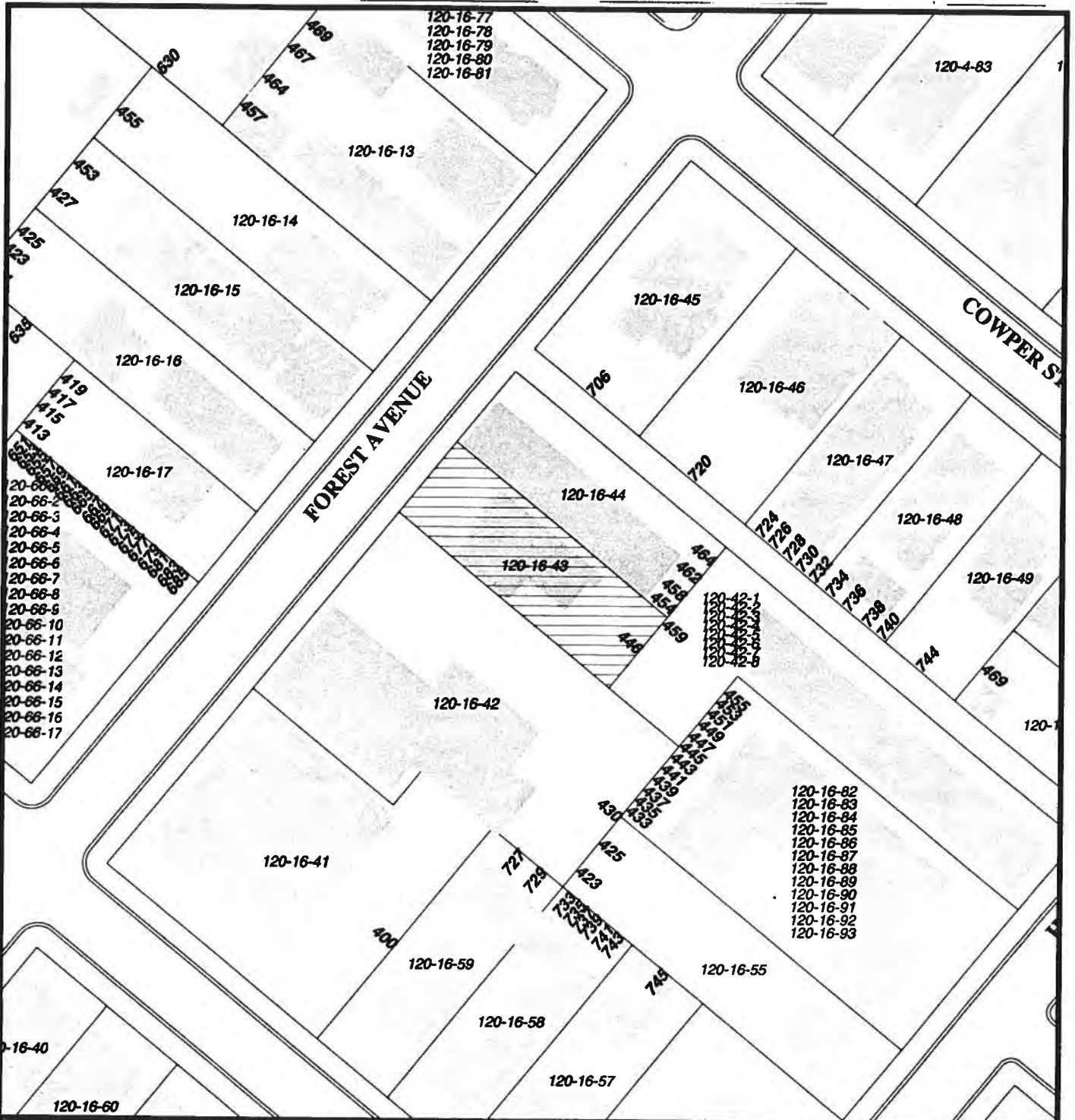
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1904.

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 and later.

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



446 Forest Ave
120-16-043

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



1011 FULTON STREET

APN: 003-33-036

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1910-1935

Summary of Significance: 1011 Fulton Street was found significant under Criterion A for its association with important patterns of development including the development of Palo Alto's early street grid, reliance on rail commute to San Francisco by business executives, and occupancy by Stanford University employees. Under Criterion C, it was found significant as a good 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 1910, the year of the building's construction. The significance of the property under Criterion A as a residence built in Palo Alto's original street grid, as a representative of the reliance on rail commute to San Francisco by business executives, and for its occupancy by Stanford University employees, 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.



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: The subject building is significant as a notable example of a Craftsman style bungalow with less common use of shingle siding and a prominent gable dormer.

Period of Significance: 1910

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) 1011 Fulton St

P1. Other Identifier: 1011 Fulton 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 1011 Fulton 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 003 33 036

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

This is a 1 1/2-story Craftsman Bungalow. It is generally square in plan with a steep gabled roof that covers a half porch at the front. There is a large gabled dormer at the front and a shed dormer at the rear. This is a wood-frame structure clad in shingles. It is a Craftsman Bungalow by virtue of its form, its shingled walls, and its overall simplicity of decoration.

*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 #) _____
1011 Fulton St; view northeast;
09/14/99; by B. Vahey; roll BRV-80,
neg #20

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

*P7. Owner and Address:
Thomas F & Betty C Gallagher
1920 Barracks Rd Charlottesville VA
22903

*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) 1011 Fulton 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)
ca. 1910: Built (*City Directory*)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: pattern of development in Palo Alto, C: Craftsman Bungalow Area Palo Alto

Period of Significance 1910-1935 Property Type Residential Applicable Criteria A and 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 1011 Fulton is situated on a 50-by-112½-foot lot. Fulton itself was the result of a re-subdivision of Block 88 of the original plan of University Park.

Structure: The Santa Clara MetroScan dates the construction of the house at 1011 Fulton to 1912, but it had already been listed in the *Palo Alto City Directory* of 1910. The Assessor's documents bear a note dated 1949 of an unspecified alteration valued at \$1,100.

Use: When the single family dwelling at 1011 Fulton was listed in the *Palo Alto City Directory* in 1910, it was the home of Joseph A. Taff and his wife Mary Leverett Taff. The directory identified Mr. Taff as a miner. According to *Who's Who in America* 1910-1911, he was a geologist and author. After working for the U.S. Geological Survey from 1894 to 1909, he had recently gone to work for the Southern Pacific Railroad when he lived in the house on Fulton. He was a commuter with his offices in the Flood Building in San Francisco. According to an obituary published in the *Palo Alto Times* on 9 March 1944, he was later chief geologist for the Associated Oil Company and a member of the American Association of Petroleum Geologists and was "one of the nation's pioneer oil geologists" whose work "as a young man in Oklahoma still stands as authoritative."

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: 1011 Fulton St

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

From 1919 until 1933, Mrs. Margaret Murray, the widow of Joseph Murray, shared the house with her four adult daughters, Margaret, Katherine, Grace and Jennie. Both Margaret and Katherine held various secretarial positions at Stanford University. Both were identified as stenographers in the *City Directory* in 1919, but by 1927, Katherine was a psychology department secretary, and Margaret was secretary to the comptroller. Margaret died of a heart attack at the wheel of a car she was driving to Yosemite. The surviving Murray women were listed only one more year at the house on Fulton, and in 1936, the house was vacant.

From 1940 to 1948, the house was again home to a widowed mother, Mrs. Edith L. Stimson and three adult children: Marymary, a public school teacher, Elizabeth, a clerk for the public schools, and Maynard, a draftsman. According to the *City Directory* both Marymary and Maynard Stimson had married by 1946 and brought their spouses home to Fulton Street.

Evaluation

This house, at 1011 Fulton, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1910, when it was built, to 1935, when the Murrays moved out.

Under criterion A, the house represents several important patterns in Palo Alto's development: the development of residential buildings in the initial grid of the city; the development of houses for business executives and professionals who commuted to San Francisco by train (Joseph Taff); and the occupancy of houses by Stanford employees (Murrays).

Under criterion C, this house is an example of a Craftsman Bungalow that is characteristic of its time.

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. 1910-1950.

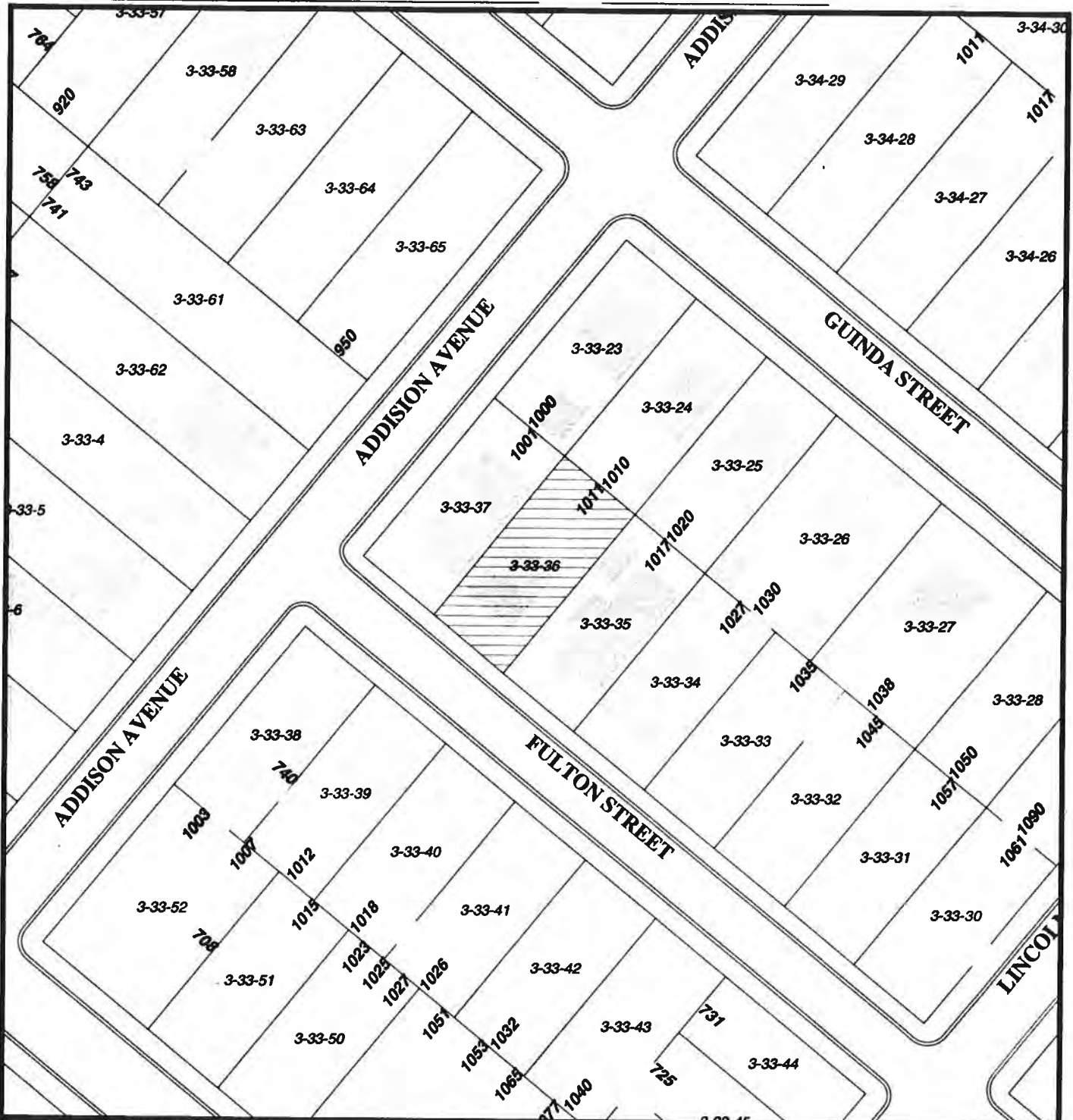
Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 6 June 1933, 9 March, 1944, 12 August 1944, 26 June 1954.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1950, 1961, 1967.

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

Who's Who in America. 1910-1911.



1011 Fulton St
003-33-036

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

0 80'

975 HAMILTON AVENUE

APN: 003-04-019

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1909-1942

Summary of Significance: 975 Hamilton Avenue was found eligible under Criterion A as a unique property constructed to serve as an income-producing rental property for a widow who occupied a rear cottage. It was also found eligible under Criterion C as an example of an early and notable Prairie style residence with stucco cladding.

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 1909, the year of the building's construction. The significance of the property under Criterion A, as a unique property constructed to serve as an income-producing rental property for a widow who occupied a rear cottage, has also been omitted as this significance may be better expressed through the survey and potential identification of a historic district.



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: 975 Hamilton Avenue is significant as an early and rare example of a stucco clad Prairie-style residence.

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 6

*Resource Name or #: (Assigned by recorder) 975 Hamilton Ave

- P1. Other Identifier: 975 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 975 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 04 019

*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 975 Hamilton is a large, two-story structure with a hip roof. It has a three-quarters basement, and its attic space is unfinished. It is a balloon or platform frame structure on a concrete wall foundation. It is enclosed on the exterior with stucco. Fenestration consists of double-hung and casement windows, including leaded glass sidelights and transoms on the

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 #) _____
975 Hamilton Ave; view northwest;
09/14/99; by B. Vahey; roll BRV-79,
neg #30

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1909; Palo Alto Times

*P7. Owner and Address:
John & Joan Urquhart
975 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:
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: 975 Hamilton Ave

Recorded by Michael Corbett

*Date December 29, 1999

Continuation

Update

Description (continued)

ground floor. Inside, there are cement floors in the basement, hardwood floors on the ground floor, and pine floors on the second floor. In 1949, the Assessment Record lists a gas-fired hot air heating system and one fireplace. The presence of air conditioning, noted in heavier ink on the Assessment Record, was probably added in 1964 or 1967.

In plan, this is a generally rectangular, two-story house with projections on three sides. At the rear in the west corner is a one-story block that cuts into the main rectangular volume of the house and projects into the back yard. On the northeast side facing Hale Street, there is a projecting bay at the rear and a projecting porch closer to the front. On the main facade at the center is a projecting entrance porch with a hip roof approached by a wide brick walkway and steps.

In 1949, the Assessment Record identified the following rooms: on the ground floor were a living room, dining room, den, bedroom, bath, kitchen, and service porch; upstairs were three bedrooms, two baths, and a sleeping porch. The arrangement of these rooms is not known.

In appearance, this house mixes forms that were locally common with materials and stylistic references that were somewhat new to Palo Alto. In form, it is a hip-roofed box with a symmetrical facade, like many others of the time in Palo Alto. Other houses like this were usually clad in lap or beveled siding and decorated in the Colonial Revival style. At this time, some new houses in Palo Alto were clad in stucco as a more fire-resistant material than wood, following the experience of the fire in San Francisco that followed the earthquake of 1906. A few others were clad in stucco as a more modern material. The common form of this house was clad in stucco as part of its treatment in the Prairie Style. This house is not a sophisticated example of the Prairie Style, but it would have stood out when it was completed as a very modern house. Features of the style, in addition to its stucco walls, are its horizontality achieved by its roof and porch roof, its relatively low hip roof, its broad eaves with paneled soffits, and its wide, three-part windows with decorative glass transoms.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 975 Hamilton Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Prairie

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

- 1909: Built (*Palo Alto Times*)
- 1912: Garage built
- 1963: Swimming pool, building for pool heater and garage added

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Pattern of development; C: Stuccoed house and Prairie style house Area Palo Alto
Period of Significance 1909-1942 Property Type Residential Applicable Criteria A and 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-120-foot lot at 975 Hamilton is located in Block 67 of the *Original Map of the University Park* of 1889. On each *Map of the City of Palo Alto* from that of ca. 1917 to that of 1949, the lot is 100 by 200 feet; a 100-by-80-foot portion of which was sold off to form the lot at 576 Hale. 576 Hale appears in the *Palo Alto City Directory* of 1916-1917 and on the Sanborn map of 1924 as a dependent dwelling on the property of 975 Hamilton. The occupant of 576 Hale is not identified by the *City Directory* as an owner of that property until the edition of 1944. It would have been about 1943 that the subdivision took place.

Structure: The *Palo Alto Times* printed on 31 December 1909 in a column entitled "Record of Improvements" a notice that Emma Wolverton had built in that year a \$6,000 residence in Block 67. The same newspaper reported on 13 January 1912 that a building permit had been issued for a new garage at the address. A small house behind the main house on the same property, at 576 Hale Street, was occupied by Mrs. Wolverton by 1915. The footprint of this house on the 1924 Sanborn map is similar to that of numerous small square cottages with projecting wings built in Palo Alto in the 1890s-1900s. The footprints on the 1924 Sanborn map of the cottage reappear unaltered on the Sanborn map of 1949 (except for the addition of a little

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: 975 Hamilton Ave

Recorded by Michael Corbett

*Date December 29, 1999

Continuation

Update

History (continued)

garage between them). According to the Assessor's records the only significant alterations have been the addition of a swimming pool, a 10-by-10-foot housing for its heater, and a new garage in 1963.

Use: An obituary printed in the *Palo Alto Times* on 21 March 1946 said that Mrs. Emma Wolverton (widow of Byron) had moved to Palo Alto from Winona, Minnesota. She was not survived by any children or grandchildren. She bought a large lot on a corner in a fashionable neighborhood with a small existing cottage on the side street, and built a large modern house facing the main street. For many, if not most of the years she resided in Palo Alto (1909 to 1942), Mrs. Wolverton occupied the small cottage and rented the large house with its four bedrooms to families. In the Census records, she resided in the main house (975 Hamilton) in 1910, and in 1920 she was in the small cottage (576 Hale) while Isidore Cohen, his wife, and one son were in the main house. Although nothing more is known about Mrs. Wolverton or her husband, some speculations can be made on the basis of her hometown of Winona, Minnesota and the circumstances of her move to Palo Alto. According to *The American Guide* (p. 592) "The city claims to be the wealthiest of its size in the U.S." In the late 19th and early 20th centuries, fortunes were made in lumber, grain, flour, limestone, and brick making. It appears that Mr. Wolverton made enough money in the prosperous city of Winona for his widow to build a large and expensive house in a fashionable neighborhood in Palo Alto. In choosing a design for her house, Mrs. Wolverton relied on what she knew in Winona rather than dominant fashions in Palo Alto. Unlike Palo Alto at that time, Winona was a showcase of major examples of stylish architecture for public, commercial, and residential purposes. Two of the major architectural firms whose work is associated with that of Louis Sullivan and Frank Lloyd Wright — Purcell Feick and Elmslie and George W. Maher — would soon design major buildings in Winona when Mrs. Wolverton moved to Palo Alto. Presumably by this time there were already many Prairie Style houses based on the work of Frank Lloyd Wright in Winona, as there were in most prosperous midwestern cities, especially in Illinois, Wisconsin, Minnesota, and Iowa. For Mrs. Wolverton, choosing this design appears to have been choosing a familiar image for her home. In 1946 another widow, Elizabeth Cairns, was listed as the owning occupant of the house.

Evaluation

This house, at 975 Hamilton, appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1909 when it was built, to 1942, when Mrs. Wolverton left.

Under criterion A, the house represents in a different way than was usual, the construction of property by a widow for income — in this case, the owner did not take in boarders but lived in a rear cottage while renting out the main house.

Under criterion C, the house is an early example in Palo Alto of a stucco clad house and an early example of the Prairie Style.

References

Alsberg, Henry G., editor. *The American Guide: A Source Book and Complete Travel Guide for the United States*. New York: Hastings House, 1949.

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

Gebhard, David and Tom Martinson. *A Guide to the Architecture of Minnesota*. Minneapolis: University of Minnesota Press, 1977.

Map of the City of Palo Alto. ca. 1917, 1921, 1924, 1929, 1949.

Original Map of the University Park. 1889.

Palo Alto City Directory. 1910-1948.

Palo Alto Historic Survey Update. Property File.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 975 Hamilton Ave

Recorded by Michael Corbett

*Date December 29, 1999

Continuation

Update

References (continued)

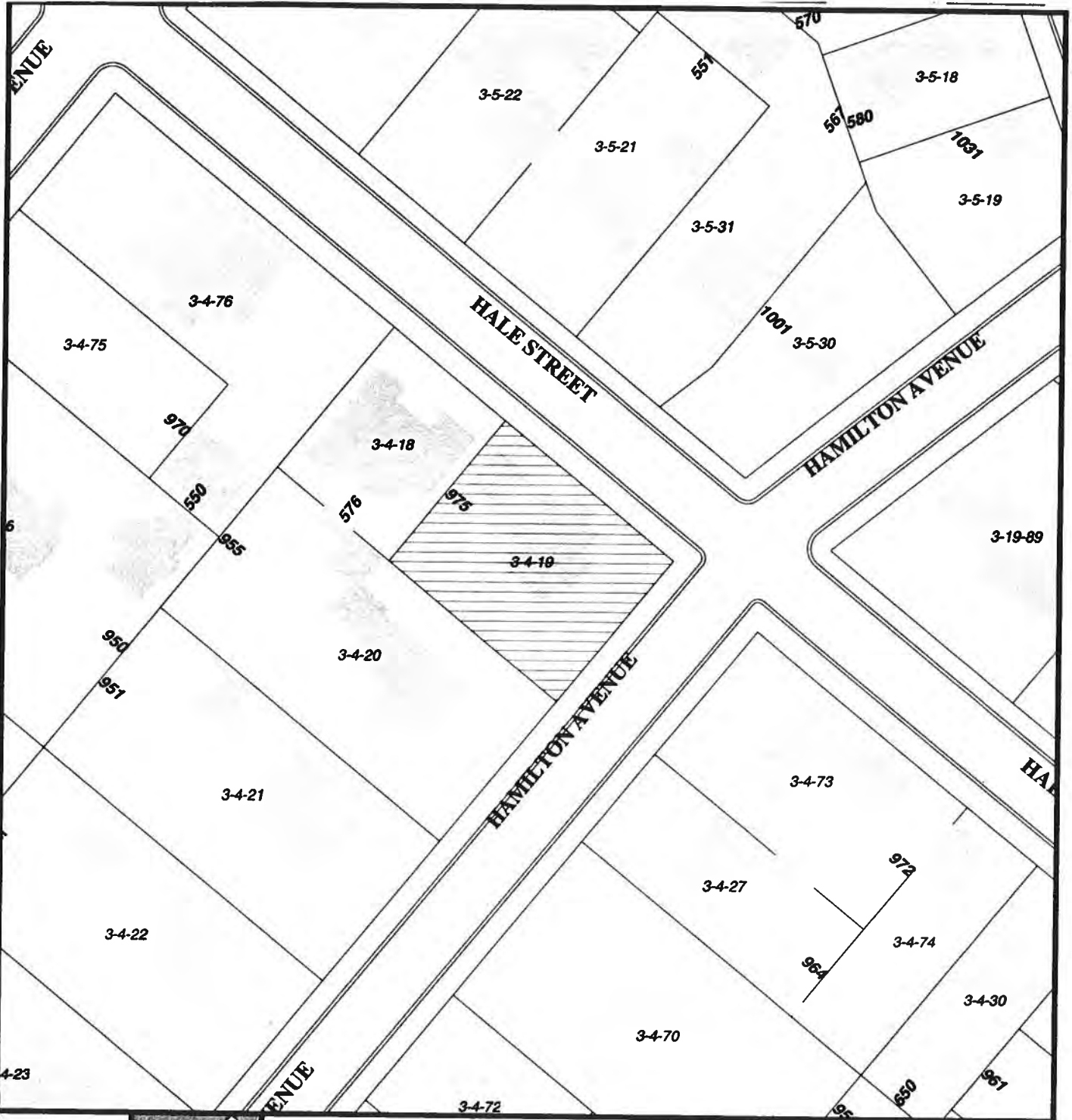
Palo Alto Times. 31 December 1909, 3 January 1912, 21 March 1946.

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, 1964, 1967.

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



975 Hamilton Ave
003-04-019

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



317 HIGH STREET

APN: 120-25-104

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1908-1950

Summary of Significance: 317 High Street was deemed eligible under Criterion A as an early example of a single-family house built in the original grid of Palo Alto and as a rental house for working class families. Under Criterion C, it was deemed eligible as a notable variation of the typical square cottage 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 significance of the property under Criterion A, for being constructed within the original street grid of Palo Alto and for its use as rental housing, 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.



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)

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

Statement of Significance: 317 High Street is significant as a well-preserved example of the square cottage typology that was common in early Palo Alto.

Period of Significance: 1908

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) 317 High St

- P1. Other Identifier: 317 High 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 317 High 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 25 104

*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 317 High Street was built on a large mid-block lot that was developed with three houses of similar size. By 1924, this house was on its own lot measuring 30 by 112½ feet. This is a mid-block lot on the northeast side of High Street between Everett and Lytton avenues. In 1924, there was a garage at the rear in the north corner of the lot.

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 #) _____
317 High St; view northeast;
09/20/99; by B. Vahey; roll BRV-84,
neg #7

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
ca. 1901-1902; Palo Alto Times

*P7. Owner and Address:
John Vlahos
323 High 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 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: 317 High St

Recorded by Michael Corbett

*Date December 16, 1999

Continuation

Update

Description (continued)

This is a one-story dwelling on a foundation of concrete walls. It is a stud-frame structure whose siding is applied directly to the studs without sheathing. The house is generally square with a forward projecting wing and a half porch across the front. The house and porch are covered by a hip roof with overhanging eaves and paneled soffits and with a hip roofed dormer with similar proportions and features. The projecting wing has a gable roof. A stucco clad chimney indicates a rebuilt chimney — perhaps after the earthquake of 1989. The main walls are clad in an unusual exterior siding — horizontal V-groove siding with an intermediate groove in each board creating a more finely textured surface than ordinary V-groove or rustic siding and a differently textured surface than 2-lap or 3-lap siding. The gable and dormer walls are clad in shingles. The porch is supported on square posts. Windows are original and are mostly double hung. The central window on the face of the projecting wing consists of a large plate glass window below a transom with a decorative pattern of mullions. The front door is a paneled door with an upper panel of glass.

Inside, the walls are plastered, and there are pine floors. There are four main rooms — a living room, dining room and two bedrooms. In 1949, the Tax Assessors card also listed one bathroom, a kitchen, and a service porch. The arrangement of the rooms is not known, but the central front door may lead to a central corridor with rooms on either side. A projecting bay on the southeast side of the house probably reflects the location of the dining room. In addition, there is a full basement and an attic, both of which are unfinished.

The appearance of the house mixes forms and images usually associated with 19th-century houses on the one hand and 20th-century bungalows on the other hand. The basic shape of the house as it appears from the street — a one-story square box with a hip roof and a projecting wing with an angled bay window at the front — was common in the 1890s (for more information on this type of house, see the context on Square Cottages in the final survey report). Such houses were often decorated with ornament from the Queen Anne style, which was popular at the time, and have often been called Queen Anne cottages in style guides of the 1960s-1990s. Unlike this house, however, cottages of the 1890s were usually clad in different siding (including rustic or V-groove siding) and had a higher pitched roof. The central front door recalls earlier houses with a central corridor and rooms on either side, which reinforces the association with 19th-century traditions.

Houses with plans like this were published in newspapers, magazines, and plan books. They were widely available and were commonly used with and without modifications as sources of ideas for homeowners and as plans for carpenters, builders, and architects. Wilson's *Bungalow Book* of 1908 illustrated several house plans like many other published plans that might have served as a starting point for the design of this house. These include a six-room house with three bedrooms, a projecting front wing with a living room, a central corridor, and a bathroom in a projecting side bay (p. 25); a house with a central door but no corridor and a dining room in a projecting side bay (p. 40-41); and a three-bedroom house with a bedroom in the projecting front wing (p. 119).

The finishes and decorative details of the house at 317 High are associated both with the 1890s and with styles fashionable in California at the time this house was built in 1901-1902. The contrasting textures of the siding on the main walls and the shingles on the gable and dormer and the gable end with a projecting wall at the top are characteristic of the Queen Anne style. At the same time, the narrow banded siding, the decorative transom, the classical references in the porch posts, and the paneled soffits with a dentil course are characteristics of the Colonial Revival style of the 1900s. The two types of siding and the low pitch of the roof are all common features of bungalows.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 317 High 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)
ca. 1901-1902: Built (*Palo Alto Times*)
1919: Addition

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: G.W. Mosher

*B10. Significance: Theme A: Development in original city grid; C: Square cottage type house Area Palo Alto

Period of Significance 1904-1948 Property Type Residential Applicable Criteria A and 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* of 1894 shows that Block 3 had not yet been divided by High Street, subdivided, or built on. The property numbered 317 High appears on the *Map of the City of Palo Alto* (ca. 1916) with its current boundaries. It had, however, appeared on the Sanborn map of 1904 as part of a larger property comprised of 317, 323 and 329 High.

Structure: The construction of a new residence for Arthur Wade at "315 High" was mentioned in the *Palo Alto Times* on 16 August 1901 and again on 3 January 1902. The builder was identified as G.W. Mosher and the cost as \$1,800. Mr. and Mrs. Arthur Wade were listed in the *Palo Alto City Directory* in 1904 at 317 High (there was never, prior to the Sanborn map of 1949, any house that could have been numbered 315 High so the newspaper notice must refer to 317 High). The *Palo Alto Times* published a building permit notice on 2 January 1919 for a \$100 addition to the residence at this address. The only alteration evident in a comparison of the 1904 and 1924 Sanborn maps is the addition of a garage in the latter. The Assessor's records make no mention of alterations or additions.

Use: Mr. and Mrs. Arthur Wade seem to have built the single family dwelling at 317 High for their own residence, but the *Palo Alto City Directory* only listed them living there in 1904. The house tended from the beginning to be listed with a new occupant

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: 317 High St

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 16, 1999

Continuation

Update

History (continued)

with almost every new edition and was twice listed vacant (1921-22 and 1946). This pattern indicates that the house has been almost always a rental property which is supported by the fact that none of the occupants through 1948 were ever identified in the *City Directory* as an owner of the house.

Evaluation

This house appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1904 to 1948. Under criterion A, this is an early example of a single family house built in the original grid of Palo Alto. It has generally been rental property for working class owners.

Under criterion C, this is a typical variation of the square cottage type — with a hip roof and a gabled projecting wing and half porch. In addition, this house represents the work of an important early Palo Alto builder, G.W. Mosher.

References

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

Plat of the Town of Palo Alto.

Map of the City of Palo Alto. ca. 1916.

Palo Alto City Directory. 1904-1948.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 16 August 1901, 3 January 1902, 2 January 1919.

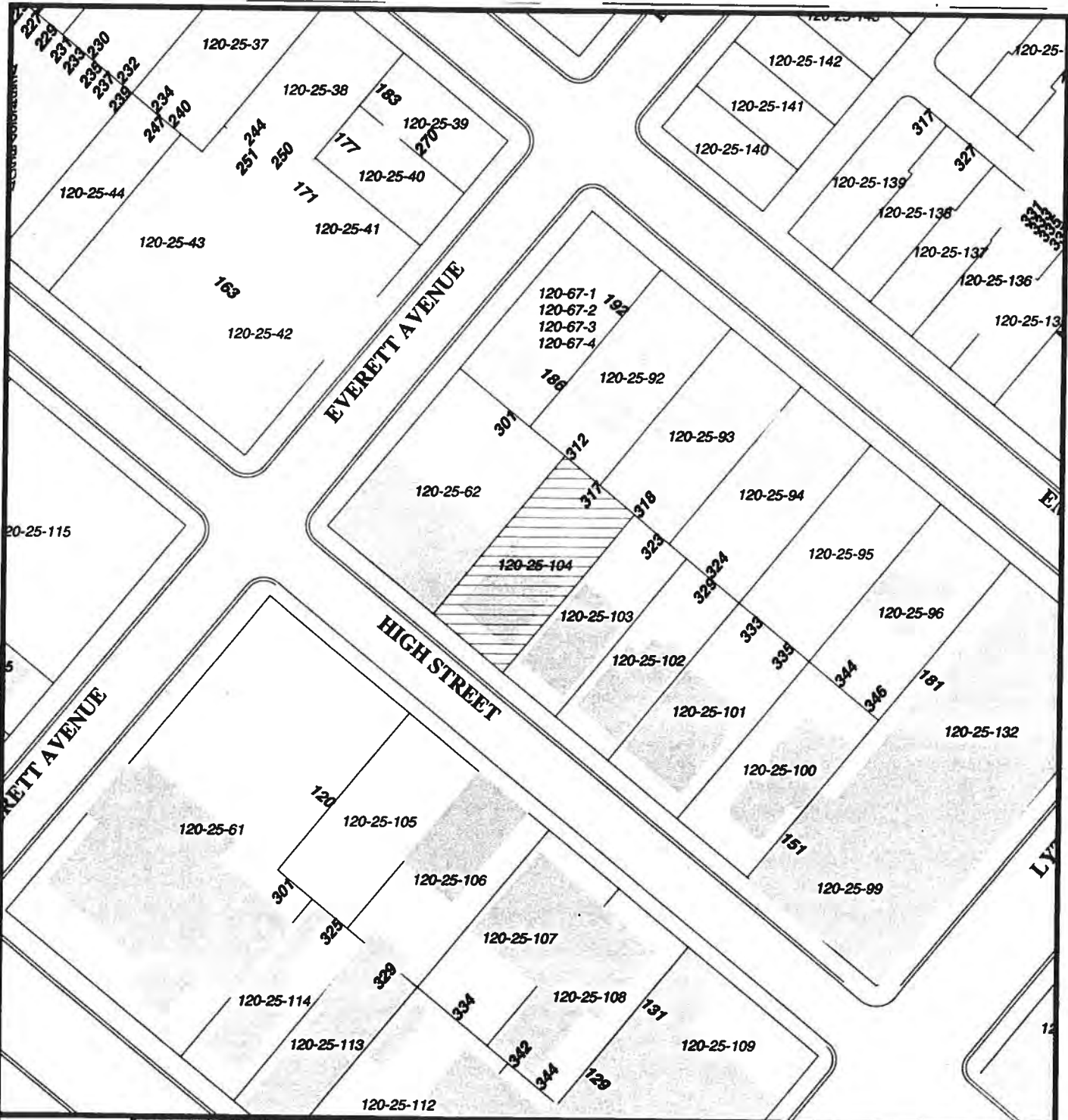
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1904.

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, 1967.

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



317 High St
120-25-104

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



323 HIGH STREET

APN: 120-25-103

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1904-1948

Summary of Significance: 323 High Street was found significant under Criterion A as an early example of a single-family house built within the original street grid of Palo Alto, and, under Criterion C, as a well-built variation of the typical square cottage type.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Fence at property line replaced; no additional alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance is revised to be 1904, the year of the building's construction. The significance of the property under Criterion A, 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.



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: 323 High Street is significant as an excellent variation of the typical square cottage type with Queen Anne and Colonial Revival style detailing.

Period of Significance: 1904

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) 323 High St

P1. Other Identifier: 323 High 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 323 High 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 25 103

*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 323 High Street is located on a mid-block lot on the northeast side of High Street between Everett and Lytton avenues. It is located on a lot that now measures 37½ by 112½ feet. After 1904 and before 1924, a small wood garage was built behind this house next to a similar structure behind the house next door at 329 High, when all were on one lot.

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 #) _____
323 High St; view northeast;
09/20/99; by B. Vahev; roll BRV-84,
neg #9

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

*P7. Owner and Address:
John Vlahos
323 High 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 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: 323 High St

Recorded by Michael Corbett

*Date December 16, 1999

Continuation

Update

Description (continued)

In plan, this is an example of a common Palo Alto house type of the period — a square cottage with a projecting wing and a half porch (for more information on this house type see the context in the final survey report). As built, this was more irregular in plan than many examples of this house type. The 1904 Sanborn map shows projecting wings at the front and rear and a shallow L-shaped front porch. The 1924 Sanborn shows a half porch added to the rear. According to the Tax Assessor, in 1949, this was a one-story house with a full basement and no habitable attic space. There were a living room, dining room, three bedrooms, a bath, and a kitchen. The front porch was enclosed at an unknown date.

This is a stud-frame structure originally built on brick foundation walls. The stud frame is clad on the exterior in V-groove siding, with an additional decorative groove in the middle of each board. Interior finishes include pine floors in the basement, hardwood floors in the main part of the house, and pine walls. In 1949, there was no heating system. Fenestration includes a mix of double hung and casement windows and paneled doors.

In appearance, this is a variation of the square cottage type. Its major features are a hip roof, projecting wing with a gable roof, and half porch under the main roof of the house. In fact, the half porch has been partially enclosed, but because the area between porch posts on the front and sides is glazed, the original area of the porch has an open appearance and has a similar character. The imagery of the building is derived primarily from the Queen Anne cottages of the 1890s, including the shingled gable and contrasting wall textures. Secondary stylistic references are to the Colonial Revival including features such as porch columns with a frieze under the eaves and paneled soffits.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 323 High St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne and Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1904: Built (*Palo Alto Times*)
ca. 1904-1924: Detached garage and back porch added

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A; Pattern of development: C; Square cottage house type _____ Area Palo Alto

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

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

History

Site: The Sanborn map of 1904 shows the house at 323 High sharing a 125 by 112½ foot lot in Block 3 with two other dwellings. The *Map of the City of Palo Alto* of 1921 shows those three dwellings on three separate properties. The portion that 323 High was left by this subdivision was a lot 37½ by 112½ feet, and it has remained unchanged ever since.

Structure: The *Palo Alto Times* reported on 12 March 1900 that a cottage was to be built for F.B. Wise on High Street in Block 3. The same newspaper reported on 1 January 1904 that a residence was built for F.B. Wise at a cost of \$2,500 at 323 High. Wise was a real estate speculator. He was never listed in the *City Directory* which first listed this address in 1904. The Sanborn maps show that a detached garage and a back porch were added at some time between the preparation of the map of 1904 and that of 1924. The Assessor's records have no evidence of alteration.

Use: According to the record in the *Palo Alto City Directory* the house at 323 High has always been a single family dwelling the occupants of which tended to working class occupations such as store clerk, cabinet maker, meat cutter, and mechanic. F. and Sigrid Bergren (Burgren) who lived at the address through the 1920s were identified as the owners but typically the residents were not.

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: 323 High St

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 16, 1999

Continuation

Update

Evaluation

This house appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1904 to 1948. Under criterion A, this is an early example of a single family house built in the original grid of Palo Alto. It was built as income property on a large lot with two others (317 and 329). It has generally been rental property for working class owners.

Under criterion C, this is a typical variation of the square cottage type — with a hip roof and a gabled projecting wing and half porch. The principal modification of the house is the enclosure of part of the porch. Because of the way this has been handled, leaving an open appearance, this 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.

Map of the City of Palo Alto. 1921.

Palo Alto City Directory. 1904-1953.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 1 January 1904, 31 July 1922, 2 September 1925, 14 April 1954.

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

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

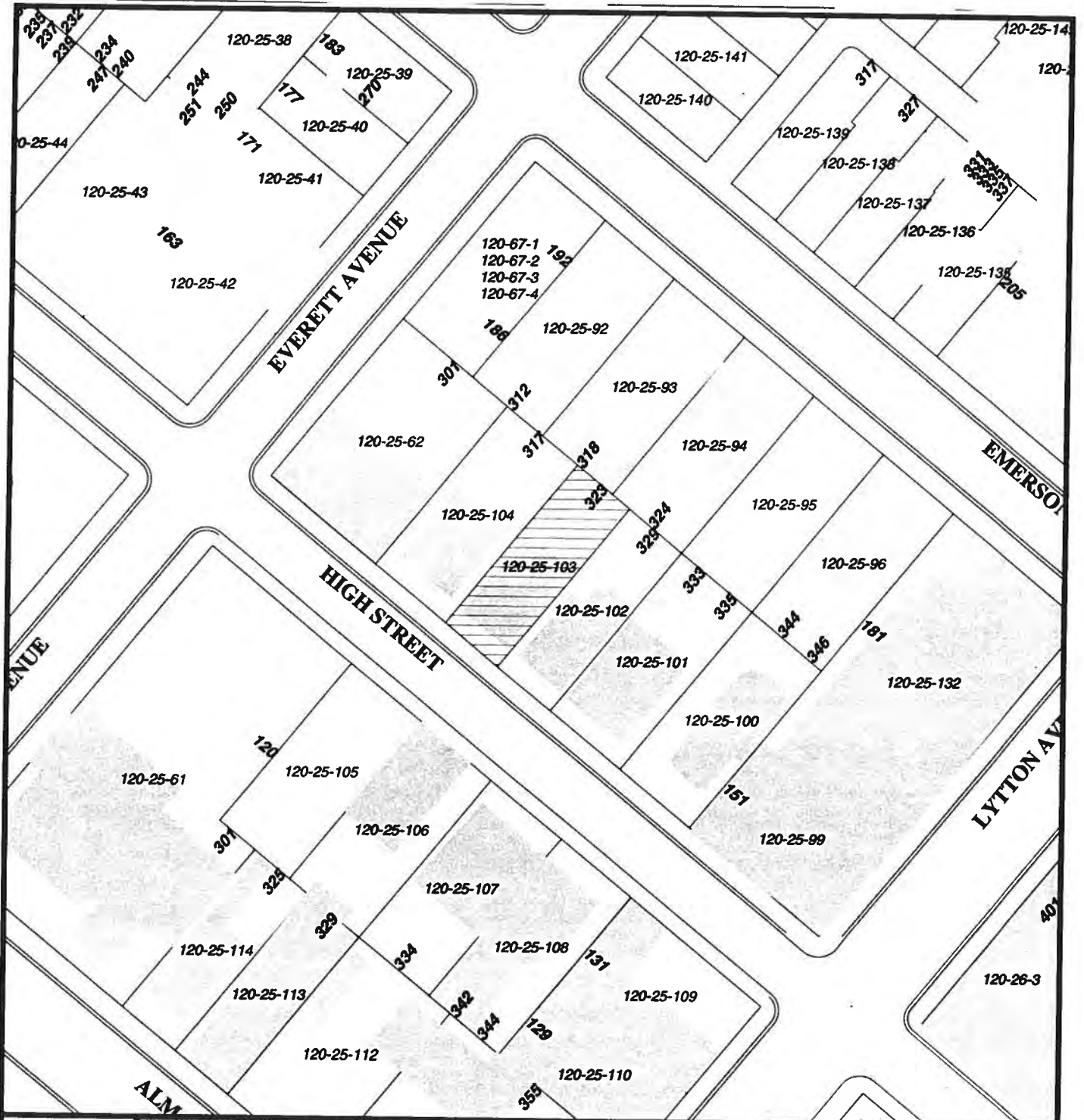
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Santa Clara County. Tax Assessor. Assessment Record 1949, 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

Page 5 of 5 *Resource Name or # (Assigned by recorder) 323 High St
*Map Name: Palo Alto Planning Dept. GIS *Scale: 1":80' *Date of Map: 1999



323 High St
120-25-103

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

342 HIGH STREET

APN: 120-25-108

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1901-1925

Summary of Significance: 342 High Street was found eligible under Criterion A as an early example of a single-family residence built in the original grid of Palo Alto, and under Criterion C as a well-built variation of the typical Square Cottage type with a projecting half porch.

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 1901, the year of the building's construction. The significance of the property under Criterion A, for being constructed within the original street grid of Palo Alto, has also 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.



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)

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

Statement of Significance: 342 High Street is significant as a well-preserved an example of the square cottage typology that was common in early Palo Alto.

Period of Significance: 1901

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) 342-344 High St

- P1. Other Identifier: 342-344 High 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 342-344 High 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 25 108

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

The house at 342 High Street is located on the southwest side of High Street between Everett and Lytton avenues. The parcel measures 112 1/2 by 50 feet, typical for a suburban lot of its time. The 1901 Sanborn map shows a very small wood shed behind the house at the west corner of the lot. By the time of the 1904 Sanborn map, two additional structures were built behind the house — a wood building in the south corner whose street facing side was open, perhaps for wagons, and a building in two parts between the house and the west corner. This building consisted of two rectangular parts, a larger one at the rear with a tile chimney and a smaller one adjacent to it with two sides open. These structures were present at the time when the owner and occupant, Mr. Umphreys, operated a candy factory. The tile chimney suggests that all or part of the candy making part of his business may have been here. The wagon sheds were used to make deliveries of raw materials and finished goods. The 1924 Sanborn shows several changes to the property. All of the earlier outbuildings were removed and new structures were built. In the south corner was an automobile garage. In the west part of the lot, there was a one-story wood dwelling.

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 #) _____
342-344 High St; view southwest;
09/20/99; by B. Vahey; roll BRV-84,
neg #12

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1901; Sanborn Map

*P7. Owner and Address:
Carlyle Wilson
3 Victoria Vale Monterey CA 93940

*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: 342-344 High St

Recorded by Michael Corbett

*Date February 23, 2000

Continuation

Update

Description (continued)

The main house is a one-story stud-frame structure on a concrete wall foundation, covered by a hip roof. The stud frame is clad in three-lap siding on the exterior. Interior finishes are unknown. Fenestration consists of double hung windows and paneled doors.

In plan and appearance, this house is a typical variation of a common early Palo Alto house type – a square cottage with a projecting gabled wing and a hip roof that covers the house and a half porch at the front. The house mixes forms and imagery typically associated with different periods and styles. The square cottage form with a gabled projecting wing was most common in the 1890s and associated with the Queen Anne style. The finishes and details are associated with the Colonial Revival style most common after 1900, including the hip roof and proportional dormers, the fine texture of the three-lap siding, the paneled soffits, the columned porch and paneled frieze under the eaves, and the general absence of decorative detail. The gabled wing recalls the stylishness of asymmetry in the Queen Anne style which is in tension with the symmetry asserted by the hip roof and central, proportional dormers.

Lacking a Tax Assessor's record, less is known about the interior of this house than most. With its common form and central door, it looks like a traditional plan house with a central corridor and rooms on either side, probably with two original bedrooms. The pre-1924 rear addition was probably a bedroom. The current (1999) MetroScan printout identifies six main rooms including three bedrooms and a dining room. In addition, there are two bathrooms.

The house at the rear on the same parcel, listed 344 High Street, is a one-story, stud-frame structure on a concrete wall foundation covered by a gable roof. The floors and interior walls are pine. In 1949, the Tax Assessor recorded one living room, one breakfast room, two bedrooms, a bathroom, and a kitchen. There was no heating system at that time.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 342-344 High St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne and Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
ca. 1901: Built (Sanborn Map)
1919: Addition of room to rear

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Pattern of development in Palo Alto, C: square cottage Area Palo Alto
Period of Significance 1901-1925 Property Type residential Applicable Criteria A and 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 3 not yet subdivided into parcels and with no building on it. The Sanborn map of 1901 shows the lot at 342-344 High Street with its present borders.

Structure: The house now numbered 342 High Street first appeared on the Sanborn map dated 1901 which means that it must have been built before that date and after the preparation of the edition of 1897. The *Palo Alto Times* reported on 2 November 1900 that Mr. and Mrs. Umphreys have moved into their new cottage in Block 3. The house was first listed in the *Palo Alto City Directory* of 1903. The *Palo Alto Times* reported, on 2 January 1919, the addition of a room to the rear of the house which first appeared on the Sanborn map of 1924. The Assessor's records make no mention of later alterations or additions.

The *Palo Alto Times* reported on 7 April 1923, and again on 1 May 1923 that a new residence was being built by the contractor W.P. Goodenough behind 342 High Street. The structure first appeared on the Sanborn maps in 1924 and was numbered at that time 344 High Street. There is no indication on the Sanborn map of 1949 or in the Assessor's records of alteration of this structure. (A rumor recorded without a source in the PAHA file that this was the first home in Palo Alto to have electricity seems unlikely but has not been researched.)

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: 342-344 High St

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

Use: According to the record in the *Palo Alto City Directory*, both 342 and 344 have always served as single family residences. Eva Umphreys was identified as the owner on the tax card prepared in 1949. As she and her husband, Albert N. Umphreys were the first residents listed at the address in the *City Directory* of 1903, it seems certain that they were the owners of the two houses in question throughout our period of inquiry and certain that they commissioned, in 1923, the construction of 344 High as a rental property. Mr. Umphreys started a candy factory and store in Palo Alto in 1899 and later had a creamery. Subsequently, he worked as a bookkeeper and insurance agent while active in the local Masonic Lodge. At the time he lived in this house, Umphreys served on a committee that wrote the charter required for the new council-commission form of government authorized by the voters in 1909. Then from 1909 to 1914, he served on the first City Council. About 1925, the couple moved to 301 Bryant. The *City Directory* of 1948 listed Mrs. Umphreys still at that address and the owner of the house there. At the time of his death, Umphreys owned the Umphrey's Building at 257 University Avenue. Among the many tenants in the house at 342 High Street was John A. Harvie, according to his 1957 obituary, "who worked as a machinist with Dr. Lee de Forest and Cyril Elwell in the early days of radio development." He later worked with the Federal Telegraph Company in New Jersey and on the cyclotron at the University of California in Berkeley.

Evaluation

This house at 342 High appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1901 to 1925.

Under criterion A, it is an early example of a single family house built in the original grid of Palo Alto.

Under criterion C, it is a typical variation of a common Palo Alto house type — a square cottage with a projecting gabled wing and a half porch.

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. 1903-1953.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 2 November 1900, 7 April 1923, 1 May 1923, 21 October 1943.

Plat of the Town of Palo Alto. ca. 1894.

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

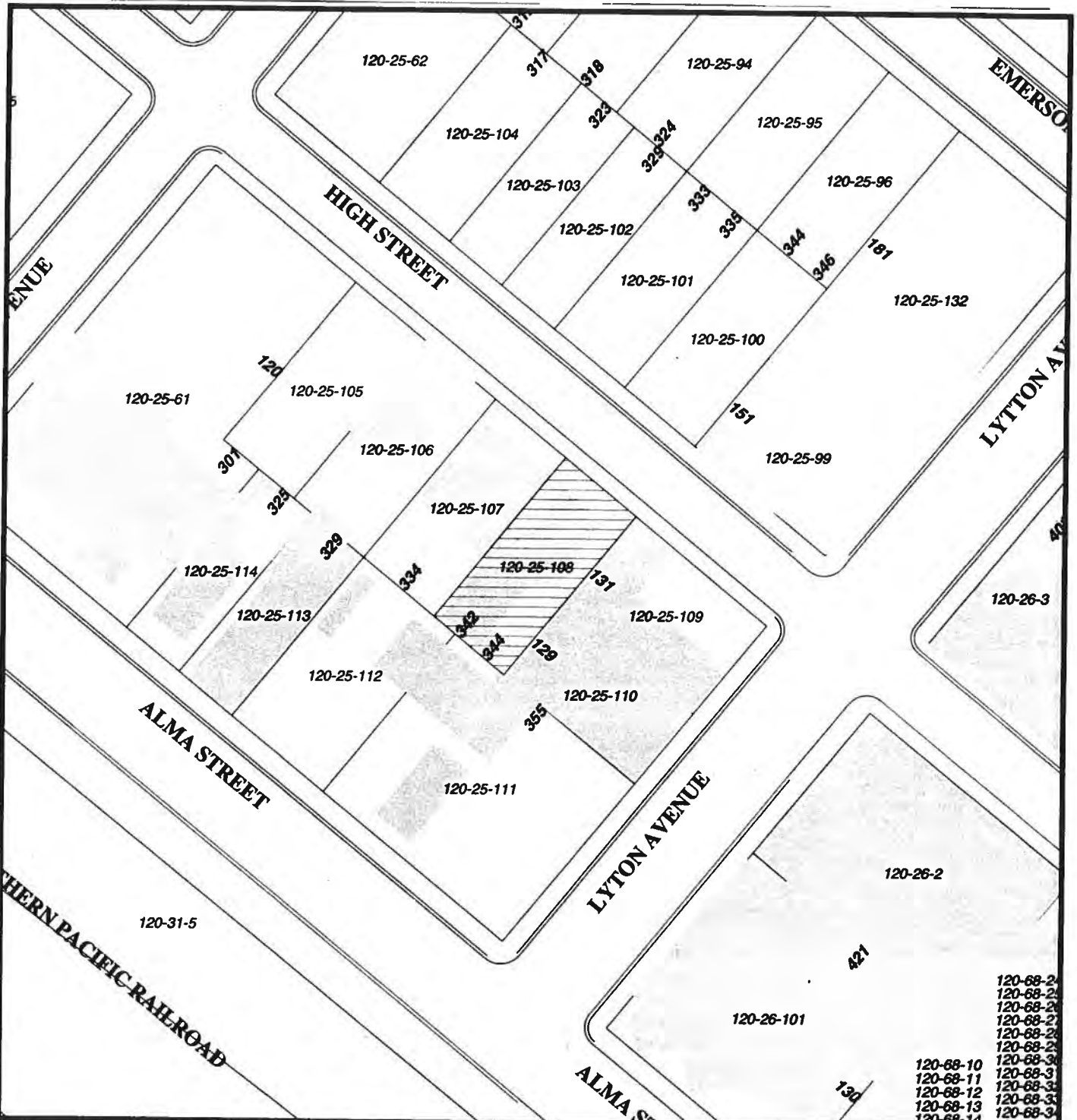
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1904.

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.



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

LOCATION MAP



342-344 High St
120-25-108

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



832 KIPLING STREET

APN: 120-17-025

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1893-1849

Summary of Significance: 832 Kipling Street was deemed eligible under Criterion A as an early example of a single-family residence built within the original street grid of Palo Alto. Under Criterion C, the building was deemed eligible as a well-built example of the Queen Anne style.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Windows appear to have been replaced.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1893, the year of the building's construction. The significance of the property under Criterion A, for being constructed within the original street grid of Palo Alto, has also 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.



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);

Statement of Significance: The subject building is significant as a distinctive and stately example of the Queen Anne style.

Period of Significance: 1893

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) 832 Kipling St

P1. Other Identifier: 832 Kipling 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 832 Kipling 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 17 025

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

The house at 832 Kipling Street is a balloon- or platform-frame structure clad in rustic siding with fishscale shingles in the gables. It is a two-story structure with a hip roof over the main house and prominent gables facing the street. The footprint of the house has not changed since it was built. It is a variation of a common early Palo Alto house type with a two-story square cottage with a bay window, projecting wings to the southeast (side) and southwest (rear), and an L-shaped porch that wraps around the front and the southeast side. It is a Queen Annie style house, characterized by its irregular plan and silhouette, its mix of wall materials with different textures, and its front facing gables. It is likely that decorative detail from the porch and under the main gable has been removed.

*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 #) _____
832 Kipling St; view southwest;
09/16/99; by B. Vahey; roll BRV-82,
neg #35

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1893; Palo Alto Times

*P7. Owner and Address:
William & Sarah Cane
832 Kipling 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: _____
May 12, 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) 832 Kipling St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)
1893: Built (Palo Alto Times)
1953: Create apartment and add bathroom

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: Mr. Darlington

*B10. Significance: Theme A: Development of Palo Alto; C: Queen Anne Style Area Palo Alto
Period of Significance 1893-1949 Property Type Residential Applicable Criteria A and 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 832 Kipling Street is situated on a 50-by-112½-foot lot comprised of lots 14 and 15 of Block 26 of the original plan for University Park. Kipling was cut through to bisect Block 26 when the block was subdivided by Meeker and Stone. Caroline E. Kemp, who had the present house built, bought the property directly from the subdividers.

Structure: The *Palo Alto Times* reported, on 23 June 1893, that Mrs. Kemp, a resident of Placerville, had contracted Mr. Darlington, a contractor and builder in Placerville, to build a two-story house of nine rooms. The same notice also said that Mrs. Kemp and her family would occupy the house when it was finished and that her son would be entering Stanford "next September." The *Palo Alto Times* mentioned the address again, on 21 July 1953, and reported that Z. Shaw was owner and builder of a \$1,000 apartment alteration. The Assessor's records show that these alterations were to add a bathroom and create a new apartment.

Use: According to the record in the *Palo Alto City Directory*, Mrs. Caroline E. Kemp resided at Mrs. Summerfields's on Forest Avenue in 1895 and on Lytton Avenue in 1896 and 1897. She and her son were not settled in the house at 832 Kipling Street (then Marguerite Street), which she had commissioned in 1893 until 1898. According to an obituary (*Palo Alto Times* 3 January

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 12, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 832 Kipling St

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 12, 2000

Continuation

Update

History (continued)

1912), Mrs. Kemp lived in the house until 1911. Mrs. Kemp's son was William W. Kemp. In 1896, while still a student at Stanford, he was a candidate for Town Clerk and the subject of a newspaper article: "Mr. Kemp is in favor of municipal ownership of water works and sewers and believes in a progressive policy for Palo Alto." Later he was superintendent of schools for Alameda County, president of San Jose State Teachers College (1920-1923), and dean of the University of California School of Education. From 1906 until 1911, at least two family names were listed at the address, but after 1912 and until about 1940, it seems to have served strictly as a single family dwelling. Maude S. Tronslin, widow of Benjamin Tronslin, lived here with her two sons, Cyril and Norwood Tronslin, from 1920 until 1929. During those years Mrs. Tronslin worked as a secretary to David Starr Jordan, Stanford University's first president. She was not identified in the *City Directory* as the owner of her residence and neither were William and Mamie Mitchell who lived there after her until 1936. In 1938, the house was listed vacant and from 1940 until 1946, it was a duplex. From 1948 until 1953, there were three units, and in 1954 and after, there were four units.

Evaluation

This house, at 832 Kipling Street, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1893, when it was designed, to its conversion for apartments prior to 1949.

Under criterion A, this house represents the early development of Palo Alto's initial grid.

Under criterion C, this house is a distinctive example of a Queen Anne style house. Its alterations are irrelevant to its significance.

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. 1895-1954.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 23 June 1893, 15 March 1895, 3 April 1896, 3 January 1912, 16 May 1946, 21 July 1953, 16 August 1978.

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

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

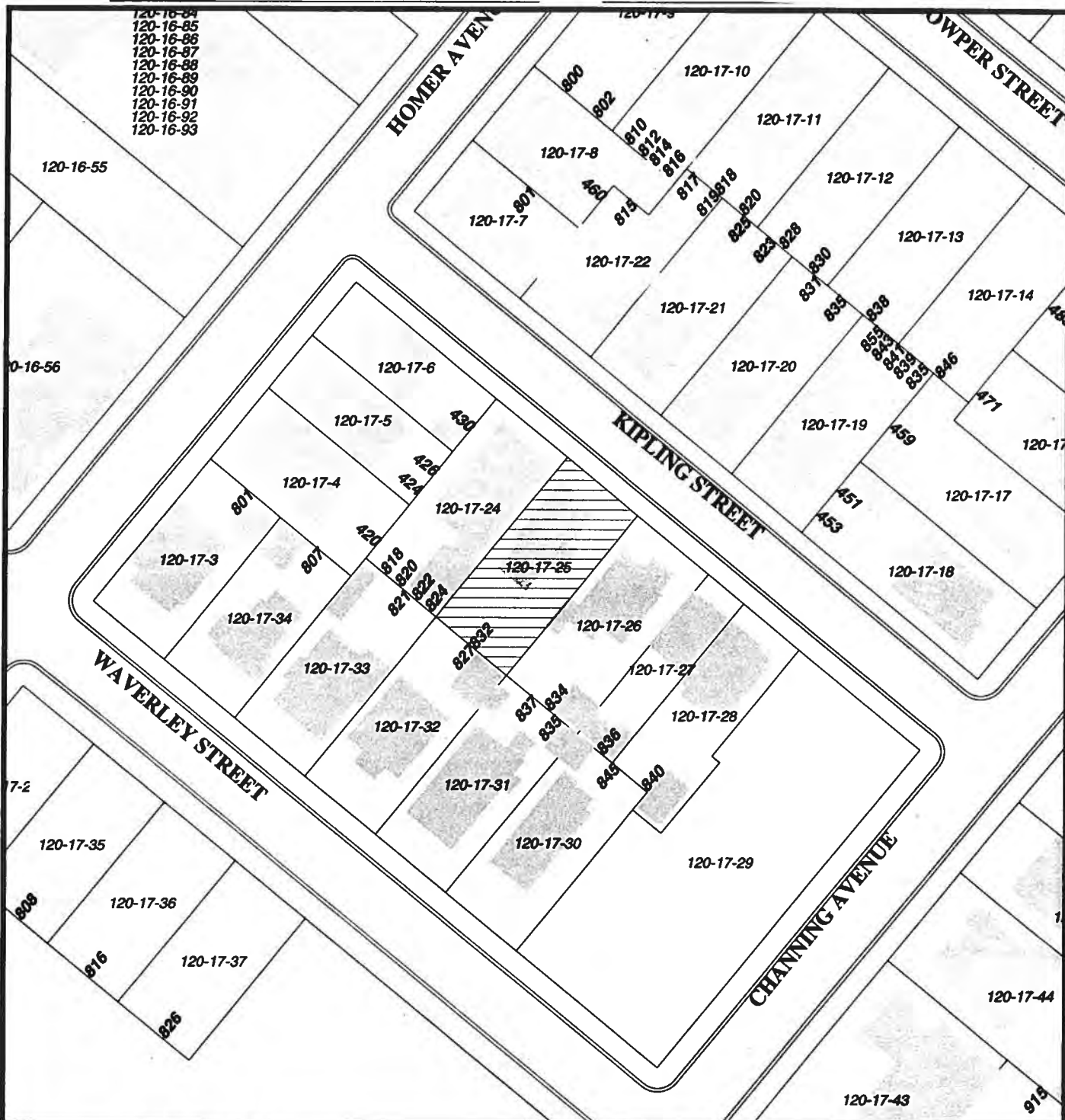
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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

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



832 Kipling St
120-17-025

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



426 PALO ALTO AVENUE

APN: 120-09-059

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1903-1946

Summary of Significance: 426 Palo Alto Avenue was deemed eligible under Criterion A as an early example of a single-family house built in the original street grid of Palo Alto, and under Criterion C as a well-built variation on a Craftsman style bungalow with a hipped roof, which is an unusual variation of the style.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Some alterations to the front porch; no other alterations visible.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to be 1901, the year of the building's construction. The significance of the property under Criterion A, for being constructed within the original street grid of Palo Alto, has also 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.



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)

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

Statement of Significance: The subject building is significant as an excellent variation of a Craftsman-style bungalow with a hipped roof form, which is a less common variation of the style.

Period of Significance: 1903

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) 426 Palo Alto Ave

- P1. Other Identifier: 426 Palo Alto 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 426 Palo Alto 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 09 059

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

This house, at 426 Palo Alto Avenue, is a one-story rectangular building with a full basement and livable attic space. There is a porch at the center of the front of the house, recessed under the main roof. On either side of the porch are sun rooms or sleeping porches with bands of large windows. It is a wood-frame structure clad in three-lap siding and covered by a hip roof. A hip dormer faces the front and shed-roofed dormers face the sides. This is a Craftsman bungalow in style with square columns framing the porch areas across the front of the house.*

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

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



P5b. Description of Photo:
 (View, date, accession #) _____
426 Palo Alto Ave; view east;
09/13/99; by B. Vahey; roll BRV-77,
neg #7

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1903; City Directory

*P7. Owner and Address:
Philip Schultz
426 Palo Alto 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 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 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 426 Palo Alto Ave

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)

1903: Built (*City Directory*)

1954: Deck addition

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Development of Palo Alto; C: Craftsman Bungalow Area Palo Alto

Period of Significance 1903-1946 Property Type Residential Applicable Criteria A and 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* of 1894 shows Block 33 yet to be divided by Ruthven, yet to be subdivided into lots and still without any structures. The *Map of the City of Palo Alto* (ca. 1916) showed the parcel at 426 Palo Alto Avenue with much the same boundaries it has today. The only discrepancy is an 8.60-by-108.68-foot strip along the border with 422 Palo Alto Avenue. Either the 1916 map was incorrect or it was granted by the owners of 426 Palo Alto to those of 422 sometime between 1916 and 1921, because the parcel appeared on the City Map of that year as it does today.

Structure: The *Palo Alto Times* reported, on 11 July 1902, that W.W. Camron of San Francisco had bought a "villa lot" on Palo Alto Avenue in Block 33 and intended to have "a fine residence built" there immediately. The same newspaper published on December 30, 1904 a "Complete Record of the Improvements Made in Palo Alto During the Year Nineteen Hundred Four" that listed Mr. Camron's \$4,000 two-story residence on Palo Alto Avenue. The *Palo Alto City Directory* had listed the Camrons at this address in the January 1904 edition, so construction may have been completed in late 1903 rather than in 1904. The Assessor's records note only one alteration — an 8-by-8-foot deck built at the rear in 1954.

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 5

Resource Identifier: 426 Palo Alto Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 10, 2000

Continuation

Update

History (continued)

Use: According to the *Palo Alto City Directory*, W.W. Camron was in the real estate business and lived in the house he had built at 426 Palo Alto Avenue until he died in 1912. "Camron came across the plains to California at the age of six years" (*Palo Alto Times* 18 March 1912). Later he was elected twice to the state legislature and three times to the Oakland City Council. While he lived in Oakland, he built a grand house on the shores of Lake Merritt that was later sold to Leland Stanford's brother, Josiah. The house is now a museum known as the Camron-Stanford house. By 1915, a new family was resident; the next year there was another; and the year after that the house was listed vacant. The *City Directory* of 1923 first listed Charles D. and Sarah Treat at this address. Charles, who had retired, died in the house in 1926. Mrs. Treat died in it in 1946. Charles Treat had a versatile career that included army service in the Civil War, helping to find homes for freed slaves in affiliation with Hull House in Chicago, builder of the industrial and transportation infrastructure of Trinidad, Colorado, construction of over 1,500 miles of railroads in North America, and construction of a railroad across Nicaragua as part of an effort to build a canal. He was "the first president of the Telautograph Company, and lived in Paris, London, Geneva, and Leipzig from 1892 to 1902." He had previously lived in Guadalajara. According to the *Palo Alto Times*, of 30 January 1947, the house and its furnishings were left by Mrs. Treat to her daughter Katherine Treat who quickly sold it to an accountant named Albert S. Johnson and his wife Margaret. The Johnsons were listed by the *City Directory* as owning occupants of the house from 1946 to 1950.

Evaluation

This house at 425 Palo Alto appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1903, when it was built, to 1946 when Mrs. Treat died.

Under criterion A, this house represents the early development of the original grid of Palo Alto. It also represents Palo Alto's attractiveness as a retirement town in its first two owners.

Under criterion C, this house is a distinctive example of a Craftsman Bungalow.

Although the first two owners, W.W. Camron and Charles P. Treat were interesting people who made substantial contributions in various ways during their lifetimes, it is not clear that their presence here meets the standards for significance under criterion B.

References

Bagwell, Beth. *Oakland: The Story of a City*. Oakland: Oakland Heritage Alliance, 1982.

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. 1916, 1921.

Oakland. Landmarks Preservation Advisory Board. *Landmarks & Preservation Districts*, vol. 1. Oakland: 1979.

Palo Alto City Directory. 1904-1953.

Palo Alto Historic Survey Update. Property File.

Palo Alto Historical Association. "Veteran R.R. Builder is Taken by Death at Palo Alto Home, Charles Payson Treat Passes Away at Age of 79; Was Promoter of Nicaraguan Canal and Other Notable Enterprises." *Palo Alto Times*, [1926].

Palo Alto Times. 11 July 1902, 30 December 1904, 18 March 1912, 26 February 1926, 26 February 1946.

Plat of the Town of Palo Alto. 1894.

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 426 Palo Alto Ave

Recorded by Michael Corbett

*Date May 10, 2000

Continuation

Update

References (continued)

San Jose Mercury Herald. 28 January 1926,

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

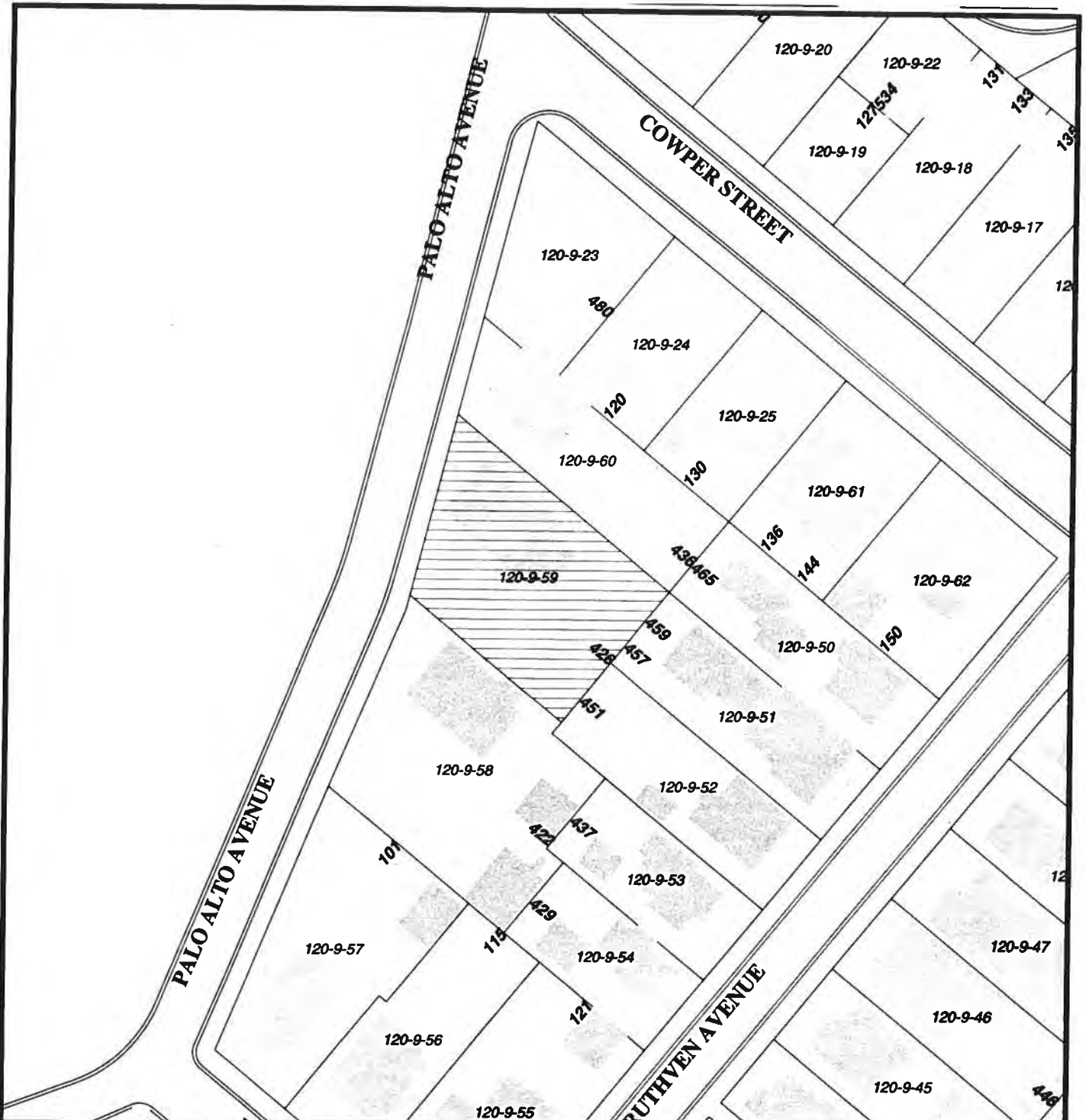
Sanborn Map Company. *Insurance Maps of Palo Alto.* New York: 1924; revisions to 1949.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1955, 1962, 1965, 1967.

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



Who's Who in America. 1924-1925.

LOCATION MAP



426 Palo Alto Ave
120-09-059

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



245 RAMONA STREET

APN: 120-25-012

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1908-1944

Summary of Significance: 245 Ramona Street was deemed eligible under Criterion A as a representative of boarding houses developed by widows, along with the development of private lodging for Stanford University students and the development of multi-unit housing in proximity to the new University Avenue streetcar line. Under Criterion C, it was found eligible as an example of a large boarding house.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Base of porch piers have been resurfaced with stone or tile; windows and porch piers replaced.

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 building's style has also been updated from Colonial Revival/Medieval Castle to Craftsman Foursquare.



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)

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

Statement of Significance: 245 Ramona Street is significant as a unique architectural variation on the Foursquare housing type with Craftsman stylistic influences and large projecting boxed corners at the upper floor. While it was likely built from a pattern book, this form with projecting upper corners is less common than more typical forms with a simple box shape.

Period of Significance: 1908

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) 245 Ramona St

P1. Other Identifier: 245 Ramona 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 245 Ramona 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 25 012

*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. Secondly the building is presented as it has changed, up to the present (1999).

This building at 245 Ramona Street is a two-story, balloon or platform frame structure with a hip roof. In 1949, it still sat on its original brick foundations. It is clad on the exterior in three-lap siding. Fenestration consists of double-hung windows and paneled doors. Inside, floors are "cement" in the basement and pine on the upper stories. In 1949, there was one gas floor furnace.

See continuation sheet

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

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



P5b. Description of Photo:
 (View, date, accession #) _____
245 Ramona St; view east; 09/20/99;
by B. Vahey; roll BRV-84, neg #4

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

*P7. Owner and Address:
Jane Martin
245 Ramona 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 27, 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: 245 Ramona St

Recorded by Michael Corbett

*Date December 27, 1999

Continuation

Update

Description (continued)

In plan, this house is a large rectangular box with projections on three sides. At the front, there are projecting square bays at each corner on the second floor. Between these at the ground level is a projecting one-story entrance porch with a hip roof. On the northwest side, both ends of the wall project forward. On the southeast side, there is a bay window near the rear and a hip-roofed porch similar to the front porch closer to the front.

This house is a two-story building with a one-quarter basement and, although the attic appears high enough and is lit by dormers, there is no finished attic space. In 1949, the Tax Assessor recorded on the ground floor a living room, dining room, bedroom, bath, and kitchen. Upstairs were five bedrooms, a bath, and kitchen. The interior arrangement of these rooms is not known.

The character of this house is established primarily by its form — a large box with a hip roof and generally symmetrical arrangement of projecting bays and porches. This form is embellished by features drawn from a variety of sources. The symmetry of the facade, the hip roof with proportional dormers, the paneled soffits, and the columned porch are characteristic of similar houses of the time in the Colonial Revival style. The square corner bays visually supported by a series of jigsawn brackets suggest defensive features of Medieval fortifications. These disparate features are organized in a harmonious composition that can not be labeled by standard stylistic terminology.

This house may have been altered by moving the main entrance from the front to the side porch. Further investigation would be necessary to know if this has happened or if the current arrangement is simply an unusual original plan.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 245 Ramona St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Colonial Revival/Medieval Castle

*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 A: Pattern of development; C: Boarding house Area Palo Alto
Period of Significance 1908-1944 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: Ramona bisects Block no. 15. The half of Block no. 15 on which 245 Ramona is located is bisected by an alley (Lane 15 East) at the rear of the property. The Sanborn maps of 1924 and 1949 show 245 Ramona sharing a larger property with an apartment building at 235 Ramona. The city maps, however, always separate the two structures with a property line. The parcel today measures 45 by 106 feet. The 1924 Sanborn map shows a large garage behind the main building in the east corner of the property.

Building History: The *Palo Alto Times* of 24 December 1908 noted that Mrs. Ada F. Noble was building a two-story, frame house at 245 Ramona Street at an estimated cost of \$2,500.00. This notice does not identify an architect or builder. The *City Directory* of 1910 lists Mrs. Noble and some of her adult children as the first occupants of the house. One of those children, Howard M. Noble, is identified as a carpenter. It is possible that he played some part in the construction of what would be his mother's and his own residence. In the early 1970s, a permit was applied for "general repair and clean up" at a cost of \$1,000.00. This included demolition of the garage, removal of an interior partition, and "remove 1 alt exit stairs." This minor amount of work appears to have eliminated a separate housing unit. The work was completed in 1975. The 1998 MetroScan printout classifies this as a one-unit residence for fraternity, sorority, or boarding house occupancy.

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 27, 1999

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 245 Ramona St

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 27, 1999

Continuation

Update

History (continued)

History of Use: 245 Ramona is first listed in the *City Directory* of 1910 as the residence of Mrs. Ada Noble who, according to the *Palo Alto Times* of 24 December 1908, had had the house built. This was a large building designed as a rooming and boarding house. Following a common pattern, it appears to have been built both as a residence and a source of income for a widow. The *City Directory* of 1912-13 lists "Ada F. Noble (widow Francis) - Furnished rms - 245 Ramona." The Y.M.C.A. *Directory of Rooming and Boarding Houses* of 1913-1914 listed four rooms available in Mrs. Noble's house at 245 Ramona. In addition to non-family members, several of Mrs. Noble's grown children lived with her at various times, including her son Howard M. Noble, a carpenter, in the year the house was first occupied; her son, Chester F. Noble, a Palo Alto police officer and Chief of Police (1911 to 1924), from 1910 to 1915 — he was listed as a boarder in 1912-1913; and her son Milford Noble, a plumber and later supervisor at the Palo Alto Water Department, and his wife. Mrs. Noble remained at the address through the *City Directory* of 1944. The *City Directory* of 1948 lists "Mrs. Velma Rehorst - Furnished Rooms" at the address. Standard sources provide conflicting information about the operation, whether it was a rooming and boarding house with one main entrance and one kitchen, or whether it was subdivided into separate units, each with its own entrance and its own kitchen. The directories sometimes list residents at separate addresses (241, 243, 245, and 247 Ramona) and the 1924 Sanborn map labels the building "4F," indicating four flats — four separate apartment units. The 1949 Sanborn map labels the building "D," at one address (245 Ramona) indicating a single unit dwelling. The 1949 Tax Assessor's information recorded two kitchens for "2F," meaning two families or two flats (each floor a separate unit).

Evaluation

This building at 245 Ramona appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1908 to 1944, the last year Ada Noble was in residence.

Under criterion A, it represents a pattern of development of boarding houses by widows, the provision of private housing for Stanford students, and the development of multi-unit housing in proximity to the new streetcar line on University Avenue.

Under criterion C, it is an example of a large boarding or lodging house. Its integrity may be affected in a minor way by moving the entry to the side, but if it has happened, it has been handled carefully, and does not affect the character of the building in an important way.

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. 1907-1948.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 24 December 1908, 18 December 1939, 3 May 1947, 28 November 1978.

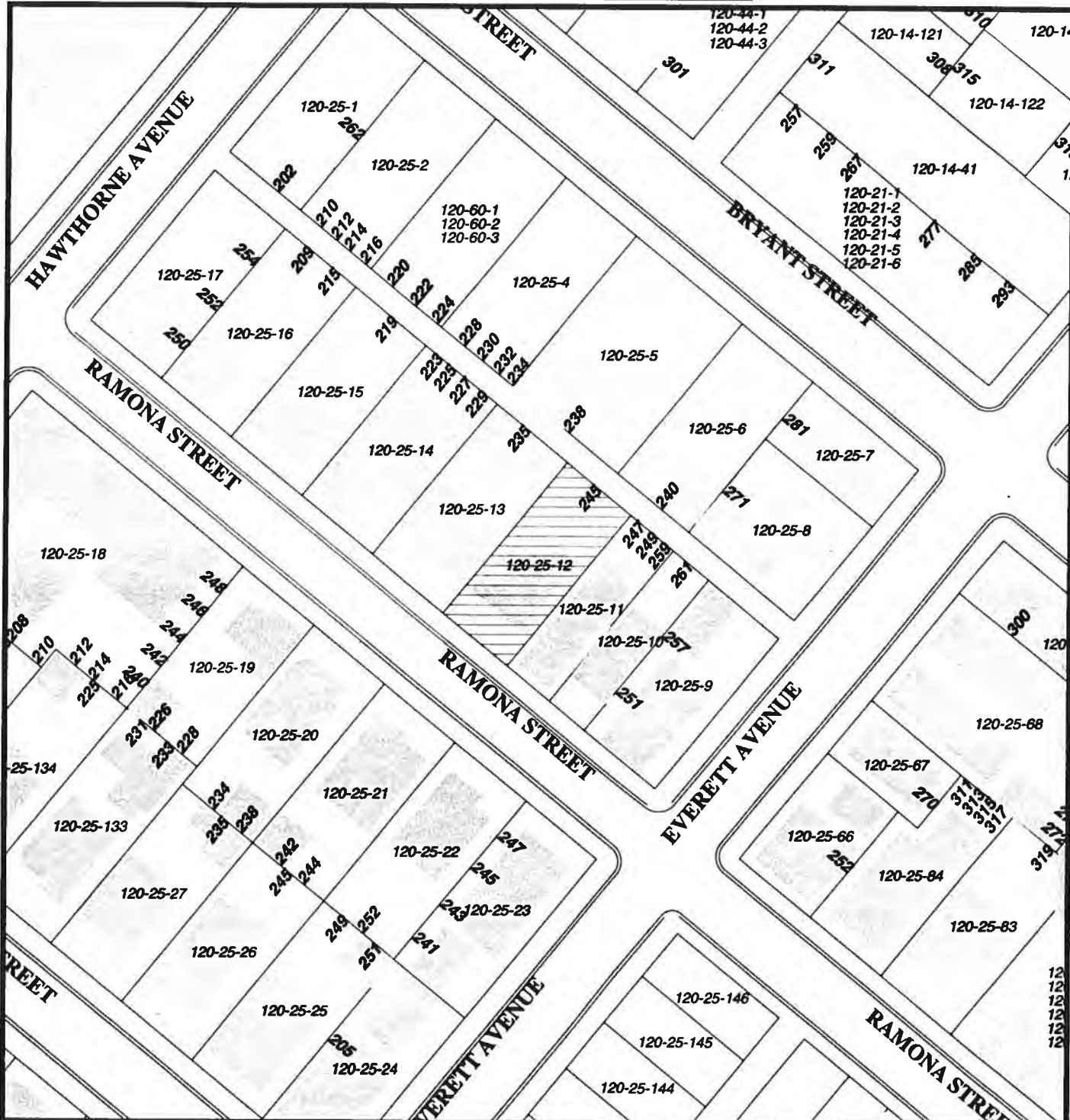
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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



245 Ramona St
120-25-012

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

313 WAVERLEY STREET

APN: 120-14-083

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1902

Summary of Significance: 313 Waverly Street was deemed eligible under Criterion A as a representative of early development patterns in Palo Alto, and specifically for its role in the development of early affordable rental housing options. It was also deemed eligible under Criterion C as a distinctive house with notably diminutive characteristics.

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 1902, the year of the building's construction, and the style has been updated from Colonial Revival to Dutch Colonial Revival.



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: 313 Waverly Street is significant as an early example of the Dutch Colonial style in Palo Alto that was likely built from a pattern book.

Period of Significance: 1902

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 6 *Resource Name or #: (Assigned by recorder) 313 Waverley St

P1. Other Identifier: 313 Waverley 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 313 Waverley 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 14 083

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

The following description addresses the building at 313 Waverley 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 is a small, 1 1/2-story structure with a 10-by-12-foot basement and an upper floor enclosed by a gambrel roof. It is a balloon-frame structure on a concrete wall foundation. The frame is enclosed by V-groove siding, provided with a finer texture by means of a horizontal decorative groove along the center of each board. The gables are clad in fishscale shingles. Fenestration consists

*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 #) _____
313 Waverley St; view northeast;
09/20/99; by B. Vahey; roll BRV-83,
neg #30

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1902; Metroscan

*P7. Owner and Address:
Marie A Pitman
1455 Webster 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:
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 6

Resource Identifier: 313 Waverley St

Recorded by Michael Corbett

*Date February 23, 2000

Continuation

Update

Description (continued)

of double-hung windows and a paneled door with multipane glass. Inside, there are hardwood floors in one room on the ground floor and pine floors elsewhere. In 1949, the Tax Assessor identified a gas-fired floor furnace and no fireplace.

In plan, this house is in an L-shape with a main rectangular wing with one end facing the street and a transverse wing at the rear projecting slightly to the northwest. In addition, there are one-story porches projecting at the front and rear. In 1949, the Tax Assessor identified rooms as follows: downstairs were a living room, dining room, and kitchen; and upstairs were two bedrooms and a bath. This is a very small house. It appears to have a shotgun plan with one room behind another and no corridors.

In appearance, this house is distinctive by virtue of its small size and its form including its gambrel roof. One-story, shotgun plan houses in California are usually associated with poor immigrants, more often black than white, from the southern United States. As a two-story shotgun plan structure, this is very unusual. Gambrel roofs are usually associated with farm buildings and the Colonial Revival style. Here it seems more to convey a sense of specialness about this house — as if it were not for poor people but a playhouse for children.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 313 Waverley St

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)
1902: Built (MetroScan)
1974: Bathroom remodel

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Pattern of development in Palo Alto; C: Design _____ Area Palo Alto
Period of Significance 1902-1932 Property Type Residential Applicable Criteria A and 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 313 Waverley is located in Block 31 of the original plan of University Park made in 1889. As shown on the 1904 Sanborn map, it was built at the rear of a 50-by-100-foot lot at the east corner of Waverley Street and Everett Avenue. The main house on the property, at 404 Everett Avenue, was a one-story dwelling with a footprint like a typical square cottage of the 1890s — a square house with a half porch (L-plan) and a projecting wing terminating in an angled bay window. The rear house at 313 Waverley (this house) was smaller and faced the side street. On the 1924 Sanborn map, the same two structures were on the lot, but the main house was altered and enlarged. The main house had been converted to a duplex with addresses at 311 Waverley and 404 Everett. By the time of the 1949 Sanborn map, 313 Waverley was on a separate, small parcel measuring 30 by 73 feet.

Structure: The Santa Clara County MetroScan dates the house at 313 Waverley to 1902. As it does not appear on the Sanborn map of 1901 but does on that of 1904 and as it is first listed in the *Palo Alto City Directory* dated January 1904, the MetroScan date seems to be reasonable. The most significant alteration noted in the Assessor's records was the remodeling of the existing bathroom that included the removal of a wall in 1974.

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 SHEETPage 4 of 6Resource Identifier: 313 Waverley StRecorded by Michael Corbett/Steve Hardy (history)*Date February 23, 2000 Continuation Update**History (continued)**

Use: The Sanborn map of 1904 and that of 1924 both show a five room dwelling at 313 Waverley as a secondary structure at the rear of the property at 404 Everett. This indicates that it was built to be a rental property. The earliest tenants were H.W. Wheeler, an insurance agent, listed with Mrs. John May in the January 1904 *City Directory*, followed by Dr. John May, an optician, and his wife in the December 1904 *City Directory*. The *Palo Alto City Directory* listed Henry and Corabelle Schmidt as residents from 1918-1923. According to an obituary that appeared in the *Palo Alto Times*, on 2 January 1945, Mr. Schmidt had started the Novelty Movie Theater in Palo Alto in 1910. He then built the Marquee Theater in 1914. When the new Marquee Theater opened "in a modern building," the *Palo Alto Times* wrote, "The theater is the culmination of the dreams of Mr. and Mrs. Schmidt for a model house. They now look forward to making a lifetime's contribution to the instruction and amusement of Palo Alto with the best motion pictures to be had exhibited under the best conditions possible. The community has reason to congratulate itself upon the addition of this fine new theater to other semi-public institutions of the town. The proprietors have made sacrifices in order to keep the shows at the old Novelty up to a clean high standard, and they announce that the same policy will continue at the new Marquee. This means that the general moral and social standards of the community will be definitely upheld by the proprietors of this house." These theaters represent the early history of movie theaters in Palo Alto and in their absence, this house is a link to that era. The movies spread rapidly as a form of popular entertainment in the first decade of the 20th century. Nikolaus Pevsner states that by 1916, there were 25,000 "cinemas" in the United States. Most of the earliest examples were in remodeled storefronts where movies were often presented with other entertainments, as in nickelodeons and vaudeville theaters. As the movie business changed rapidly, so did movie theaters. The Novelty Theater was operated in a remodeled storefront. The Marquee Theater may have been in a separate building. In 1919, when they were living at 313 Waverley, the Schmidts sold the Marquee Theater to the Fox chain. This early period of the motion picture theater business was volatile, and many independent theaters were taken over by big chains. Perhaps the Schmidts' standards were too high to remain competitive at that time. A tailor named William M. Jones and his wife, Elizabeth, were listed at the address from 1924 to 1934, the year of Mr. Jones' death. In 1932, the *City Directory* identified them as the owners of the house. The Sanborn map of 1949 has a property line, for the first time in the series of those maps, separating 313 from 311 Waverley/404 Everett. Mr. and Mrs. Jones' son, William E. Jones, was living in the house in 1948.

Evaluation

This house at 313 Waverley appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance begins in 1903, when the house was built, and ends when the land it was built on was sold off as a separate property, about 1932.

Under criterion A, the house appears significant for its representation of a significant pattern of development in early Palo Alto – the construction of small dwellings for rental income at the rear of residential lots with a main house at the front. The house is also associated with the social role of such cheap housing – providing affordable housing for people getting established in business and in some cases providing amenities or contributing to the cultural life of the city before those businesses generated enough income to support themselves. This house was occupied by an insurance agent, an optician, a teacher, and a bookkeeper as well as a proprietor of early motion picture theaters.

Under criterion C, this is a distinctive house by virtue of its small size and its toy-house-like design.

Evaluation

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

Morrison, Craig. "Theaters and Movie Houses." *Built in the U.S.A.: American Buildings from Airports to Zoos*, Building Watchers Series. Washington: Preservation Press, 1985.

Palo Alto City Directory. 1904-1948.

Palo Alto Historic Survey Update. Property File.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 313 Waveley St

Recorded by Michael Corbett

*Date February 23, 2000

Continuation

Update

References (continued)

Palo Alto Times. 16 September 1910, 27 October 1914, 22 November 1915, 2 January 1945.

Pevsner, Nikolaus. *A History of Building Types*, Bolligan Series XXXV-19. Princeton: Princeton University Press, 1976.

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

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

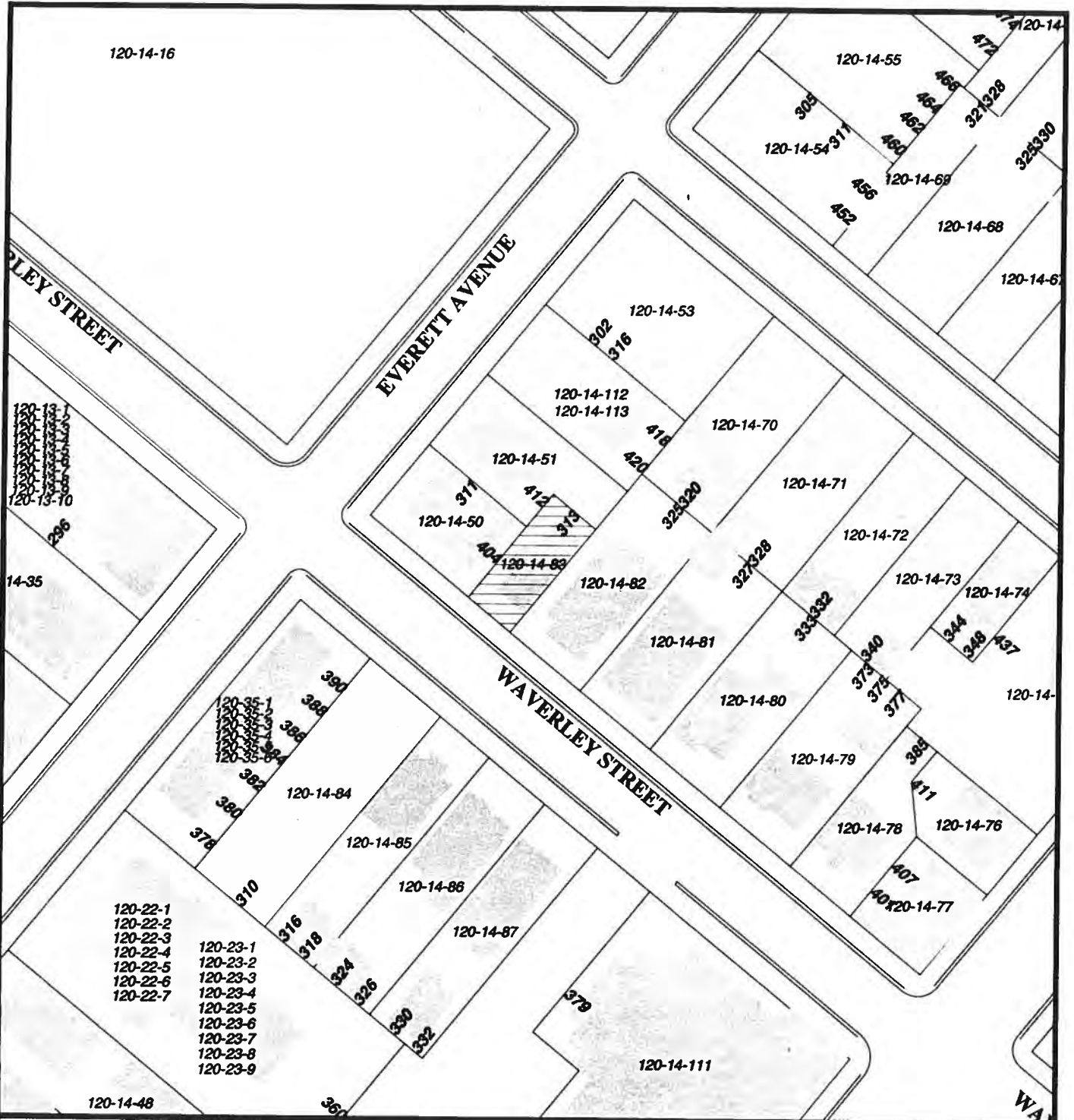
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

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

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



Valentine, Maggie. *The Show Starts on the Sidewalk: An Architectural History of the Movie Theater, Starring S. Charles Lee*. New Haven and London: Yale University Press, 1994.

LOCATION MAP



313 Waverley St
120-14-083

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



326 WAVERLEY STREET

APN: 120-14-086

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1901-1976

Summary of Significance: 326 Waverley Street was found eligible under Criterion A as an early example of a single-family house built in the original grid of Palo Alto. Under Criterion C, it was deemed eligible as a distinctive example of the typical square cottage type with Queen Anne characteristics.

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 1901, the year of the building's construction. The significance of the property under Criterion A, for being constructed within the original street grid of Palo Alto, has also 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.



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)

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

Statement of Significance: 326 Waverley Street is significant as an excellent variation of the local square cottage house type with Queen Anne characteristics.

Period of Significance: 1901

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) 326 Waverley St

P1. Other Identifier: 326 Waverley 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 326 Waverley 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 14 086

*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 326 Waverley was built on a wide lot with two houses facing the street. A variety of sheds and outbuildings were built, modified, and demolished at the rear of this double lot. By 1904, one of the rear buildings was a stable, which was gone by 1924, replaced by a garage.

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 #) _____
326 Waverley St; view south; 09/20/99; by B. Vahey; roll BRV-83, neg #31

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1901; City Directory

*P7. Owner and Address: Teh C Chou
326 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 5

Resource Identifier: 326 Waverley St

Recorded by Michael Corbett

*Date December 29, 1999

Continuation

Update

Description (continued)

The house is a one-story structure with a full basement and no finished attic space. It is a balloon frame structure clad on the exterior in wood siding and with shingles in the gable. Fenestration consists of double-hung windows and paneled doors. In 1949, it had a mud sill foundation which has since been replaced by a concrete foundation. Inside, basement floors were earth, and the main floors were hardwood. There was one fireplace but no other heating systems.

In plan this house is a common variation of a standard Palo Alto type — the square cottage with a projecting wing and a half porch at the front. The 1901 and 1904 Sanborn maps showed a small central porch at the rear. The 1924 Sanborn map showed this porch replaced by a full porch across the rear. The 1949 Sanborn map showed a new projecting wing at the rear in the corner diagonally opposite the front projecting wing. This replaced the half of the rear porch that was shown on the 1924 map. The 1949 Assessment Record listed the following rooms: a living room, dining room, three bedrooms, two baths, a kitchen, and a service porch. From a plan of the west corner of the house at the rear, dated 7 April 1977 and available in the City's BODS system, the dining room and kitchen are located along the northwest side of the house, and the living room is located on the same side in the projecting wing at the front. The bedrooms are located along the southeast side of the house.

In appearance, this is a common variation of a common Palo Alto type — the square cottage. This example has a main house which is nearly square in plan, covered by a hip roof. At the front is a gabled projecting wing with an angled bay window and a half porch. The materials and finishes applied to this form are associated with the Queen Anne style of the 1890s. Features of the design are the contrasting textures of wall surfaces; paneled soffits; jigsawed bargeboards, brackets, and pendants in and around the gable; and turned decoration on the porch (balusters and spindles).

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 326 Waverley St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne

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

1901: Built (*City Directory*)
1977: Major repairs as the result of fire damage

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Initial period of development in Palo Alto, C: Square cottage Area Palo Alto

Period of Significance 1901-1973 Property Type Residential Applicable Criteria A and 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 326 Waverley is located in Block No. 19 of the original plan of Palo Alto made in 1889.

Structure: The residence at 326 Waverley first appeared on the August 1901 Sanborn map. The addresses 324 and 326 Waverley were first listed in the *Palo Alto City Directory* dated December 1901 as the homes of Mr. and Mrs. T. Burke and Dr. W.L. Adams, respectively. The Sanborn map of 1904 numbered the front house as 326 Waverley and the small building to the rear of the lot, part of which was a stable, as 326½. After 1915, 324 Waverley was not listed in the *City Directory* again until 1934. The Sanborn map of 1924 showed that the building at the rear had been demolished since the Sanborn map of 1904 and replaced by a detached garage. The garage shown on the 1924 Sanborn map was gone by the 1949 map and was replaced by a two-story structure further back on the lot and identified as 324 Waverley. This address had reappeared in the *City Directory* in 1934 so that the garage with apartment above it was probably built about 1933. The 1924 Sanborn map showed a porch added across the back of the main house since the 1904 Sanborn map. The 1949 map showed a new room added to the back. The Assessor's records include building permits for major repairs undertaken in 1977 due to fire damage.

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 5

Resource Identifier: 326 Waverley St

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 29, 1999

Continuation

Update

History (continued)

Use: The *Palo Alto City Directory* listed two family names at 326 Waverley from 1901 to 1904. A stonemason named T. Burke and his wife and Dr. W.L. Adams. According to his father's obituary (*Palo Alto Times* "Death of W.J. Adams" n.d.), Dr. W.L. Adams gave up his Palo Alto medical practice to manage his father's lumber business located in San Francisco. Dr. Adams was not listed in the *Palo Alto City Directory* after 1904, the year he was last listed at 326 Waverley. He died in San Francisco and his funeral services were held there. From 1910 to 1913, Leonard and Georgia Cleland occupied the house and were followed there in 1914 by Mrs. Cleland's brother, William E. Southwood and his wife Ellen. The *City Directory* identified the Southwood's as owners of their residence. Mr. Southwood, an insurance broker and city councilman, died in his home at 326 Waverley in 1946. The house remained Mrs. Southwood's home until her death in 1973. Her daughter and son-in-law, Mr. and Mrs. Richard K. Fox, moved in with her in 1948. The "Library Bulletin" reported in its September 1946 issue that Mr. Southwood, who had moved with his family from San Francisco to Mayfield in 1888 and to Palo Alto in 1902, had long collected photographs of early Palo Alto, some of which he had photographed himself, and preserved pictures of the commonplace things that showed the city's past. His collection was donated at the time of his death to the Palo Alto Library's local history collection. It was the Southwoods who built and rented the apartment over the garage. From 1934 to 1948, their tenants included a barber, a chauffeur, a gardener, a caddy and two store clerks.

Evaluation

This house at 326 Waverley appears eligible for the NRHP under criterion A and C at the local level of significance for the period 1901 to 1973 when Mrs. Southwood died.

Under criterion A, it represents the development of the initial grid of the city with houses. If 326 Waverley was built by its first known resident, a stonemason named T. Burke, it may be significant as an example of a house built by a building trades craftsman for himself. And if Burke worked on the construction of Stanford, as did most known masons at that time, it may be significant as a link between the building of Stanford and the growth of Palo Alto. Similarly, if it was built by Dr. Adams who owned a lumber business, it may be significant for that association.

Under criterion C, this house is significant as a common variation of a standard local type — the square cottage with a projecting wing and a half porch at the front. Alterations following a fire in 1977 appear to be inside 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. 1901-1973.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 28 February 1919, 6 January 1936, 27 January 1939, 23 April 1946, 24 April 1973.

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

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

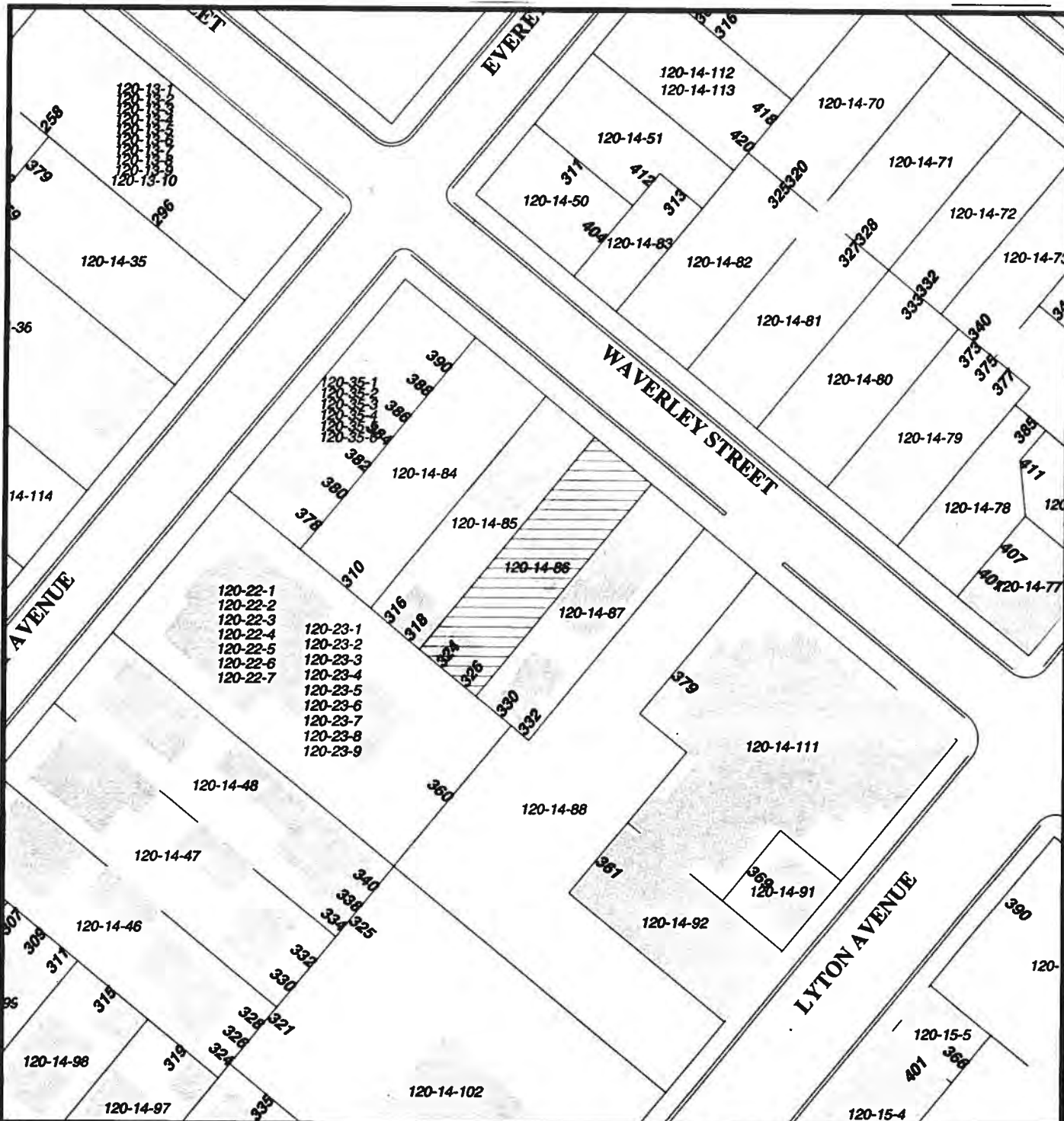
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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

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



324-326 Waverley St
120-14-086

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



333 WAVERLEY STREET

APN: 120-14-080

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1906-1930

Summary of Significance: 333 Waverley Street was found eligible under Criterion A as an early example of a single-family house built in the original grid of Palo Alto, and for its early use as a boarding house for students. Under Criterion C, it was deemed eligible for its unique stylistic combination of Queen Anne and bungalow characteristics.

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. The significance of the property under Criterion A, for being constructed within the original street grid of Palo Alto and for its use as a boarding house, 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.



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)

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

Statement of Significance: 333 Waverley Street is significant as an early and unique house form that combines elements of Queen Anne, Colonial Revival, and the bungalow form through its cross cabled roof, fish scale shingles at the upper gables, and a covered front porch with full-width dormers.

Period of Significance: 1906

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) 333 Waverley St

- P1. Other Identifier: 333 Waverley 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 333 Waverley 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 14 080

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

This house at 333 Waverley Street is a 2½-story, balloon- or platform-frame structure with a half basement. It is clad in three-lap siding on the ground floor and in shingles on the second floor, dormer, and gable walls. The footprint of the house is rectangular with a principal square volume at the front, a one-story extension across the rear, and a further one-story projecting wing at the east corner in the rear. The main volume is 2½ stories on its southeast side and 1½ stories on its northwest side. This irregular arrangement is covered by a complex roof that includes a large front facing gable in the roof above the second floor and a shed dormer in the sloping side of a perpendicular gable that drops down over a half porch. The design of this house could be described in different ways: a large variation of the square cottage with a projecting wing and half porch, a large bungalow, or a mix of Queen Anne and bungalow styles. The character of this house is conveyed primarily by its form. Details that contribute to its character are the different materials of its wall surfaces, the flaring base of the second story wall, bulging porch columns, and classical friezes and moldings.

*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 #) _____
333 Waverley St; view north;
09/20/99; by B. Vahey; roll BRV-83,
neg #33

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
ca. 1906; City Directory

*P7. Owner and Address:
James E & Patricia J Sharp
333 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: _____
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) 333 Waverley St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne and Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)
ca. 1906: Built (*City Directory*)
1977: Addition of attached carport

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A; Development patterns in Palo Alto; C: Queen Anne and bungalow style house
Area Palo Alto

Period of Significance 1906-1930 Property Type Residential Applicable Criteria A and C
(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 333 Waverley Street is located in Block 31 of the original subdivision of University Park in 1889.

Structure: The dwelling at 333 Waverley Street does not appear on the Sanborn map of 1904 and is first listed in the *Palo Alto City Directory* in 1906. The MetroScan and tax card both date it to 1910. The Sanborn maps of 1924 and 1949 show identical footprints, and the Assessor's documents include little more than an authorization for a new chimney and the construction in 1977 of an attached carport. The record in the *City Directory*, however, indicates that the single-family residence operated at more than one period of its history as a boarding house or multi-family dwelling. Such changes of function may well have entailed interior alterations not reflected in the record. By 1974, it was a single family house again.

Use: Though the *Palo Alto City Directory* listed only one name at a time at 333 Waverley Street from 1906 to 1928, at least in 1913, it was listed by Mrs. Davis under "Rooms for Men" with ten rooms for rent. From 1930 to 1948, two, three, and four family names were listed. C.H. Rogers, an occupant from 1932 to 1938, was identified as the owner of the house as were Laurence and Marie Ilse who lived there in 1948.

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 11, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 333 Waverley St

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 11, 2000

Continuation

Update

Evaluation

This house, at 333 Waverley Street, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1906, when it was built, to 1930, when alterations must have been made for multiple family occupancy.

Under criterion A, it is an early house in the original grid of the city of Palo Alto. Its early use as a boarding house represents the provision of cheap housing for students and others in the early 20th century.

Under criterion C, this house is a distinctive and unusual example of a house of its period in Palo Alto, with elements of Queen Anne and bungalow styles.

References

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

Dorfman, Sonia. "Boarding Houses and Apartment Houses in Palo Alto: 1893-1945." Historical context statement prepared for Palo Alto Historic Building Survey. 1999.

Palo Alto City Directory. 1906-1953.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 8 February 1937.

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

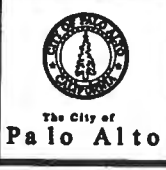
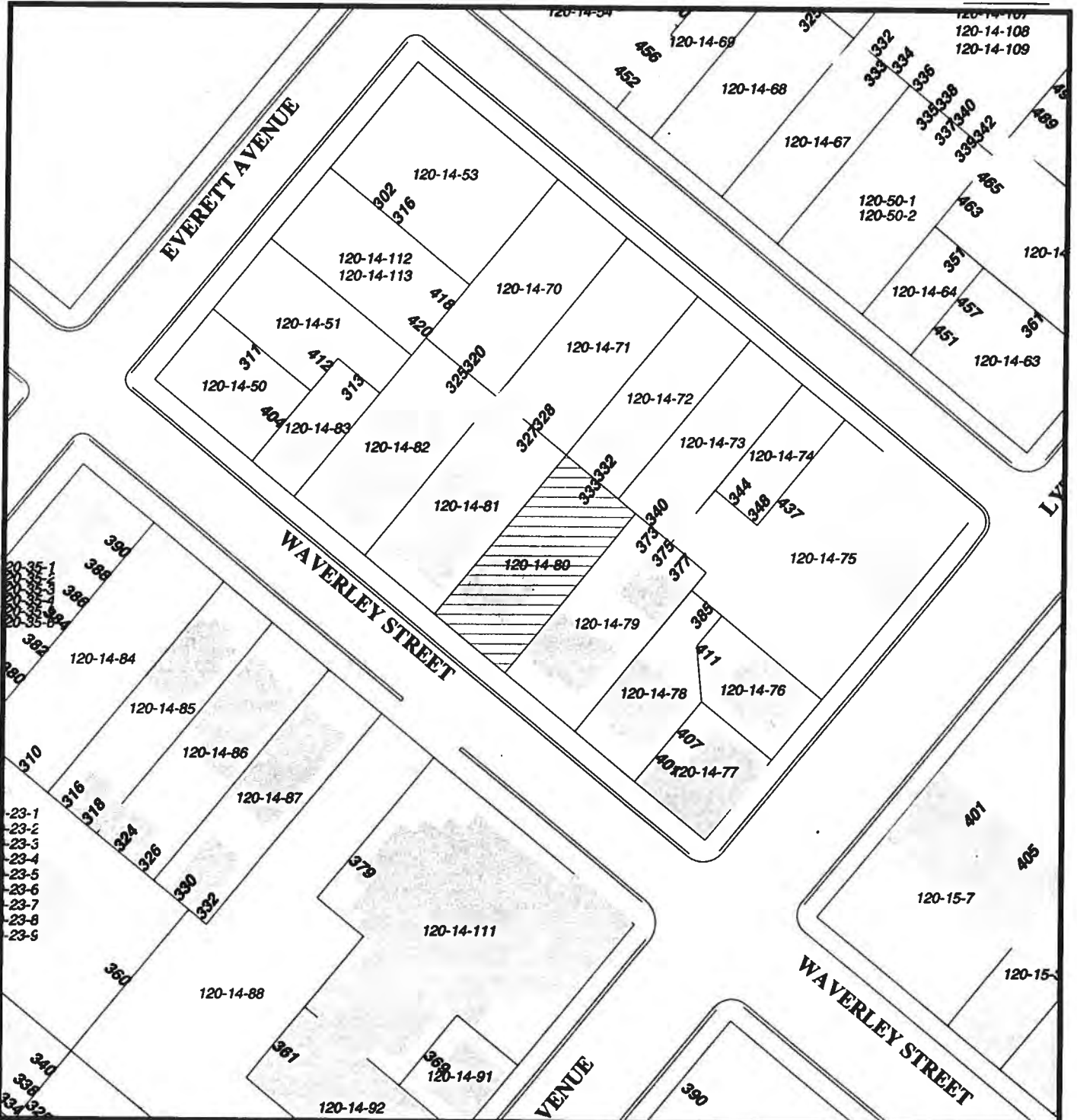
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

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*.


Y.M.C.A. *Directory of Rooming and Boarding Houses*. 1913-1914.

LOCATION MAP



333 Waverley St
120-14-080

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



947 WAVERLEY STREET

APN: 120-17-060

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1903-1960s

Summary of Significance: 947 Waverley Street was found eligible under Criterion A for its association with important patterns of development in Palo Alto, including development within the original grid, and for the connection between Palo Alto and Stanford University. It was also found significant under Criterion C as a common early building type, the Colonial Revival Foursquare.

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 1903, the year of the building's construction. The significance of the property under Criterion A, for being constructed within the original street grid of Palo Alto and for the connection between Palo Alto and Stanford University, 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.



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)

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

Statement of Significance: The subject building is significant as an early and excellent example of the American Foursquare style in Palo Alto with influences of Craftsman, Colonial Revival, and Prairie styles.

Period of Significance: 1903

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) 947 Waverley St

- P1. Other Identifier: 947 Waverley 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 947 Waverley 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 17 060

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

This house, at 947 Waverley Street, is a classic example of an important early Palo Alto building type. In form, it is a square box with a full porch across the first floor. It is covered by a hip roof with overhanging eaves and paneled soffits. In appearance, it mixes associations with the Colonial Revival, the Prairie style, and bungalows. Its stylistic features include a symmetrical composition, broad overhanging eaves that with the porch provide a horizontality to the design, a fine textured wall surface, and classical orders in the porch and the volume of the house (corner pilasters).

*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 #) _____
947 Waverley St; view northeast;
09/16/99; by B. Vahey; roll BRV-83,
neg #15

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
ca. 1903; Metroscan

*P7. Owner and Address:
Christopher & Jana Stevens
947 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:
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) 947 Waverley St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Colonial Revival/Prairie Style

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

ca. 1903: Built (Metroscan)

1947: Remodel interior

1950: Changes

1998: Interior "update"

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Pattern of development in Palo Alto; C: Two-story box Area Palo Alto

Period of Significance 1903-1960s Property Type Residential Applicable Criteria A and 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 947 Waverley was built on a 50-by-150-foot lot in the original University Park plan of Palo Alto. Sometime after 1904 and before 1924, a garage was built behind the house in the north corner of the lot. The garage is still standing.

Structure: The Santa Clara MetroScan dates the house at 947 Waverley to 1903, the Assessor's records to 1904. The house does not appear on the Sanborn map of 1901 but does on that of 1904. The address is not listed in the *Palo Alto City Directory* of December 1904 (there is no directory for 1905) but first appears in 1906. The *Palo Alto Times* reported, on 7 August 1947, that Celeste C. McKee, owner and builder, was remodeling her residence at 947 Waverley at a cost of \$700. There is also a note dated 1950 on the tax card that says that changes of an unspecified nature were observed by the Tax Assessor through the windows. According to the *Palo Alto Daily News*, in 1998, the owners at that time updated the interior "without sacrificing its authenticity."

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: 947 Waverley St

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

Use: The *Palo Alto City Directory* listed Mrs. E.P. Pomeroy and her family as the occupants of the dwelling at 947 Waverley from 1906 until 1920. Various of her seven children lived with Mrs. Pomeroy at different times. According to the U.S. Census of 1910, Mrs. Pomeroy was housing in that year her 40-year-old son, Thomas, a mining engineer; a daughter-in-law, Ellen; a 38 year old son, James, also a mining engineer; a 32 year old son, Horace, also a mining engineer; a son Frank, 24, a student; and Emily, 17, a student. At the time of the U.S. Census of 1920, James, now 47, Horace, now 44, and Emily, now 27, continued to live with their mother. From 1921 until about 1991, this house was the home of Celeste McKee. She lived there 69 years, twenty of which with her husband George, a post office clerk, until his death about 1943. She went to work as a department secretary at Stanford University when her husband died and retired sometime in the 1960s.

Evaluation

This house, at 947 Waverley, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1903, when it was built, to the 1960s.

Under criterion A, the house is associated with the following important patterns in Palo Alto's development: the early development of residences throughout the original grid of the city and the connection between Palo Alto and Stanford University in the early development.

Under criterion C, this house is an archetypal example of an important early Palo Alto building type — a two-story box with references to Colonial Revival and Prairie Style designs.

References

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

Fisher, Margaret McKee. Interview with Ruth Sloan. 9 December 1998.

Palo Alto City Directory. 1903-1998.

Palo Alto Daily News. 27 November 1998.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 13 February 1920, 7 August 1947.

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

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

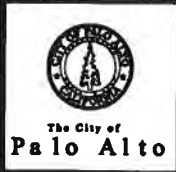
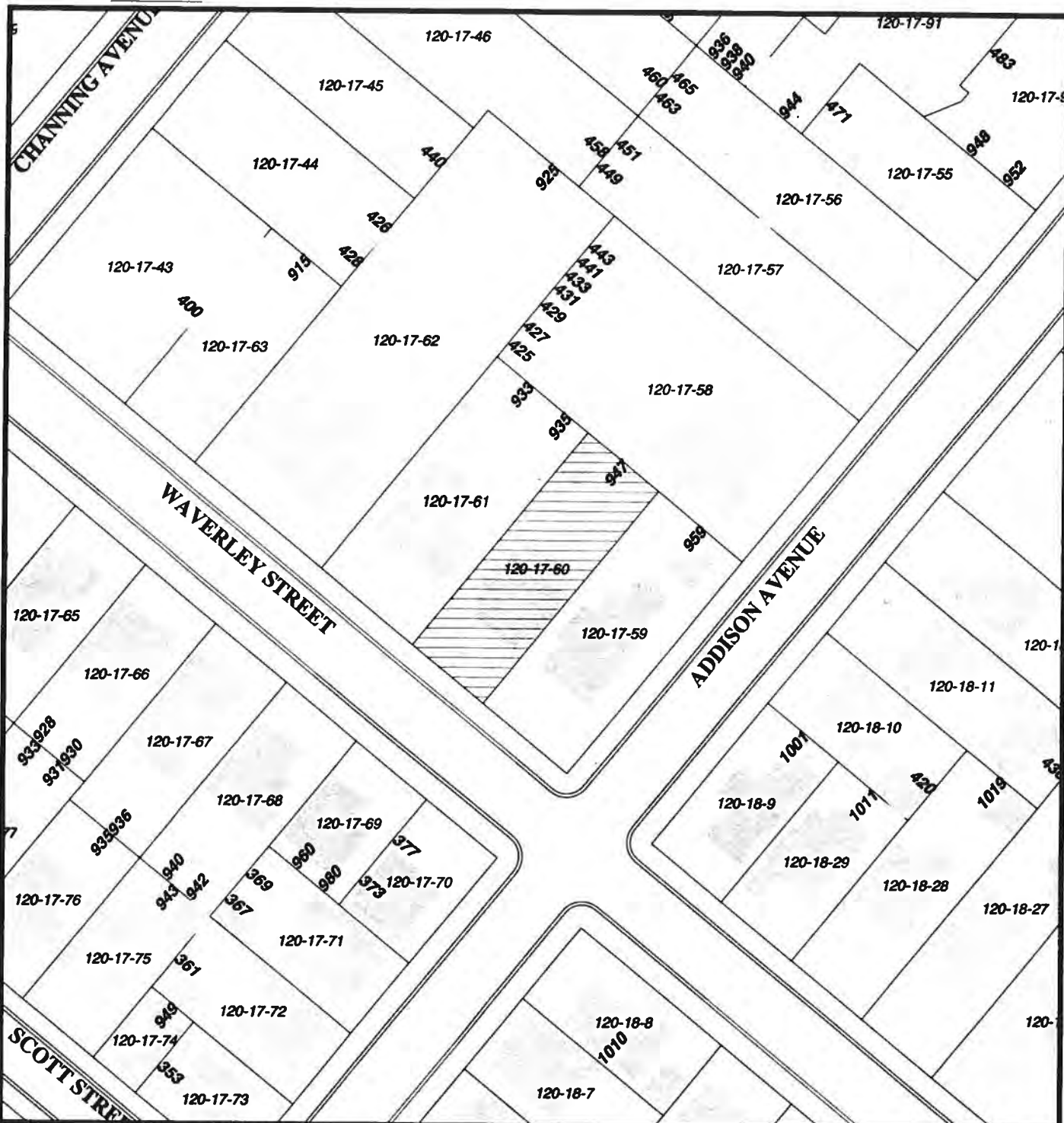
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

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

Stanford Alumni Directory. 1931.

U.S. Census. 1910, 1920.

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



947 Waverley St
120-17-060

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



1545 WAVERLEY STREET

APN: 124-07-026

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1909-1919

Summary of Significance: 1545 Waverley Street was found eligible under Criterion A for its association with important patterns of development in Palo Alto as one of the earliest residences built in the Seale Addition, and for its erection by contractor John Taylor, who owned and built the property as his personal residence. The subject property was also deemed significant for demonstrating the connection between Palo Alto and Stanford University as the residence of Jesse Sears, a prominent Stanford University professor of education. In addition, it was found eligible under Criterion C as an unusual house type with a box shape and a mixture of stylistic influences.

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 1909, the year of the building's construction. Mention of the Criterion A significance related to the building's ability to demonstrate the close connection between Palo Alto and Stanford University has been omitted, as many Palo Alto buildings were occupied by Stanford University professors like Jesse Sears, and therefore the subject residence does not represent his contributions to society.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

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

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: 1545 Waverley Street is significant as a unique housing type with a mixture of stylistic influences, including features of the Queen Anne and Colonial Revival.

Period of Significance: 1909

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) 1545 Waverley St

P1. Other Identifier: 1545 Waverley 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 1545 Waverley 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 07 026

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

The following description addresses the building at 1545 Waverley 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 1545 Waverley Street, is a two-story structure with a full basement and finished space in the attic. It is a balloon- or platform-frame structure built on a concrete wall foundation and covered by a hip roof with a large gabled wing. The frame is clad on the exterior in beveled siding on the ground floor and shingles on the second floor and gables. Fenestration

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 #) _____
1545 Waverley St; view northeast;
10/05/99; by B. Vahey; roll BRV-87,
neg #11A

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1905; Palo Alto Times

*P7. Owner and Address:
Gregory Avis
1545 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, 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: 1545 Waverley St

Recorded by Michael Corbett

*Date December 29, 2000

Continuation

Update

Description (continued)

consists of double hung windows and paneled doors. Inside, basement floors are cement and the ground floor has hardwood floors. In 1949, the Tax Assessor identified a gas-fired, hot-air heating system and one fireplace.

In plan, this house is a generally square structure with wide projecting wings at diagonal corners of the front and rear, producing a distinctive footprint. In the angle between the main part of the building and the front projecting wing at the west corner of the building is an L-shaped porch. In the middle of the southeast side is a projecting bay window. In 1949, the Assessor identified the following rooms: on the ground floor were a living room, dining room, bath, and service porch (No kitchen was listed, presumably an oversight.); and on the second floor, there were three bedrooms and a bath. The interior arrangement of rooms is unknown. The off-center location of the front door, the irregular footprint, and the small number of rooms in a large house suggest a house with an unusual arrangement of interior spaces.

In appearance, this house looks more like a house from the 1890s than from 1906. The form, a hip-roofed box with its projecting gabled wing, is usually associated with the Queen Anne style. Similarly, the contrasting textures of wall materials are typical of the Queen Anne. The gabled wing and the matching gabled porch, both treated like classical pediments; the columned porch, like a miniature temple; and the paneled soffits are characteristic of the Colonial Revival style. The composition of the form and the windows is awkward and looks like the work of a carpenter without design experience.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1545 Waverley St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne/Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1905: Built (Palo Alto Times)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Patterns of development; C: House type _____ Area Palo Alto

Period of Significance 1905-1919 Property Type Residential Applicable Criteria A and 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 1545 Waverley is located in Block No.25 on the *Map of South Palo Alto* (1924) and was part of the Seale Addition Subdivision no. 1. It is located on a lot that measures 75 by 150 feet, a size that was large for a suburban lot of its day. The house is first shown on the Sanborn map of 1924 with a garage behind it near the northwest property line. The 1949 Sanborn map showed the same structures.

Structure: The *Palo Alto Times* reported, on 5 January 1906, that the previous year Henry Taylor built a residence at 1545 Waverley. The *Palo Alto City Directory* first listed Mr. Taylor living at the address in 1908 and identified his occupation as contractor. It is likely that he was the builder of his home. The Assessor's documents include a copy of a 1964 building permit for the addition of a rear porch as well as two others for the remodeling of the kitchen and of two bathrooms.

Use: According to the record in the *Palo Alto City Directory* the house at 1545 Waverley was used as a single family residence from 1907 until 1953 and later. The house's first occupant was Henry T. Taylor, a contractor and carpenter, and he was listed at the address until 1913. He was followed there by a Stanford professor of Education, Jesse B. Sears, his wife Stella

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, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 1545 Waverley St

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 29, 2000

Continuation

Update

History (continued)

Richardson Sears, and their two sons: Robert, who, according to his father's obituary (*San Francisco Chronicle* 8 December 1973) retired in 1973 as the holder of the David Starr Jordan Professorship in Psychology at Stanford, and W. Norman Sears, M.D., who practiced medicine in Palo Alto and was born not long after his parents had moved into the Waverley house. Edward and Dorothy Hindes were first listed at the address in 1925 and continued to be listed there together until Mr. Hindes death in 1939. Mrs. Hindes continued to be listed at the address for many years thereafter and was identified as the owner of the property.

Evaluation

This house, at 1545 Waverley Street, appears eligible to the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1906, when it was built to 1919, when Jesse Sears was last in the house.

Under criterion A, this house is associated with important patterns of development in Palo Alto. It was among the earliest houses in the Seale Addition, it was built and first occupied by a contractor (John Taylor), and it represents the association of Palo Alto to Stanford University in the residence of Jesse Sears, a prominent professor of education.

Under criterion C, this house is an unusual example of the common Palo Alto building type characterized by a box-like shape. This box is decorated with a mix of stylistic details.

References

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

Davis, Roland C. *A Summary History of the Early Development of Palo Alto's "Seale Addition": An Account of How the First "South Palo Alto" Became Part of the Present "Old Palo Alto."* Prepared for the Palo Alto Historic Building Survey. July 1998.

Miller, Guy, editor. *Palo Alto Community Book*. p. 190.

Palo Alto City Directory. 1908-1950.

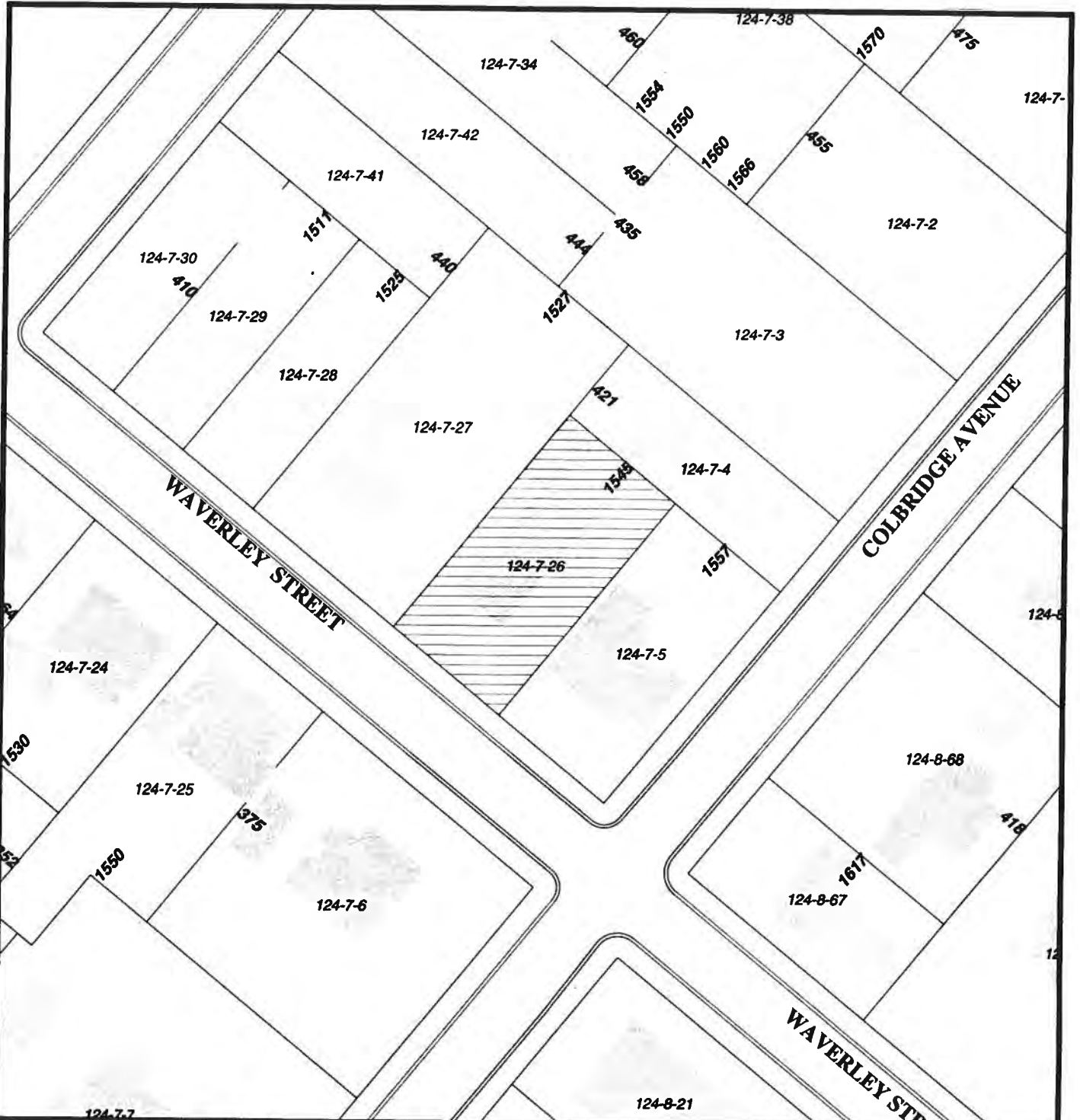
Palo Alto Historic Survey Update. Property File.





Palo Alto Times. 5 January 1906, 28 September 1973, 8 December 1973.

San Francisco Chronicle. 8 December 1973.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1965, 1967.

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



 <p>The City of Palo Alto</p>		<p>1545 Waverley St 124-7-026</p>	<p>This map is a product of the City of Palo Alto GIS</p>  
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251 WEBSTER STREET

APN: 120-02-032

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1907-1910

Summary of Significance: 251 Webster Street was deemed eligible under Criterion A as the home of John B. Wideman, who was the owner of a successful Palo Alto family business in the first half of the twentieth century. It also represents the population growth of Palo Alto after the 1906 earthquake and the development of the city around the time that the streetcar line opened on University Avenue. 251 Webster Street was also deemed eligible under Criterion C as an example of a common variation of a typical Palo Alto house type that mixed familiar forms and finishes of the square cottage and Craftsman styles.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: The window or vent in the gable peak was replaced and enlarged.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1907, the year of the building's construction. The significance of the property under Criterion A, as a residence built during the boom of construction after the streetcar line was built, 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.



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: 251 Webster Street is significant as a unique variation of the square cottage house type in Palo Alto, with combined stylistic elements of Queen Anne and Craftsman architectural features. The subject building retains sufficient integrity despite a window alteration at the gable end.

Period of Significance: 1907

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) 251 Webster St

- P1. Other Identifier: 251 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 ___; ___/4 of ___/4 of Sec ___; ___ B.M.
c. Address 251 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 02 032

*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 251 Webster is a one-and-one-half-story structure with a full basement. The top floor is called a half story because it is built in the attic under the roof, in this case a high roof extended on the sides by shed dormers. This is a balloon-frame structure on a concrete wall foundation. The frame is enclosed on the exterior by two- or three-lap siding at the ground

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 #) _____
251 Webster St; view northeast;
09/20/99; by B. Vahey; roll BRV-83,
neg #25

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
ca. 1907; City Directory

*P7. Owner and Address:
Theron & Hildur Wright
4980 Southside Rd Hollister CA
95023

*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 5

Resource Identifier: 251 Webster St

Recorded by Michael Corbett

*Date January 11, 2000

Continuation Update

Description (continued)

floor level and by shingles in the gables and dormer walls of the attic level. Interior finishes include "cement" floors in the basement and pine floors upstairs. Fenestration consists of double-hung windows and paneled doors. At least one window includes decorative mullions in the upper sash. In 1949, there was no heating system apart from a fireplace.

In plan, this house is a simple rectangle. In 1949, the Tax Assessor recorded the following rooms: downstairs were a living room, dining room, bedroom, bath, and kitchen; and upstairs were three bedrooms, a bath, and kitchen. The arrangement of the interior is not known.

In appearance, this house mixes the forms and imagery of common Palo Alto house types of its period. Although rectangular in plan, this house looks like the typical square cottage on the ground floor at the front, with its angled bay window and half porch. The steeply pitched roof with a shingled gable is associated with Craftsman influences in California. The form of the ground floor refers to familiar traditions. The shape of the roof and the decorative finishes on the house refer to current fashions. Decorative features include the shingled gable with its slightly projecting upper section. The contrasting wall textures and the minimal decoration are characteristic of these houses. Houses like this appeared in Hodgson's bungalow book of 1906, among other places.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 251 Webster 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)
ca. 1907: Built (*City Directory*)
by 1949: Converted to duplex
1958: Fire

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: pattern of development in Palo Alto, C: Common Palo Alto house type — combination of square cottage and Craftsman Bungalow Area Palo Alto

Period of Significance 1907-1910 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The building at 251 Webster is located on a 50-by- 112.57-foot-lot in Block 45 of the original 1889 plan of University Park. The lot size was typical of suburban lots of the day. No garage or other outbuilding appeared on the 1924 or 1949 Sanborn maps.

Structure: The house at 251 Webster does not appear on the Sanborn map of 1904 and is first listed in the *Palo Alto City Directory* of 1907. The *Palo Alto Times* reported on 3 January 1908 that J.B. Wideman, listed as occupant in the City Directory of that year, was the owner and was putting up a \$100 frame building on the property — this must have been a shed or perhaps an alteration to the main house. By 1949, the house had two kitchens and was occupied as a duplex. The Assessor's records include a 1958 "Structural Fire Damage Report" that reckons that \$4,000 worth of damage had been done to the kitchen, the living room, one of the bedrooms and the roof over them. Today (1999), there is an addition at the rear.

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)

History (continued)

Use: The *Palo Alto City Directory* first listed the address in 1907 at which time Mr. and Mrs. H.A. Moc and Mrs. Morris Fosdick and Miss Bertha Fosdick shared the house. By the 1908 *City Directory*, the house was owned and occupied by John B. Wideman, founder of Wideman's Store, clothier's, of Palo Alto, by his wife Dora, their two sons, A.E. and Otto Wideman (who were about twenty and sixteen years old, respectively), and a daughter, Florence P. Wideman. Whereas the house was shared by two families in 1907, by 1908, it was used as a single-family dwelling. The family firm had been established in 1906 as a tailor shop. In 1918, Wideman's became a ready-to-wear store and as such continued to do business at the corner of University and Emerson. When the business opened, the *Palo Alto Times* said "all the collegiate suits were tailor made." By the 1920s, Otto Wideman, who lived in this house as a youth said, "College dress has tended toward ultra-conservatism . . . and is a direct contrast to the old days of sombreros, high heeled boots, flannel shirts, plug uglies, sophomore skimmers, leather cuff cords, long coats and peg-top, 14-inch trousers."

According to Etta M. Sproat's obituary that appeared in the *Palo Alto Times* in February 1956, she and her mother, Mrs. Mary Sproat, moved into the house at 251 Webster in 1911. Miss Sproat was a bookkeeper in Palo Alto until the 1950s. The Sproat women were listed at the address until 1930 when they were replaced there by Mrs. Sproat's other daughter Mary Sproat Stevens, her husband Vivian Stevens (who was a clerk at the Federal Telegraph Company in 1930), and their daughter Iva Stevens. In 1942 or 1943, Mrs. Stevens died. In 1944, Mr. Stevens was identified as the owner of the house, but in 1946, even though Mr. Stevens was still living, his daughter was identified as the owner and sharing the house with Marjorie Scott. In 1948, Marjorie Scott, Iva Stevens, and Miss Stevens' aunt, Etta Sproat, were sharing the house, but in that year, Miss Sproat was identified as the owner.

Evaluation

This house, at 251 Webster, appears to be eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is 1907 to 1910, as long as John Wideman lived here.

Under criterion A, as the home of John B. Wideman from 1908 to 1910, it was an early residence of the owner of a successful Palo Alto family business in the period 1906-1950s. Built in 1907, it represents the population growth of the city after the 1906 earthquake and the development of this area of the city around the time of the opening of the streetcar line on University Avenue.

Under criterion C, it is an example of a common variation of a typical Palo Alto house type of the period that mixes familiar forms and finishes of the square cottage and the Craftsman style.

References

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

Hodgson, Fred T. *Practical Bungalows and Cottages for Town and Country: Perspective Views and Floor Plans of One Hundred Twenty-Five Low and Medium Priced Houses and Bungalows*. Chicago: Frederick J. Drake & Company, 1906.

Palo Alto City Directory. 1907-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 3 January 1908, 10 April 1936, 15 November 1952, 8 December 1952, 26 December 1952, 3 August 1970.

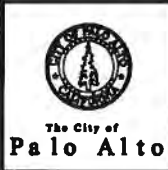
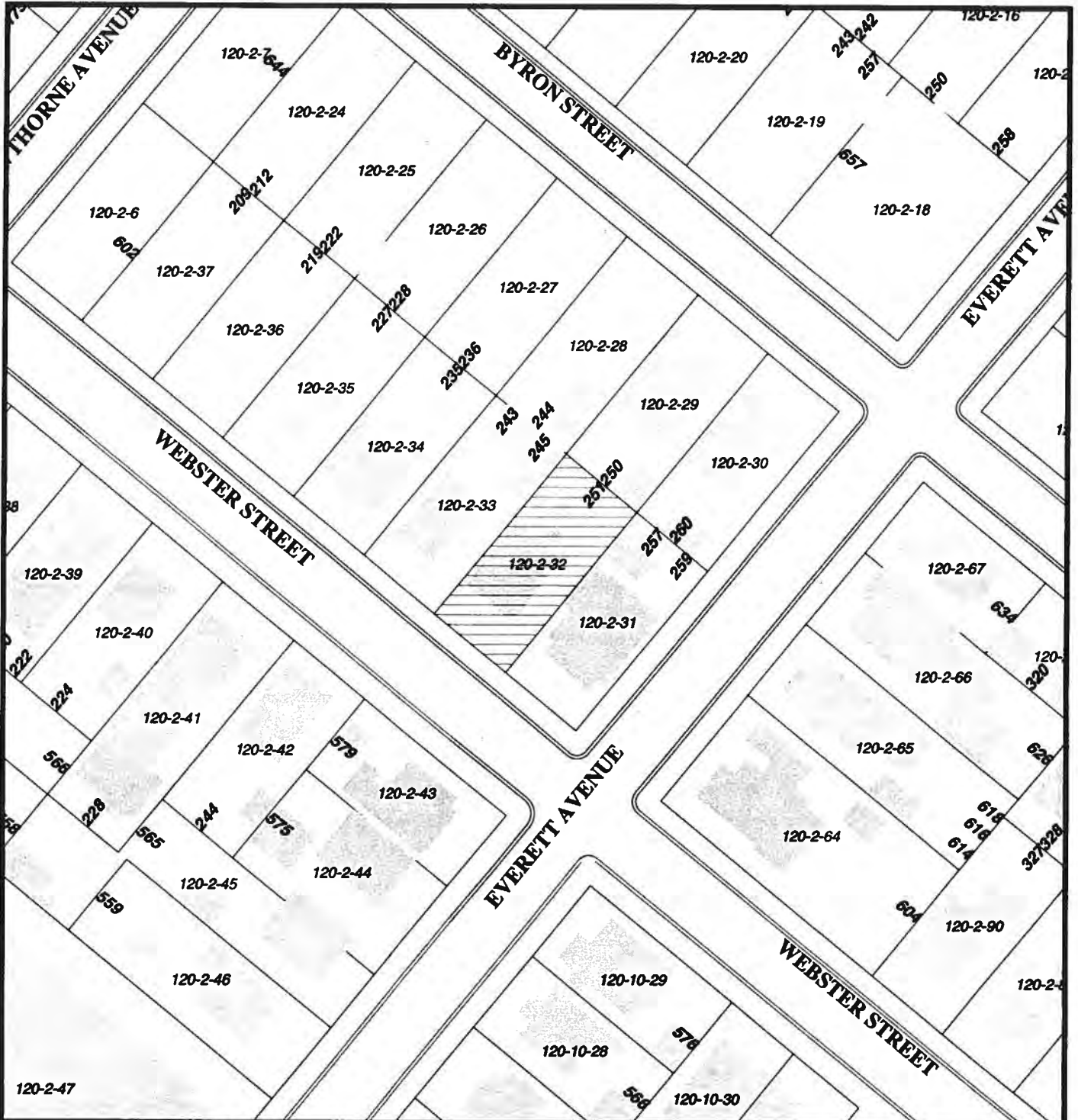
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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*.

LOCATION MAP



251 Webster St
120-02-032

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



1235 WEBSTER STREET

APN: 120-07-037

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1907-1955

Summary of Significance: 1235 Webster Street was found significant under Criterion A as a property that illustrates the early relationship between the initial development of Palo Alto with the existence of Stanford University. Under Criterion C, the building was deemed eligible as a good example of the airplane bungalow, a distinctive building 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 1907, the year of the building's construction. The significance of the property under Criterion A, for its relationship between the initial development of Palo Alto and the presence of Stanford University, 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.



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)

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

Statement of Significance: 1235 Webster Street exhibits a unique residential form that combines stylistic elements of a simple shingle cottage with hipped roof and an airplane bungalow-style upper sleeping porch, although it is unclear whether the upper sleeping porch is original to construction. The building appears to retain integrity.

Period of Significance: 1907

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) 1235 Webster St

P1. Other Identifier: 1235 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 1235 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 07 037

*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 1235 Webster is a two-story residence in a distinctive form called an airplane bungalow. Because the usually reliable Sanborn maps show this building incorrectly, the construction history is unclear. First built in 1907, the 1924 Sanborn map showed it as a one-story structure. After a substantial addition in 1941, the 1949 Sanborn map still showed it as a one-

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 #) _____
1235 Webster St; view east;
10/05/99; by B. Vahey; roll BRV-88,
neg #2

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1907; Palo Alto Times

*P7. Owner and Address:
Richard Leask
1235 Webster 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 5

Resource Identifier: 1235 Webster St

Recorded by Michael Corbett

*Date January 11, 2000

Continuation Update

Description (continued)

story structure while the Tax Assessor described it as having two stories at that time. (As a point of comparison, another Palo Alto airplane bungalow, at 311 Waverley Street, was clearly shown as such on the Sanborn maps.) Because of the conflicting information, it is not clear if this was built as a two-story structure or if the second story was added. If this was built as an airplane bungalow, it was an early example. If the second floor was added in 1941, it was unusually well integrated with the style of the original.

This house is a balloon-frame house on a concrete wall foundation. The frame is clad on the exterior in wood shingles. Inside, there are both pine and hardwood floors. The living room is paneled in redwood. In 1949, heat was provided by one gas floor furnace and one fireplace.

In plan, the earliest evidence — the 1924 Sanborn map — showed this house as a generally rectangular one-story building oriented with its long axis parallel to the street. There was a full porch across the front and a shallow projecting wing in the north corner at the rear. There was no basement, and the shallow pitched roof left no space for a habitable attic. The second floor, whether it was original or added in 1941, was originally a much smaller rectangle oriented at right angles to the street. The rear of the second level was enlarged at the rear sometime after it was built. In 1949, the Tax Assessor identified the following rooms: on the ground floor were a living room, dining room, two bedrooms, a bath, kitchen, service porch, and study; and upstairs were two bedrooms and a bath.

In appearance, this is an airplane bungalow, a type of bungalow that had a small second story with a sleeping porch or bedrooms. In the voluminous writings about bungalows in the first decades of the 20th century, they were almost always described as one-story houses with low pitched gable roofs. In fact, bungalow plan books often illustrated one and one-half and two-story houses. Many one and one-half story houses called bungalows had high pitched roofs and finished living spaces under the roofs. Another type of upper level space was achieved in bungalows like this one with low-pitched roofs by building a small second floor with four walls rising through the main roof in the center of the house for only one or two rooms. One example of this type was published in *The Craftsman* magazine in 1910 (Stickley 1988, pp. 44-47), with the second story described as "a large upper screen bedroom." Many others were built in this period (1910-1912), as illustrated in *The California Bungalow* (Winter, pp. 15, 17, 35, 37). An example from this period published in the 1920s but probably designed before 1908 (Wilson, p. 57) was described as having "a large sleeping room on the second floor; the windows in screen room provided with drop-sash and can be used the year round." Still in the early days of flight, a 1921 pattern book entry entitled, "The Aeroplane Type of House" began as follows: The aeroplane type of house is given that name from the fact of the likeness of its roof to the wings of an aeroplane. The roof has a very low pitch and is covered with canvas with prominent ridges which increase the similarity to the aeroplane. The projection of the cornice is surmounted by a large cupola, having a remote resemblance to the cabin of the aeroplane operator. This type of house has been a great favorite in California . . . There is a sleeping porch and a bedroom on the second story which by their location at the top of the house should get every summer breeze that blows. " As illustrated in these examples, the literature of the bungalow presented the second story as if it were little more than a tent cabin in order to sleep in the open air but under a roof.

In reality many houses were also built that followed the visual model of the airplane bungalow, but which enclosed the upstairs space like any other room in the house with ordinary wall materials and windows. Writing in 1990 about a small house, similar to 311 Waverley Street, Tony Wrenn said, "The 'airplane bungalow' was a common type in the West. Having grown a two-story cabin above the fuselage, this bungalow spread its single story wings on either side." In 1994, David Gebhard and Robert Winter (p. 411) described a large house in Altadena as "A first-rate example of the 'airplane bungalow,' called that for its wingspread."

The style of this house is conveyed in a mix of its forms and its finishes. Unlike the airplane bungalow at 311 Waverley, here the finishes do not accentuate the form but are typical of Craftsman bungalows. Features include the overhanging eaves with exposed rafter ends, heavy timber porch posts with angled braces, shingled walls, and minimal decorative details.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1235 Webster St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Airplane Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)
1907: Built (*Palo Alto Times*)
1941: Addition

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: H.H. Dabinett (1941 addition)

*B10. Significance: Theme A: Patterns of development in Palo Alto, C: Airplane bungalow Area Palo Alto
Period of Significance 1907-1955 Property Type Residential Applicable Criteria A and 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 1235 Webster is located on a 50-by-120-foot lot in Block 92 in the original University Park subdivision of 1889. The lot is typical in size of a suburban lot of its day. The 1924 and 1949 Sanborn map shows only the house on the lot. According to the Assessor, a garage was built in 1949 and a greenhouse in 1952.

Structure: The *Palo Alto City Directory* first listed 1235 Webster in 1906 as the home of H.L. Cannon, and both MetroScan and the Assessor's records date the construction to 1905. The *Palo Alto Times*, however, reported the construction of a new residence for H.L. Cannon at this address on 12 August 1907 and listed it again on 31 January 1908 in its resume of the past year's building activity. The *Daily Pacific Builder* reported on 12 November 1941 that the contractor H.H. Dabinett was building a \$2,000 addition to the house for its owner L.H. Brown. The Assessor's records note that a bedroom was enlarged in 1958.

Use: Henry Lewin Cannon, who built the single family dwelling at 1235 Webster in 1905, was a professor of English History at Stanford University from 1903 until his death in the Spanish influenza epidemic in January 1919. According to the record in the *Palo Alto City Directory*, he and his wife had left the house they had built by 1910. This may have been because Professor Cannon's research of early English financial records, "a work at which he had labored for the last ten years, both here

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 5

Resource Identifier: 1235 Webster St

Recorded by Michael Corbett/Steve Hardy (history)

*Date January 11, 2000

Continuation Update

History (continued)

and in London" (*The Stanford Illustrated Review* January 1919), took him away from Palo Alto. "It was the good fortune of historical science that the most important original research work of Professor Cannon's life was finished when death came to him." The *City Directory* lists many short-term occupants at the address, and it was listed as vacant on more than one occasion, indicating that the house was a rental property. One of the short term occupants (from 1916 to 1921) was Henry Bolton Post, a "well-known engineer and general contractor," who drowned in the Klamath River while establishing a gold mining claim in 1923. Then from 1933 to 1955, an instructor at Stanford named Leland H. Brown and his wife Louise C. Brown were its occupants. An obituary makes it clear that Mrs. Brown's maiden name was Cannon and that she had moved to Palo Alto with her parents in 1904. She was the daughter of the builders of the house who seem to have never sold it.

Evaluation

This house, at 1235 Webster Street, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance begins in 1907 (when the house was built) and ends in 1955 (about the time it was sold by descendants of the original owners).

Under criterion A, the house is significant for its association with significant patterns in Palo Alto history. Built in 1907 by a Stanford professor, it represents the relationship of the initial development of Palo Alto to the existence of the university. It also represents the early development of the original grid of the city with single family residences.

Under criterion C, it is an example of a distinctive building type — the airplane bungalow.

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. 12 November 1941.

Palo Alto City Directory. 1906-1955.

Palo Alto Historic Survey Update. Property File.

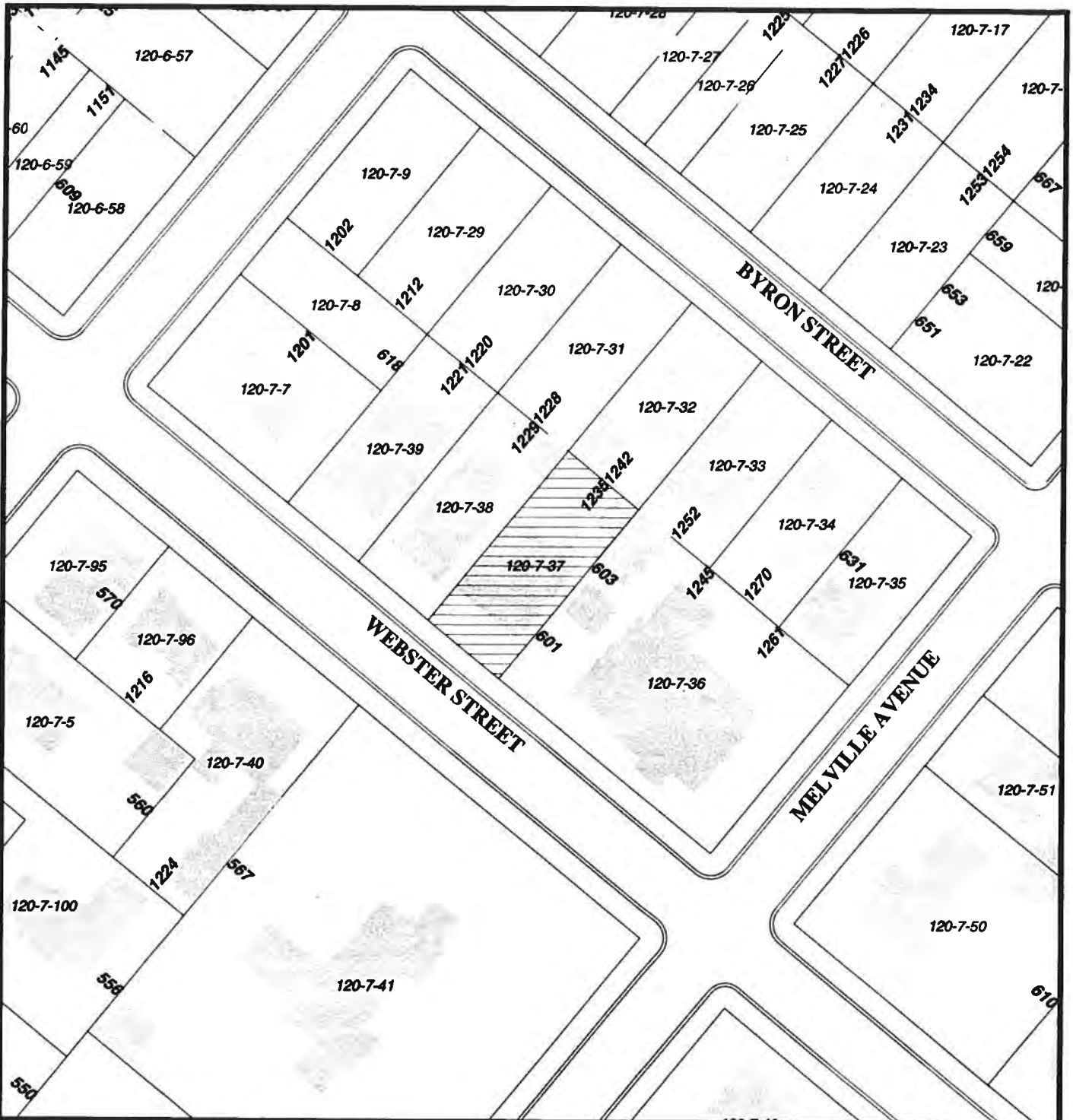
Palo Alto Times. 12 August 1907, 13 June 1972.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1950, 1953, 1959, 1963, 1967.

The Stanford Illustrated Review. January 1919.

U.S. Census. 1910, 1920.

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



1235 Webster St
120-07-037

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

0 80'

1345 WEBSTER STREET

APN: 120-07-076

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1906-1935

Summary of Significance: 1345 Webster Street was found significant under Criterion A, as an unusually large example of an early Palo Alto house with several highly distinguished early owners including Ellwood P. and Helen Van Hyem Cubberley, and under Criterion C as a distinctive example of the Colonial Revival style in 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 has been revised to 1933, the year of the building's construction, and the style has been revised from Colonial Revival to Dutch Colonial Revival. The Criterion A significance that was identified in the 2001 Survey, related to the building's ownership by distinguished citizens of Palo Alto, has been omitted. The residence was occupied by the prominent Stanford University educator and donor Ellwood P. Cubberley and his wife Helen Van Hyem Cubberley for the span of only one year. 1345 Webster Street does not have a sufficient association with the contributions by the Cubberleys related to either Palo Alto or Stanford University.



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: 1345 Webster Street is significant as a distinctive example of the Dutch Colonial Revival style in Palo Alto.

Period of Significance: 1906

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) 1345 Webster St

P1. Other Identifier: 1345 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 1345 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 07 076

*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 1345 Webster is a two-story structure with a full basement. The house might alternatively be described as a one-and-one-half story structure with its upper floor attic enclosed by a gambrel roof and finished as living space. This is a balloon or platform frame structure with a concrete wall foundation. It is enclosed on the exterior and the roof by wood shingles. Inside,

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 #) _____
1345 Webster St; view north;
09/13/99; by B. Vahey; roll BRV-76,
neg #9

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1906; Metroscan

*P7. Owner and Address:
R L & Victoria Sullivan Jr.
1345 Webster 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: 1345 Webster St

Recorded by Michael Corbett

*Date January 11, 2000

Continuation Update

Description (continued)

the basement floors are "cement," and on the main levels, they are hardwood. In 1949, heat was provided by a gas-fired floor furnace and two fireplaces. Fenestration consists of double-hung windows and a paneled front door. The upper sash of most windows is multi-paned.

In plan, the house is nearly square except for a projecting porch at the center of the front facade and an arbor on the front at the south corner that cuts into the volume of the house. The area of the second floor is slightly smaller than that of the first floor, due to the angle of the roof. A long shed dormer across most of the front minimizes the loss of space under the roof. In 1949, the Tax Assessor identified the following rooms: downstairs were a living room, dining room, half bath, kitchen, service porch, and library; and upstairs were six bedrooms and two baths. The arrangement of these rooms is not known.

In appearance, this house was designed in the Colonial Revival style. Whereas the term Colonial Revival often encompasses several periods and may be popularly associated primarily with the Georgian Revival, the style of this house refers to 17th century vernacular houses in New England, characterized by gambrel roofs and shingled walls. The classical portico refers to the common addition of classical elements to earlier houses in the 18th century. The orderly fenestration belongs to the early 20th century. Whatever were the original reasons for a gambrel roof, in 1906 in Palo Alto, it was more expensive, more difficult to build, less efficient, and used more lumber than an ordinary wall and roof and was built only for its stylistic associations.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1345 Webster St

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 (MetroScan)

1908: Addition

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Period of development in Palo Alto, C: Colonial Revival Area Palo Alto

Period of Significance 1906-1935 Property Type Residential Applicable Criteria A and 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 1345 Webster is situated on a 101-by-112½-foot lot in Block 98 of the University Park plan of 1889. The lot was originally 75 feet wide, which made it a large suburban lot for its day. Between 1949 and 1975, the adjacent 25-by-112½-foot lot on the northwest side was merged with this lot, creating space for a large garden. This lot had no buildings shown on the 1924 and 1949 Sanborn maps and may have already been owned and used as part of this property. The 1924 and 1949 Sanborn maps showed a garage behind the house in the east corner of the lot.

Structure: The Santa Clara County MetroScan dates the house to 1906 and the Assessor's records to 1907. As the address was first listed in the *Palo Alto City Directory* of 1907, it seems more likely that the house was completed in 1906. It did not appear on the Sanborn map of 1904, and the *Palo Alto Times* reported an addition on 24 December 1908. The only record of alteration to be found in the Assessor's records is a copy of a 1976 building permit for a \$10,000 remodel of the kitchen which included the addition of a new window and a new deck at the rear of the house.

Use: The *Palo Alto City Directory* first listed the single family dwelling at 1345 Webster in 1907 as the residence of Ellwood P. Cubberley and his wife Helen Van Hyem Cubberley. According to a long biographical sketch that appeared on 15 September

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: 1345 Webster St

Recorded by Michael Corbett/Steve Hardy (history)

*Date January 11, 2000

Continuation Update

History (continued)

1941 in the *Palo Alto Times* at the time of his death, Dr. Cubberley was the founder of the Stanford School of Education as well as the donor of the building in which it was located. He had come to Stanford in 1898 as head of the department of education, became dean when the School of Education was organized in 1917, and held that position until he retired in 1933. The above-mentioned article said of Dr. Cubberley that: "His contributions to education are summed up by one of his colleagues under three headings:

1. The development of the study of history of education.
2. The organization and development of state school administration, a field in which he was widely influential throughout the United States.
3. The development of city school administration. Countless cities and towns in California and other parts of the country have superintendents trained under him."

The Cubberley's were, however, in the house on Webster for about a year. Reporting Mrs. Cubberley's death in 1952, the *Palo Alto Times* wrote that they built a home on San Juan Hill in 1908. After her husband's death, Mrs. Cubberley opened that home as a residence on San Juan Hill for graduate women which came to be called Cubberley House.

When the *Palo Alto Times* reported in 1908 an addition to 1345 Webster, the owner was identified as Captain A.J. Hutchinson. The Captain and his wife, Sadie Lindsay Hutchinson (obituary, *Palo Alto Times* 6 January 1955), came to Palo Alto in 1906 after having founded a town called Lindsay in the San Joaquin Valley as well as the citrus industry there. From 1915 until his death in 1935, the house was the home of Walter Hammond Nichols who, according to *Who's Who in America*, came to Palo Alto in that year with his wife, Ester Connor Nichols, and daughter, Dorothy Nichols, to be a teacher at Palo Alto High School. He was soon named superintendent and high school principal and, according to an obituary published in the *Palo Alto Times* on 10 October 1935, it was under his leadership that the Palo Alto Union High School district was formed and the new high school built. He remained the principal until his death. His wife and daughter sold the house when he died and set up house together elsewhere in Palo Alto. Mrs. Nichols became a journalist and for more than 65 years covered the Peninsula's cultural community for the *Palo Alto Times* (obituary, *San Jose Mercury News* 19 October 1990).

About 1943, a lawyer named Richard E. Doyle and his wife Kathleen Cassidy Doyle moved into the house. Mr. Doyle was appointed a city judge in 1948 and in 1952 ran for a new judgeship in Palo Alto-Mountain View municipal court due to be set up 1 January 1953. He received the largest vote in the primary election in June 1952 but in August was fired as police judge for the withdrawal of \$200 for personal use from the city's bail bond trust fund. No criminal charges were filed, but Mr. Doyle's election bid was finished.

Evaluation

This house at 1345 Webster Street appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance begins in 1906 when the house was built and ends about 1935 when the last of a series of prominent early figures in Palo Alto sold the house.

Under criterion A, the house is an unusually large example of an early Palo Alto house, built during the initial period of development of the city for residences. This house represents the high level of achievement of a disproportionate number of Palo Altans in its first three owners, and it represents the association of the development of Palo Alto with that of Stanford in its original owner.

Under criterion C, this is a distinctive example of the Colonial Revival style in Palo Alto.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 1345 Webster St

Recorded by Michael Corbett

*Date January 11, 2000

Continuation Update

References

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

Miller, Guy, editor. *Palo Alto Community Book*.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 24 December 1908, 10 October 1935, 17 February 1937, 15 September 1941, 25 January 1952, 1 November 1952, 3 November 1952, 6 January 1955, 7 June 1987.

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.

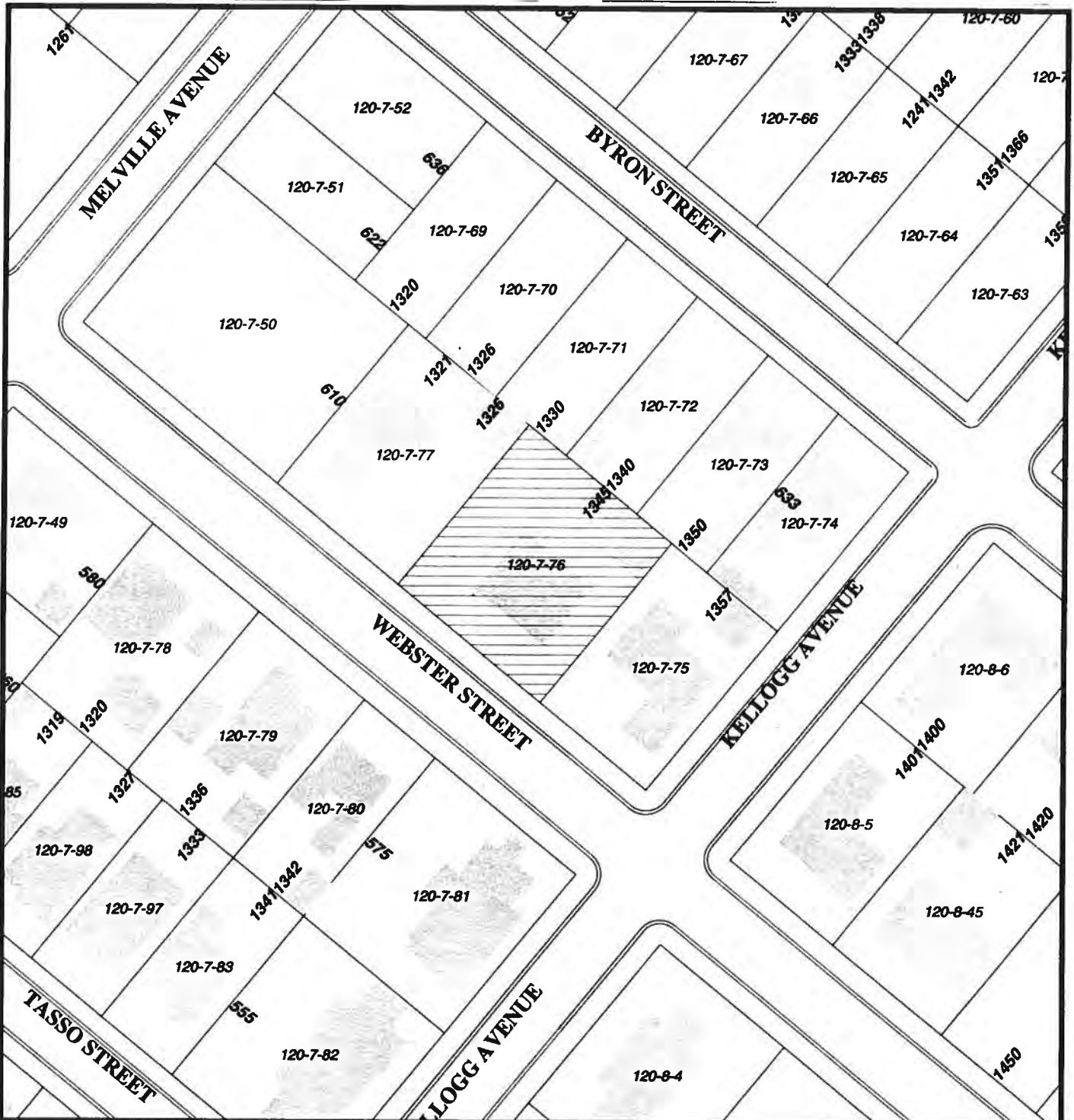
San Jose Mercury News. 19 October 1990.

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

Who's Who in America. 1926-1927



LOCATION MAP

Page 6 of 6 *Resource Name or # (Assigned by recorder) 1345 Webster St
*Map Name: Palo Alto Planning Dept. GIS *Scale: 1":80' *Date of Map: 1999



1345 Webster St
120-07-076

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



669 CHANNING AVENUE

APN: 120-05-014

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1896-1938

Summary of Significance: 669 Channing Avenue was deemed eligible under Criteria A and C. Under Criterion A, it represents early patterns of development of single-family homes in Palo Alto, and the fluctuating housing conditions present in the late nineteenth to early twentieth centuries in Palo Alto as the building alternated between a single-family residence and lodging for multiple tenants every few years. Under Criterion C, the subject building was deemed eligible as a building type designed in the image of an urban rowhouse.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Windows replaced, foundations clad in stone, loss of ornamentation at the gable peak and window framing.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1896, the year of the building's construction. The significance of the property under Criterion A, for representing early patterns of development of single-family homes in Palo Alto and the fluctuating housing conditions present in the late nineteenth to early twentieth centuries in Palo Alto, has also 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.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

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

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: 669 Channing Avenue is significant as an early Queen Anne style residence. The facade has been altered in several ways, including replacement of original windows and removal of ornamentation at the gable end and upper corners at the window frames. However, the building retains its overall character and massing to a sufficient degree for consideration as contributing building to overall neighborhood architectural context.

Period of Significance: 1896

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) 667-669 Channing Ave

P1. Other Identifier: 667-669 Channing 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 667-669 Channing 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 05 014

*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 667 Channing is located on a mid-block lot on the northwest side of Channing Street between Middlefield and Webster. It is located in the original grid of the city of Palo Alto on a lot that measures 50 by 150 feet, a size that was typical of a suburban lot of its period.

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 #) _____
667-669 Channing Ave; view
northwest; 09/16/99; by B. Vahey;
roll BRV-81, neg #20

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1896; City Directory

*P7. Owner and Address:
Herman Bensen
667 Channing 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:
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: 667-669 Channing Ave

Recorded by Michael Corbett

*Date January 11, 2000

Continuation Update

Description (continued)

In plan, the Sanborn maps of 1901 to 1949 show a two-story rectangular dwelling with a full porch across the ground floor of the front and a one-story extension across two thirds of the rear. The Tax Assessor's card, prepared in 1949, lists rooms for two units. Downstairs, there were a living room, dining room, two bedrooms, one bath, kitchen, and a service porch. Upstairs, there were a living room, dining room, one bedroom, bath, and kitchen. The location of the front door on one side is characteristic of California houses in this period with a hallway on one side of the building leading to stairs and the rooms located on the other side of the hallway. This is a common plan type found in late 19th-century pattern books. More ornate versions of such a plan, with slight differences for urban sites, appear in *Picturesque California Homes* of 1894 (plates 5, 6, 7, and 28), among many possible examples. These are usually referred to as city residences.

In structure, this is a stud-frame house with a gable roof on a concrete wall foundation. The frame is clad in narrow-banded siding nailed directly to the studs except for shingled gables which must be attached to sheathing or nailers. Fenestration consists of double-hung windows and paneled doors. Inside, there is some hardwood paneling, and floors are a mix of pine with hardwood in some rooms on the ground floor. The house was built with a fireplace. By 1949, there was also a gas floor furnace.

In appearance, this is a more urban looking house than most built in Palo Alto. Its verticality and concentration of ornament on the front facade are like rowhouses in San Francisco and Oakland. The textures of its wall surfaces are associated with the Queen Anne Style. Ornamentation recalls the Eastlake style which was most popular in the 1880s when it was typically applied much more richly than here. Features of the style include the contrast in types and textures of siding, decorative bargeboards, and the porch trim. Some of the decorative features have been added since 1989 when a photograph shows its appearance at that time. Original decorative features are the bargeboard with its ends terminating in circles cut by a jigsaw, and pieces applied to the faces of the bargeboard — a series of panels along the boards and round knobs at the center of each circle. Original features on the porch are the brackets and the circular feature in the gable. The pendant and jigsaw decoration at the apex of the gable have been added since 1989. In addition, knobs in the top corners of the second-floor window frames have been added since 1989.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 667-669 Channing Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Eastlake/Queen Anne

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

1896: Built (*City Directory*)

1976: General remodel and addition of room at rear

1984: New garage with second story apartment built behind house

1988: Remodeling back porch, addition of new side porch

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Development of Palo Alto during first decade; C: House type Area Palo Alto

Period of Significance 1896-1938 Property Type Residential Applicable Criteria A and 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 667 Channing is located in what was Block No. 64 in the first *Plat of the City of Palo Alto*. The current boundaries of the lot remain the same as those on the Sanborn map of 1901.

History of Construction and Alteration: This residence first appears in the *Palo Alto City Directories* in the edition of 1895-96 as Channing B. 64 (for its location in Block 64). The occupants listed in that edition of the directory were J.L. (John) and George Merguire, both of whom were identified as stationers. The *Palo Alto Times* obituary (13 September 1901) for John Merguire says that he had lived in Palo Alto for six years prior to his death which would mean that 667 Channing was probably his first home in the city. He and George were gone from the house, however, by the time of the 1896-97 edition of the directory in which it was identified as "2nd from Webster, left side of Channing." The directories over the next fifteen years show a regular and rapid turnover of occupants which might indicate that the house was occupied by renters. The Sanborn map record shows no changes in the structure through 1949. A building permit was issued in September 1976 that authorized a general remodel and the addition of a room to the rear. In June 1988, a building permit was issued that authorized the

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: 667-669 Channing Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date January 11, 2000

Continuation

Update

History (continued)

remodeling of the back porch as well as the addition of a new side porch. In 1984, a new garage with a second story apartment was built behind the house. This new structure replaced one that had been first listed in the 1938 *City Directory* as 669 Channing.

History of Use: According the *Palo Alto City Directories*, there was an annual or biannual turnover of occupants at 667 Channing. From 1896 to 1898, there were four to five residents all with different last names, indicating use of the building as a boarding or lodging house. In 1897-1898, for example, there were three students, a farmer, and Mrs. J.R. Bartruff, presumably the proprietor. From 1899 to 1932, the house was usually occupied as a single family residence, with Charles C. Hill, his wife, and housemaid there in 1904. Hill was the first superintendent of schools in Palo Alto. The longest resident was L.H. Fletcher, retired, who with his wife, Minnie, and daughter, Helen were listed in the 1919-1920 directory edition. The Fletcher's were in the house for about twelve years. After the Fletcher's, the occupants of the house tended to change every one or two years. From 1932 to 1938, it was a boarding or lodging house. In 1938, it became a duplex with a second unit listed at 669 Channing. The front appears to have been enclosed during this period. Like many other properties in the Bay Area, this house was modified to provide a maximum number of housing units at a time of severe housing shortage. In the first eighty years of its existence, 667 Channing served as relatively short-term housing for a remarkable variety of people including bricklayers, dairymen, meat cutters, laundrymen, students, janitors, farmers, ranchers, professors, nurses, clerks, and an aviator. In 1976, the house was converted back to a single family residence, and a garage was added at the rear. In 1983, a new garage and workshop with a second-story apartment above was built behind the house, designed by Architectural Resources Group of San Francisco. Since 1989, the house has been renovated with a rebuilt fireplace, Bradbury and Bradbury wallpapers, and an eight-color exterior paint job.

Evaluation

The house at 667 Channing appears eligible for the NRHP under criteria A and C at the local level of significance. Under criteria A and C, the period of significance is 1896 to 1938.

Under criterion A, the house represents the development of Palo Alto in its first decade as a city of single family homes. It also represents the tight and volatile condition of housing in the late 19th and early 20th century. With one 12-year exception, the occupants of this house changed every year or two, alternating between a single family residence and a boarding or lodging house.

Under criterion C, the house represents a rare Palo Alto building type designed in an image of an urban rowhouse.

Questions about the integrity of this house are raised by the addition of ornamental features after 1989. While it is not inconceivable that such features were originally present, in the absence of any documentation, it must be assumed that they have no historical precedent on this house. The addition of ornament at the apex of the gable and at the top corners of the second floor window frames result in some loss of integrity of design. These are small but conspicuous changes. However, because these additions are easily reversible and because they are not related directly to the nature of significance under criteria A or C, the house as a whole retains significance.

References

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

Newsom, Samuel and Joseph Cather Newsom. *Picturesque California Homes: A Volume of Forty Plates, Plans, Details and Specifications of Houses Costing from \$7,000 to \$15,000, and adapted to Families Having Good Taste and Moderate Means. City and Country Homes*. San Francisco: 1884. Reprint with an Introduction by David Gebhard, Los Angeles: Hennessey & Ingalls, Inc., 1978.

Palo Alto. Building Record for 667-669 Channing: Construct room addition to rear and general remodel. 1976.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 667 Channing Ave

Recorded by Michael Corbett

*Date January 11, 2000

Continuation

Update

References (continued)

Palo Alto City Directory. 1895-1953.

Palo Alto Daily News. 27 November 1998.

Palo Alto Division of Building Inspection. Building Permit. Application for 667-669 Channing: New Garage and Shop with second story apartment above. 1983.

Palo Alto Historic Survey Update. Property File.

Palo Alto Historical Association. Property file on 667 Channing including notes on Charles C. Hill.

Palo Alto Stanford Heritage. *Past Heritage; Eleventh Annual Holiday House Tour*, pamphlet. 1998.

Palo Alto Times. 14 September 1904, 26 May 1905, 2 September 1924.

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

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

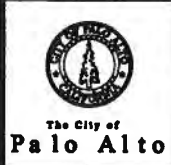
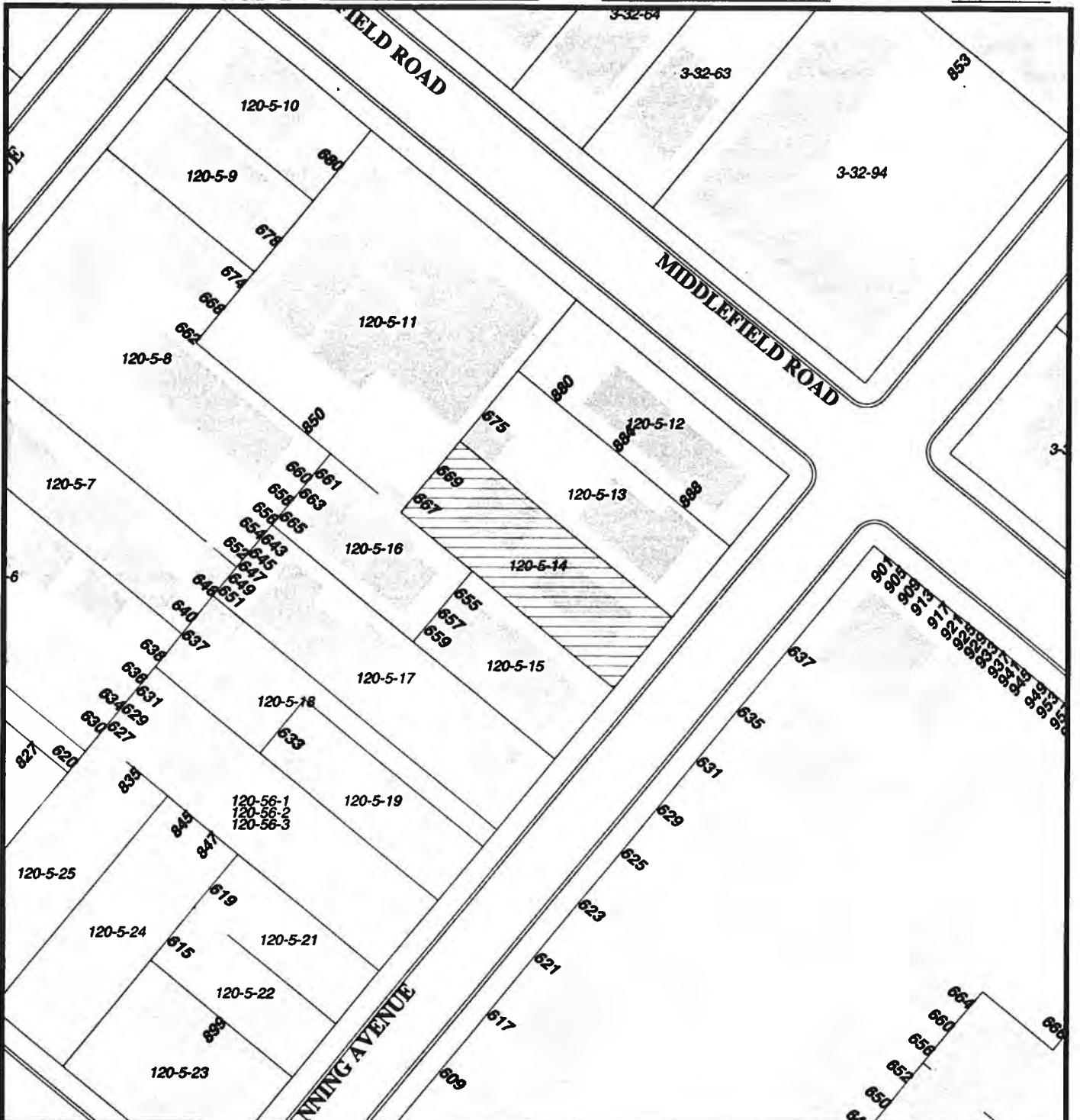
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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



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

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

LOCATION MAP



667-669 Channing Ave
120-05-014

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


CRITERIA 2 & 5 NOMINATIONS

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

- 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)

Address	Criteria	Category
570 Coleridge Avenue	2, 5	2
1620 Cowper Street	2, 5	2
2150 Cowper Street	2, 5	2
75 Crescent Drive	2, 5	2
731 Emerson Street	2, 5	2
855 Hamilton Avenue	2, 5	2
469 Homer Avenue	2, 5	2
411 Lytton Avenue	2, 5	2
1056 University Avenue	2, 5	2
385 Waverley Street	2, 5	2

570 COLERIDGE AVENUE

APN: 124-02-004

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1926-1932

Summary of Significance: 570 Coleridge Avenue was found eligible under Criteria A and C. Under Criterion A, the building represents the intention of developers of the Seale Addition to establish a residential development park for the middle to upper-middle class. Under Criterion C, the building is a notable example of the Tudor Revival style as designed by Birge Clark.

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 1926, the year of the building's construction. The identified Criterion A significance was omitted as the subject building was not the first or last large residential building erected in the Seale Addition and is not known to have served as a catalyst for the development of the neighborhood. The identification of the neighborhood as typical of a historic residence park of the early twentieth century would be better represented through identification of a historic district.



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 building or architect was important)

Statement of Significance: 570 Coleridge Avenue is significant as a work by prominent local Palo Alto architect Birge Clark. It is a rare example of Clark's work in the Tudor Revival style, as he primarily worked in the Spanish Colonial Revival style.

Period of Significance: 1926

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) 570 Coleridge Ave

P1. Other Identifier: 570 Coleridge 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 570 Coleridge 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 02 004

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

The house at 570 Coleridge is a large, two-story house with a basement and a fully finished attic. It is a wood-frame structure clad in stucco and, as the architect said, fake half-timbering. In plan, it is an irregular arrangement of 1 1/2- and two-story gabled wings. The composition of these wings and various ornamental embellishments including half timbering, flared eaves, steel casement windows, a heavy paneled wood door in a deep entrance vestibule, a massive brick chimney, and decorative iron hardware conveyed an image of "a large two-story Elizabethan house" according to Birge Clark. This style is more commonly called Tudor Revival.

*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 #) _____
570 Coleridge Ave; view east;
09/14/99; by B. Vahey; roll BRV-80,
neg #21

*P6. Date Constructed/Age and
 Source: Historic
 Prehistoric Both
1926; Palo Alto Times

*P7. Owner and Address:
William & Gisele Aronson
570 Coleridge 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 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) 570 Coleridge 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)
1926: Built (Palo Alto Times)

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

*B8. Related Features: _____

B9a. Architect: Birge Clark b. Builder: unknown

*B10. Significance: Theme A: Development of the Seale Addition, Depression in Palo Alto; C: Tudor Revival Style by architect Birge Clark Area Palo Alto

Period of Significance 1926-1932 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The single family dwelling at 570 Coleridge is on a 150-by-150-foot Seale Addition lot at the corner of Coleridge and Webster in what was originally Block No. 30 of South Palo Alto. A *Map of South Palo Alto*, dated 22 December 1924, shows the scheme of subdivision of the standard blocks of this part of South Palo Alto to have been 16 parcels of 50 by 150 feet and 8 of 50 by 200 feet. A *Map of the City of Palo Alto* dated July 1929 shows that parcels 1, 2, and 3 were owned by a single owner. The resultant 150-by-150-foot lot was the site of the present house and the dimensions have never been altered.

Structure: The *Palo Alto Times*, of 11 February 1926, printed a building permit notice that W.F. Goodenough would be building a house for J.M. Blackburn at 570 Coleridge. It says in *Residences in Palo Alto and Stanford Designed by the Office of Birge Clark* that the working drawings for this house were completed in 1926 and, while Birge Clark dated it to 1928 in his memoir *An Architect Grows up in Palo Alto*, the *Palo Alto City Directory* of 1927 already lists J.M. Blackburn at the address. In his memoir the architect offers an insight into the home's ornamentation: "The Blackburn house was built in 1928 and is a large two-story Elizabethan house. Many of my smaller houses had been Elizabethan Cottage type, but this one was really a half-timbered mansion. Of course, like other Elizabethan half-timbered houses in Palo Alto, it was not truly a half-timber, but just boards applied before the stucco went on, and looking back you wonder why you designed it that way, other than probably an owner asking for it."

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: February 20, 2000

(Sketch map with north arrow required)

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 570 Coleridge Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 20, 2000

Continuation

Update

History (continued)

Mr. and Mrs. Blackburn were prospering at the time they commissioned their house and lived in it upon completion, no doubt intending to stay. According to his obituary (*Palo Alto Times*, 20 October 1971), Mr. Blackburn was forced by the Depression to sell Palo Alto's President Hotel in 1932. That is the last year the *City Directory* lists him at the address. Subsequently, he lived at 1911 Waverley Street and continued in his original business as an automobile dealer. The tax record has no evidence of any significant alteration.

Use: The house at 570 Coleridge was built by a prospering local merchant for himself and his family. When his business interests foundered in 1932 he was obliged to sell. The new buyer was in the house for only five years before he turned it over again in 1934. The *City Directory* of 1935 identifies this third owner as a mining engineer and consulting geologist named Edward B. Corbet who lived in the house with his family until his death in 1957. From 1958 to 1961, Linda B. Corbet, the widow of E.B. Corbet, was listed at the address. None of these occupants ever used the house other than as a single family residence.

Evaluation

This house, at 570 Coleridge, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1926, when the house was built, to 1932, when the original owner sold it.

Under criterion A, the house represents the intentions of the original developers of the Seale Addition. Because it was sold by its owner in 1932 due to financial problems in the Depression, it represents the affect of the Depression on some people in Palo Alto and on businesses like automobile dealerships.

Under criterion C, this house is a notable example of the Tudor Revival style and a rare example of the style by the office of Birge Clark.

References

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

Clark, Birge. *An Architect Grows up in Palo Alto*.

Palo Alto City Directory. 1926-1961.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 11 February 1926.

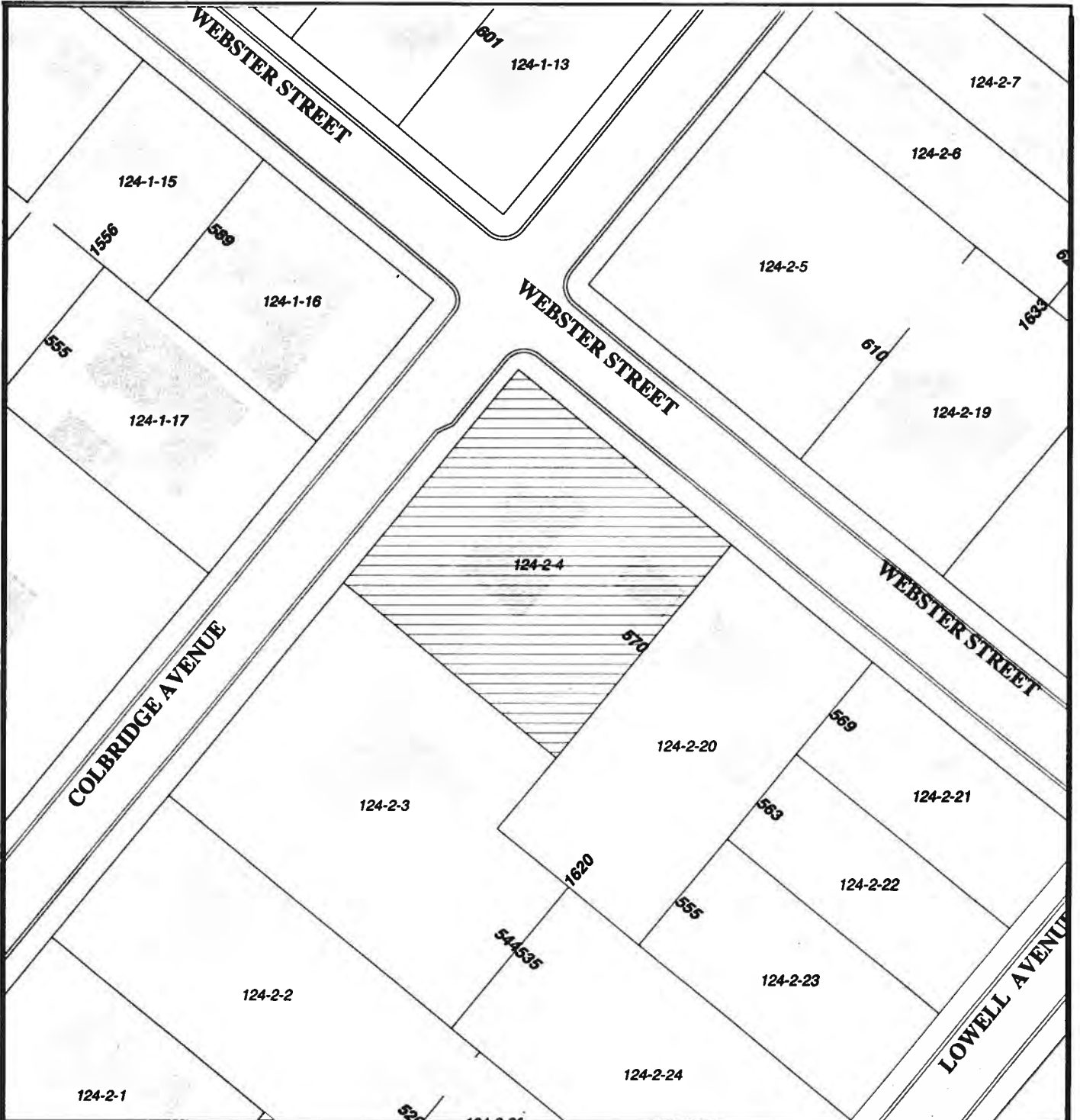
Residences in Palo Alto and Stanford Designed by the Office of Birge Clark.

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



570 Coleridge Ave
124-02-004

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

0 80'

1620 COWPER STREET

APN: 124-08-085

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1931-1944

Summary of Significance: 1620 Cowper Street was found eligible under Criterion A as a representation of development in the Seale Addition. Under Criterion C, it was deemed eligible as an impressive example of the English Tudor Revival style designed by Charles K. Sumner, a prominent local architect who was prolific in Palo Alto and Stanford.

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 1931, the year of the building's construction. Mention of the Criterion A significance identified in the 2001 Survey has been omitted, as the subject building was not the first or last large residential building erected in the Seale Addition and is not known to have served as a catalyst for the development of the neighborhood.



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)

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

- Criterion 5 (The architect or building was important)

Statement of Significance: 1620 Cowper Street is significant for its English Tudor Revival style designed by the architect-of-merit Charles K. Sumner.

Period of Significance: 1931

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) 1620 Cowper St

P1. Other Identifier: 1620 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 ____; ____¹/₄ of ____¹/₄ of Sec ____ B.M.

c. Address 1620 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 124 08 002

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

The house at 1620 Cowper is a large house generally in an L-plan with its wings open to the rear and oriented to the south and southeast for exposure to sunlight. It consists of three volumes, a principal 2-story wing perpendicular to the street, a one-story wing parallel to the street, and a small, attached garage projecting toward the street from the north corner of the two-story wing. The house is a wood-frame structure clad in stucco and covered by a steeply pitched gable roof with numerous gables. Details include steel casement windows and exposed timber beams. The asymmetrical, picturesque composition of the building suggests an English Tudor house and its process of construction over a long period of time.

*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 #) _____

1620 Cowper St; view southwest;
09/13/99; by B. Vahev; roll BRV-77,
neg #27

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1931; Palo Alto Times

*P7. Owner and Address:
Roland & Harriet Davis
1620 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:
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) 1620 Cowper St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1931: Built (*Palo Alto Times*)
1962: Roof alteration, patio enclosed

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

*B8. Related Features:

B9a. Architect: Charles K. Sumner (1931); James Mason (1962 alteration) b. Builder: William Short

*B10. Significance: Theme A: Seale Addition, C: Work of Charles K. Sumner and English Tudor Revival Area Palo Alto
Period of Significance 1931-1944 Property Type Residential Applicable Criteria A and C
(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 1620 Cowper is a portion of Block 24 of the Seale Addition subdivision laid out in 1898. In 1931, this parcel was subdivided from the property belonging to the owners of 465 Lowell. A jog was made in the southernmost corner to leave those owners possession of a cottage and garage already standing on that corner at the time of subdivision.

Structure: The *Palo Alto Times* published a building permit notice on 17 June 1931 for a new residence at 1620 Cowper. The construction was also reported twice in *Building and Engineering News* on 18 and 20 June 1931 to cost \$13,500 to \$14,000. The commissioning owners were Alf and Emilie Wellhaven, the architect was Charles Sumner, and the builder was William Short who worked out of San Francisco. The Wellhavens built the place to be their own residence and were listed as its occupants when the address first appeared in the *Palo Alto City Directory* in 1932. In 1962, a patio was enclosed with glass walls and a high pitched roof designed by an architect named James Mann.

Use: Mr. and Mrs. Alf Wellhaven seem to have had the house at 1620 Cowper built for their own residence, but according to the record in the *Palo Alto City Directory*, they had moved by 1934. The house was rented for the next ten years to various families until it was sold in 1944. The new owners, Mr. and Mrs. Ingvald Nielsen, lived here until 1979.

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: 1620 Cowper St

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

Evaluation

This house, at 1620 Cowper, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1931, when it was designed, to 1944, when the original owners sold it.

Under criterion A, it represents the intentions of the developers of the Seale Addition.

Under criterion C, it is an impressive example of a large house inspired by English Tudor architecture and an example of the work of Charles K. Sumner. The 1962 addition at the rear is very different in style from the original. However, it does not result in a loss of integrity because the essential features of the house remain intact, and because the addition is in the spirit of the *Secretary of the Interior's Standards* (albeit before they were written and therefore unintentionally).

References

Building and Engineering News. 18 June 1931, 20 June 1931.

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

Davis, Roland C. *A Summary History of the Early Development of Palo Alto's "Seale Addition": An Account of How the First "South Palo Alto" Became Part of the Present "Old Palo Alto."* Prepared for the Palo Alto Historic Building Survey. July 1998.

Davis, Roland C. Report on 1620 Cowper Street.

Palo Alto City Directory. 1931-1979.

Palo Alto Historic Survey Update. Property File.

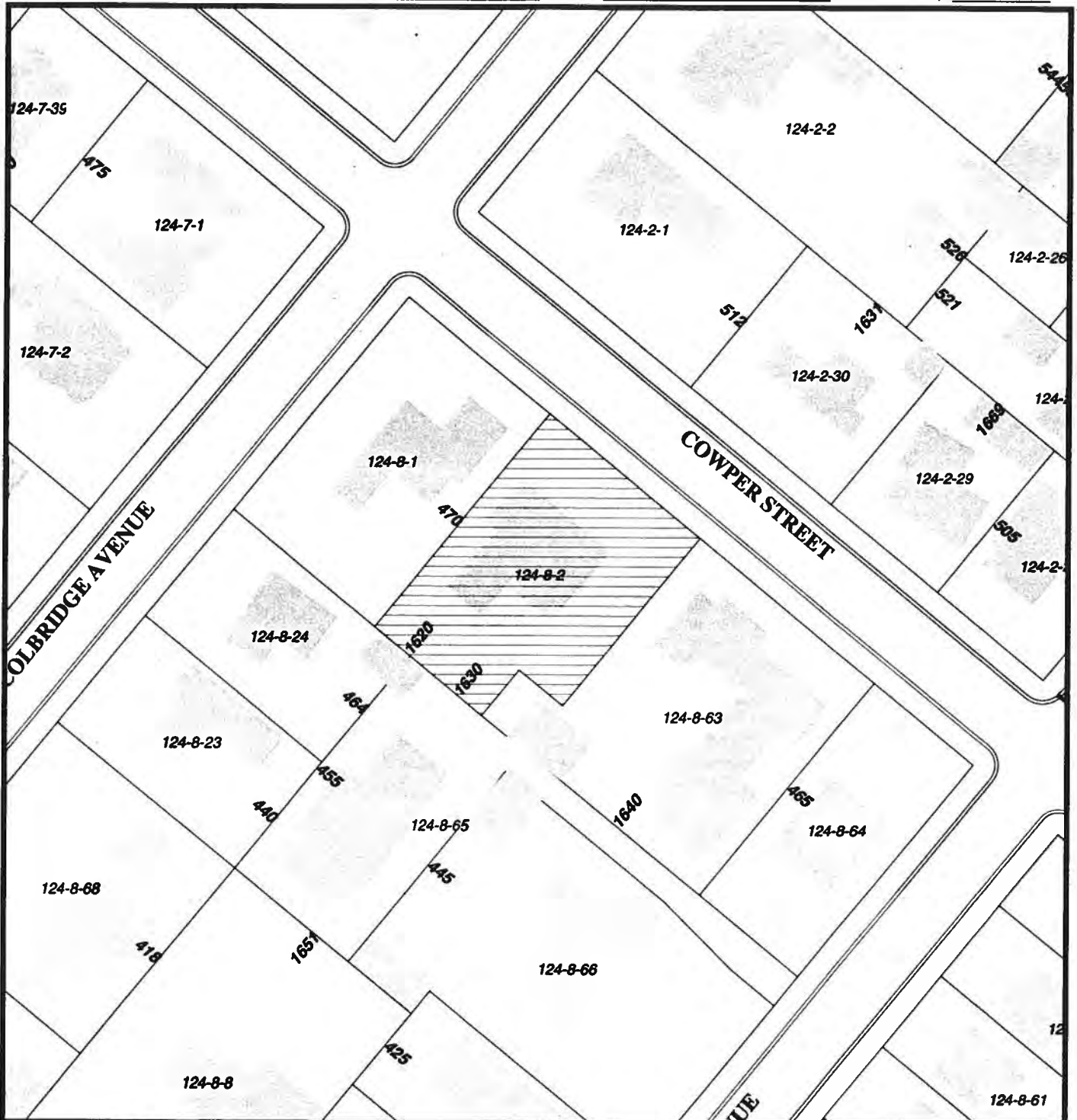
Palo Alto Times. 17 June 1931.

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, 1963, 1967.

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



 <p>The City of Palo Alto</p>		<p>1620 Cowper St 124-08-002</p>	<p>This map is a product of the City of Palo Alto GIS </p> 
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2150 COWPER STREET

APN: 124-10-005

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1936-1967

Summary of Significance: 2150 Cowper Street was found eligible under Criterion A as a representative of housing owned by business executives commuting to San Francisco. Under Criterion C, the subject property is a fine example of the Colonial Revival style designed by Leslie I. Nichols.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Ivy removed from the exterior; no other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1936, the year of the building's construction. The Criterion A significance identified in the 2001 Survey has also been omitted, as the subject building was not the earliest nor the most representative example of commuter housing from the Peninsula to San Francisco, and the property is not individually significant for this association.



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)

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

Statement of Significance: 2150 Cowper Street is significant as a Colonial Revival design by important local architect Leslie I. Nichols. The building appears to retain a high level of integrity.

Period of Significance: 1936

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) 2150 Cowper St

- P1. Other Identifier: 2150 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 2150 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 124 10 005

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

The house, at 2150 Cowper, is a fine example of a New England version of the Colonial Revival style. It is a 1 1/2-story, wood structure clad in wide clapboards and covered by a big gable roof with prominent dormers. It is an L-plan with its arms establishing privacy in relation to the street and open to the sunlight from the southwest. A covered walkway linked the house to a garage at the rear. From the street, the house consists of two volumes, a principal volume which is symmetrical in composition, and a secondary volume at the side as if it were a vernacular addition to a New England farmhouse. Decorative details include shutters, a recessed front door, and minimal eaves.

*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 #) _____
2150 Cowper St; view south;
09/16/99; by B. Vahey; roll BRV-82,
neg #16

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1936; Palo Alto Times

*P7. Owner and Address:
Joseph & Leah McDonough
2150 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:
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) 2150 Cowper St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1936: Built (Palo Alto Times)

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

*B8. Related Features:

B9a. Architect: Leslie I. Nichols b. Builder: unknown

*B10. Significance: Theme A: Pattern of development in Palo Alto, C: Work of Leslie I. Nichols and Colonial Revival
Area Palo Alto

Period of Significance 1936-1967 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The series of official *City of Palo Alto* maps first include the part of South Palo Alto south of Seale in the edition of 1924. That map has the Seale Addition no. 7, Block no. 2 of which, where 2150 Cowper is located, was not yet bisected by Washington. Washington had been put through by the time of the city map of 1929 on which parcel lines are drawn that show the standard dimensions along Cowper to have been 60 by 127.50 feet. The house at 2150 Cowper was built on a combination of parcel no. 11 and half of parcel no. 12 in Block no. 2.

Structure: The *Palo Alto Times* printed a building permit notice, on 26 February 1936, that identified the owner of 2150 Cowper as Charles P. Morse and the architect as Leslie I. Nichols. The *Palo Alto City Directory* listed Charles and Ruth Morse at the address from 1938 into the 1960s.

Use: The *Palo Alto City Directory* listed Charles and Ruth Morse as the resident owners at 2150 Cowper from the time of its completion to 1967. According to Mr. Morse's obituary in the *Palo Alto Times* (6 June 1970), he moved in 1967 to Menlo Park. A *San Francisco Chronicle* obituary (10 June 1970) says that he had been senior vice president of a 114 year old seed company, Ferry-Morse, co-founded by his grandfather, and that he had resigned in 1965, continuing as a member of the board of directors.

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: 2150 Cowper St

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 20, 2000

Continuation

Update

Evaluation

This house at 2150 Cowper appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1936, when it was built, through 1967, the period that includes the residency of the original owners.

Under criterion A, the house represents an important Palo Alto pattern, the housing of San Francisco business executives who commuted to the city.

Under criterion C, it is a fine example of the Colonial Revival style designed by the important local architect Leslie Nichols.

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 City Directory. 1938-1967.

Palo Alto Historic Survey Update. Property File.

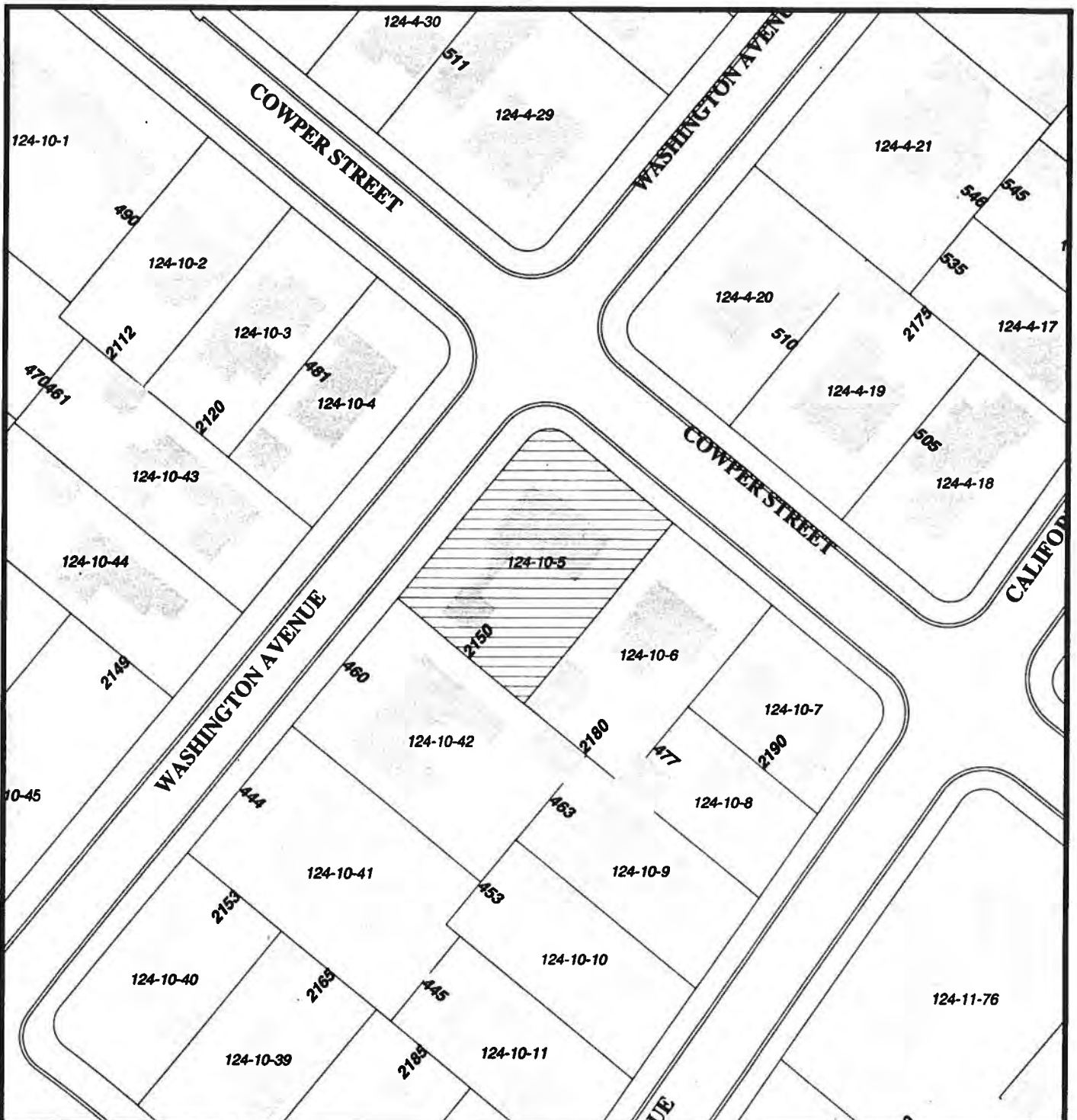
Palo Alto Times. 26 February 1936, 6 June 1970.

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

San Francisco Chronicle. 10 June 1970.



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

LOCATION MAP



2150 Cowper St
124-10-005

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



75 CRESCENT DRIVE

APN: 003-09-006

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1928-1944

Summary of Significance: 75 Crescent Drive was deemed eligible under Criterion A as a representative example of the development and intentions of Crescent Park. Under Criterion C, it was found to be a good example of the Monterey Colonial Revival style.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: There is an addition at the west (left) side and rear; construction in 2019 re-stuccoed, reroofed, and replaced windows, with some windows removed where the addition was added. However, replacement was done in-kind, and the building retains its original appearance.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1928, the year of the building's construction. The significance of the property under Criterion A, as a representative of the development of Crescent Park, 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.



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)

Statement of Significance: 75 Crescent Drive is significant as the work of important local architect Wilbur Harrison and builder H.H. Dabinett in the Monterey Revival Style.

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) 75 Crescent Dr

- P1. Other Identifier: 75 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 ___; ___ ¼ of ___ ¼ of Sec : ___ B.M.
 c. Address 75 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 09 006

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

The house at 75 Crescent Drive is a two-story, Monterey Revival style building with its long side facing the street to enhance its presence. It is a wood-frame structure clad in stucco and covered by a red tile hip roof. In plan, it consists of a large, two-story wing facing the street and a one-story wing projecting toward the rear. Details include a recessed porch area at the center of the front facade with a wooden balcony, exposed heavy timber beams, decorative iron hardware, and steel casement windows. Its porch and balcony convey an image of life that could be lived outside as well as inside. The house appears to be only one room wide at the center, so that light and air enter the living area, and it is sometimes possible to see through to the back.

*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 #) _____
75 Crescent Dr; view north;
10/05/99; by B. Vahev; roll BRV-87,
neg #6A

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

*P7. Owner and Address:
Woodrow & Dorothy Ersted
75 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) 75 Crescent Dr

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Monterey Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1928: Built (*Building and Engineering News*)
1937: Addition

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

*B8. Related Features:

B9a. Architect: Wilbur Harrison b. Builder: H. H. Dabinett

*B10. Significance: Theme A: Development of Crescent Park, C: Monterey Colonial Revival Area Palo Alto
Period of Significance 1928-1944 Property Type Residential Applicable Criteria A and 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, Crescent Drive had been laid out and the land divided into parcels. Of these parcels, No. 11 in Block no. 114, minus a portion about 40 by 180 feet along the eastern border was the site of 75 Crescent. The property has retained the same boundaries since then.

Structure: *Building and Engineering News* (4 August 1928) mentioned the new residence at 75 Crescent (numbered 71 Crescent) designed by Wilbur Harrison and built by H.H. Dabinett for W.J. Carr at a cost of \$14,000. The *Daily Pacific Builder* mentioned the address on 14 April 1937 in reference to a \$2,000 addition built by the same builder for the same owner. According to the Assessor's records, the house was not altered again in any significant way after 1937. A structural engineer's note says that the posts supporting the balcony appeared to him to be a later addition.

Use: W.J. and Mary H. Carr had the house at 75 Crescent designed and built, presumably to satisfy their own tastes and requirements. They were the first occupants listed in the *Palo Alto City Directory* in 1929, and they continued to be listed there

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: 75 Crescent Dr

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

through 1937. From 1938 until his death in 1944, Albert C. Hooper lived in the nine room house without a family. Hooper was a banker and a partner in the J.R. Hanify Company, a lumber and shipping firm. According to his obituary in the *Palo Alto Times* in 1944, Hooper was an "art connoisseur, collector and quiet philanthropist . . . He traveled abroad widely and lived for a time in Rome. A connoisseur of painting, sculpture, furniture, miniatures, and other objects of art, he had amassed a valuable collection, the bulk of which he gave to the California Palace of the Legion of Honor early this year. The gift included a Van Dyke, a Romney, old silver snuff boxes, rare clocks and china. He was a patron of music as well as of other arts and played the piano for his own enjoyment. Although he helped many young men to go through the university he was reticent about these and other philanthropies." His estate, including the City of Paris Building in San Francisco was valued at \$909,960. George L. Boland who followed him at the address, worked for the Southern Pacific Railroad in San Francisco.

Evaluation

This house at 75 Crescent appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1928, when it was built, to 1944, when Albert C. Hooper died.

Under criterion A, the house represents the development of Crescent Park.

Under criterion C, it is an example of the Monterey Colonial Revival style, designed by Wilbur Harrison and built by H. Dabinett.

References

Building and Engineering News. 4 August 1928.

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

Daily Pacific Builder. 14 April 1937.

Palo Alto City Directory. 1929-1950.

Palo Alto Historic Survey Update. Property File.

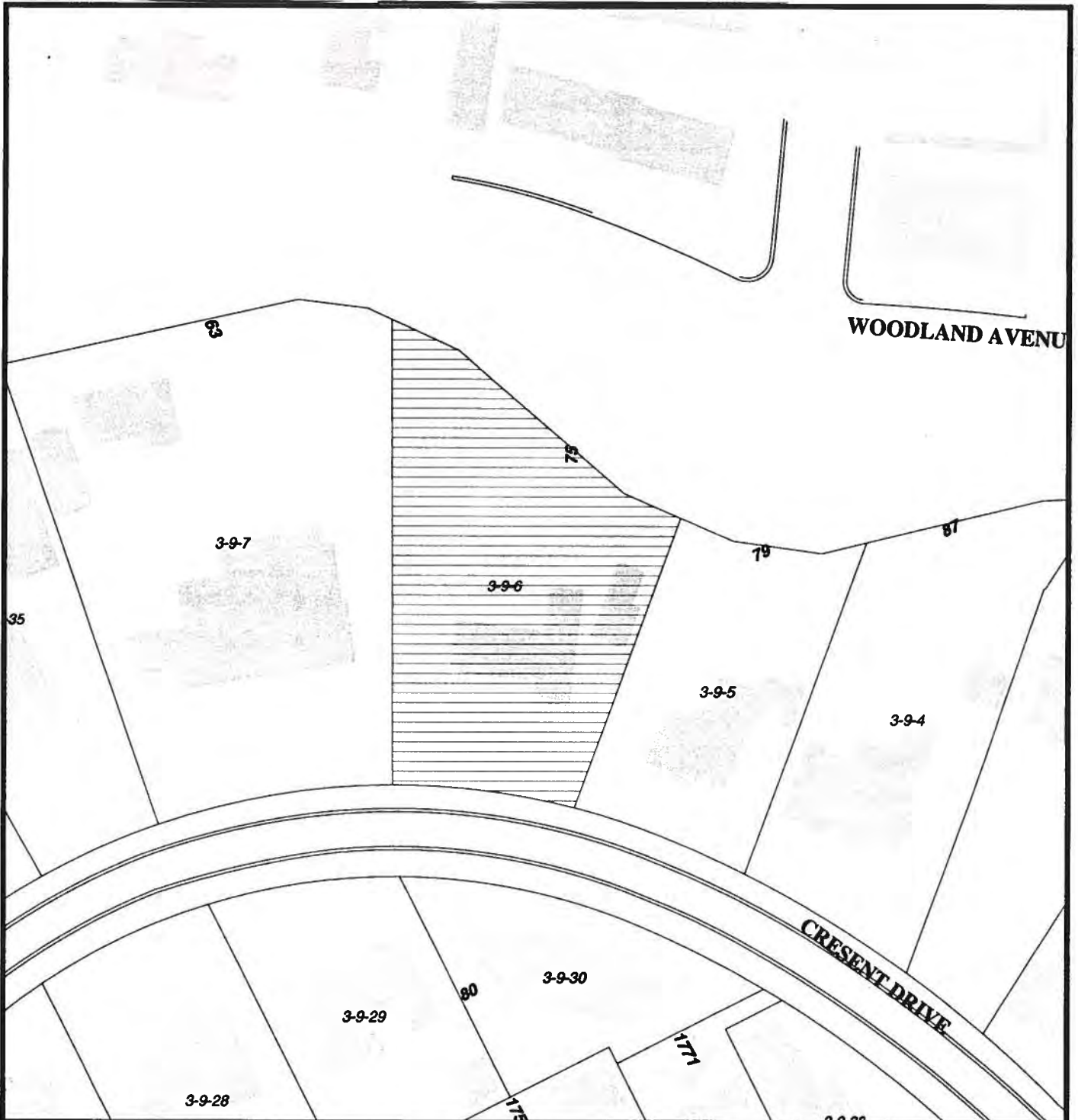
Palo Alto Times. 5 October 1944, 16 October 1944, 24 April 1945, 10 June 1946, 12 December 1975.

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



75 Crescent Drive
003-09-006

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



731 EMERSON STREET

APN: 120-27-071

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1896-1970

Summary of Significance: 731 Emerson Street was deemed eligible under Criterion A as a representative of several patterns: early single-family development in Palo Alto, the provision of housing for lodgers and boarders in dwellings, and the development of both speculative and personal residences by contractors and builders. Under Criterion C, it was deemed eligible as a distinctive example of the Queen Anne style and as a work of the important local builder H.L. Upham.

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 1896, the year of the building's construction. The significance of the property under Criterion A for being exemplary of early development and housing patterns in 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.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

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

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: 731 Emerson Street is significant as an early and notable example of the Queen Anne style that was built by important local builder H.L. Upham.

Period of Significance: 1896

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) 731 Emerson St

P1. Other Identifier: 731 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 731 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 27 071

*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 731 Emerson is a two-story, stud-frame structure built on a mud sill foundation that was replaced with concrete walls after 1949. The house has a complex, steeply pitched, multi-gable roof. The frame is enclosed by narrow beveled siding on the ground floor and shingles in two different patterns in the gables. Inside, there are pine floors on the ground floor and

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 #) _____
731 Emerson St; view northeast;
09/16/99; by B. Vahev; roll BRV-83,
neg #11

*P6. Date Constructed/Age and
 Source: Historic
 Prehistoric Both
1895; Palo Alto Times

*P7. Owner and Address:
James Cook
1120 Palo Alto 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:
December 15, 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: 731 Emerson St

Recorded by Michael Corbett

*Date December 15, 1999

Continuation Update

Description (continued)

plaster walls. There is a half basement with an earth floor (1949) and a finished attic area. In 1949, there was one fireplace but no other provision for heating. Fenestration consists of double-hung windows and multi-pane wood doors. The upper sash in the front bay window is ornamented with a perimeter of small panes of colored glass.

In plan, this is a generally rectangular structure with projections of different sorts that give it a lively and irregular appearance. As built, at the ground level, there was a projecting bay window on one side of the front facade and another at the rear of the house in the south corner. There was a large projecting wing at the center of the rear and an L-shaped porch at the front in the east corner. In 1924, a one-story addition was built at the rear in the south corner between the bay window and the rear wing. The roof form, in conjunction with the projections, adds complexity to the appearance of the house. The roof is steeply pitched with a cross gabled wing above the front bay window, a parallel porch roof that is a continuation of the main roof, and a side gable. In the continuous plane of this main-porch roof, there is an eyelid dormer. In 1949, the Tax Assessor identified a basement with an earth floor and a habitable attic. At that time, on the ground floor there were a living room, dining room, bath, kitchen, and service porch. On the second floor there were two bedrooms, a bath, and a kitchen. In the attic, there were three bedrooms. Since two kitchens were identified, there appear to have been two units in this house. Two doors on the front porch provide access to the two units — one on the ground floor and one in the second floor and attic.

In appearance, this building is an austere and unusual example of the Queen Anne style. Associated with the Queen Anne are an irregular and asymmetrical massing, contrasting wall textures (beveled siding and shingled gables), bay windows, and colored glass. The austerity, the paneled soffits, and the classical features — especially the distinctive temple-like front porch — are representative of the turning away from highly decorated buildings to simpler ones. Still, the highly irregular form of this building is its most distinctive feature.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 731 Emerson St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)
1895: Built (Palo Alto Times)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: Quinn and Upham

*B10. Significance: Theme A: Patterns of development in Palo Alto, C: Queen Anne Style Area Palo Alto
Period of Significance 1896-1970 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The building at 731 Emerson is located on a 50 by 112.50 foot lot in what was numbered Block 10 from the time of the earliest subdivision of the city. The *Plat of the Town of Palo Alto* of 1894 shows the present structure on a single 25 by 112.50 foot parcel, and it seems possible that the house was originally situated on such a lot or situated on a larger lot in such a way that half could be sold off later.

Structure: The *Palo Alto Times* of 24 May 1894 printed a notice that Mr. H.L. Upham, foreman for P.P. Quinn, contractor, had built for himself a carriage house on Emerson Street at a cost of \$300 in Block 10 and that he had moved into it pending the construction of a residence on the same lot. The footprint of this carriage house first appears on the series of Sanborn maps in 1901. At that time and on all the Sanborn maps until 1949, though the residence had been completed and occupied, the carriage house is identified as a dwelling. It was, in fact, expanded at some time between the Sanborn maps of 1901 and 1904, and a garage appears on the Sanborn map of 1924. As for the house itself, the *Palo Alto Times* of 2 January 1896 mentioned that the firm of Quinn and Upham had built in 1895 a house in Block 10 at a cost of \$1,680. This would have been 731 Emerson. According to the record in the *Palo Alto City Directory*, Mr. Upham and his family lived at the address until about 1902 at which time they moved to 443 Kipling. The *Palo Alto Times* of 2 October 1924 printed a building permit notice of

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 15, 1999

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 731 Emerson St

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 15, 1999

Continuation

Update

History (continued)

interior alterations at 731 Emerson at a cost of \$100. The Sanborn map of 1924 registers in that year the addition of a room to the rear of the ground floor. There is no evidence in the Assessor's records of further alterations.

Use: In 1894 when Henry Upham built the dwelling in the rear of the lot at 731 Emerson, he was identified as a foreman employed by the contractor P.P. Quinn. By 1896, when notice was published that the house had been completed Mr. Upham and Mr. Quinn were partners. The *Palo Alto City Directory* lists only the Uphams at the address from 1895 until 1900, but for every year from 1900 until 1944, the directory lists always at least two family names with another listed for the rear. These occupants were either students or workers: at different times, a maid, a laborer, a dressmaker, five painters, a carpenter, two plasterers, two barbers, two machinists and a driver. This driver, John Benson paid for the alterations made in 1924. His name appears as owner of the house in the Assessor's records, and the *City Directory* lists him at the address until 1970 (he died at the end of 1970).

Evaluation

This house at 731 Emerson appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1896, when it was built, to 1970, when John Benson died after 46 years in the house. Under criterion A, this house represents several patterns — the original development of residences in Palo Alto; the provision of housing for lodgers and boarders in dwellings; and the development of houses by contractors and builders, apparently both for personal residence and investment purposes, which were occupied by them for only a few years. Under criterion C, this is a distinctive example of the Queen Anne style, characterized by its irregular shape and especially its temple-like porch. It is also an example of the work of an important early builder and contractor, H.L. Upham.

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. 1895-1971.

Palo Alto Historic Survey Update. Property File.

Palo Alto Historical Association. File on Henry L. Upham.

Palo Alto Times. 20 April 1894, 25 May 1894, 27 July 1894, 2 January 1896, 26 October 1905, 2 October 1924, 16 March 1946, 2 January 1971.

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

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

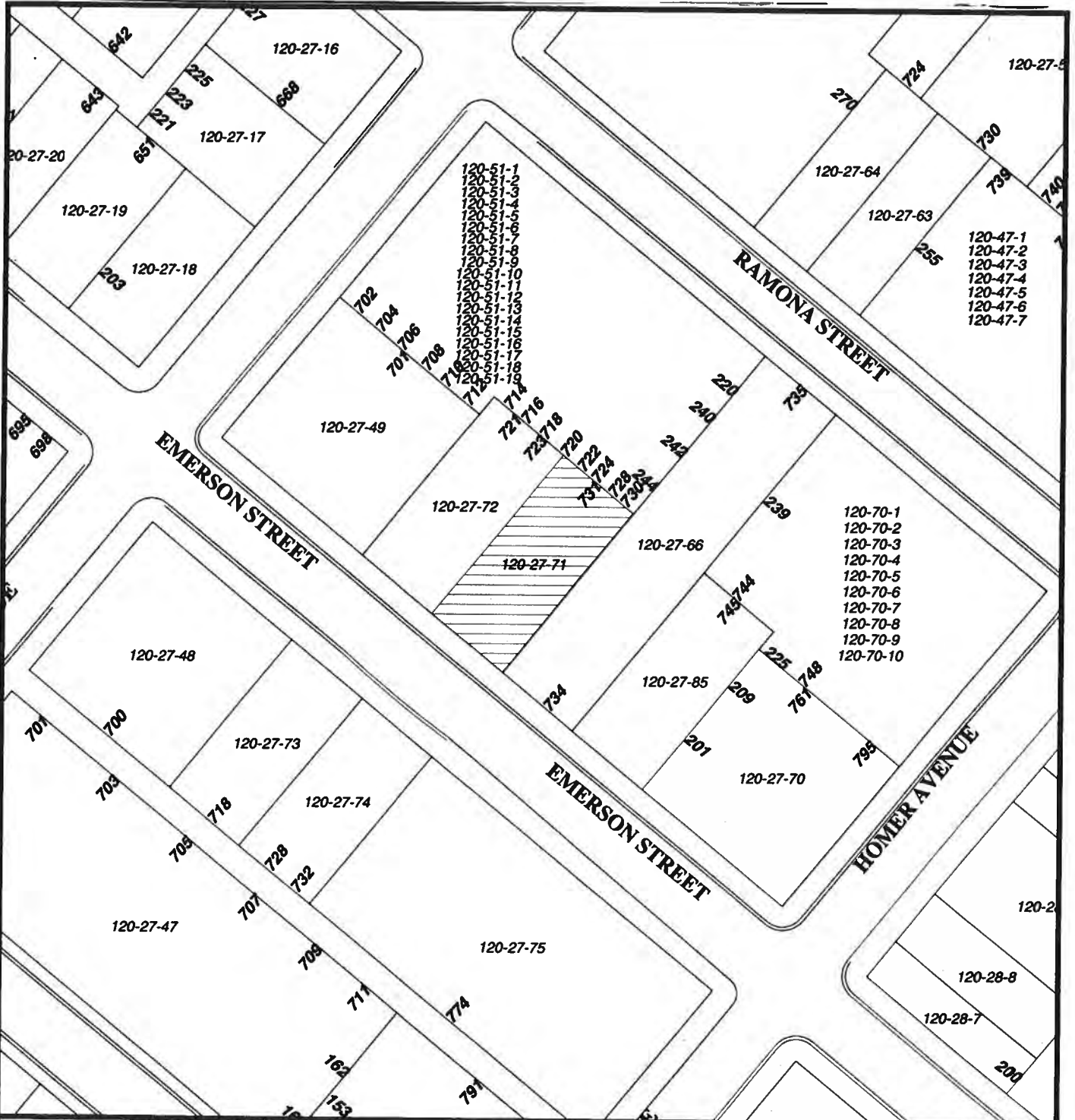
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1964, 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



731 Emerson St
120-27-071

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



855 HAMILTON AVENUE

APN: 003-03-033

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1915-1931

Summary of Significance: 855 Hamilton Avenue was found significant under Criterion A for representing the construction of grand houses in Palo Alto by retired or widowed Midwesterners, and under Criterion C as an imposing example of an impressive Period Revival style residence.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Windows replaced; front door possibly replaced; no additional alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The building's significance related to the history of large houses constructed by retired Midwesterners has been omitted, as this would be better expressed through an association between the property and a specific person. The period of significance is revised to 1915, the year of the building's construction. The name of the architect has been revised to Charles K. Sumner (instead of Charles S. Kaiser) to reflect the name by which Sumner was better known, and the name under which the most prolific period of his career was undertaken.



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)

Statement of Significance: The subject building is significant as a work of the notable local architect Charles K. Sumner and the builders Collman & Duncan. It is an imposing example of a Period Revival style residence and retains a high level of integrity.

Period of Significance: 1915

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) 855 Hamilton Ave

P1. Other Identifier: 855 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 ____; ____ of ____ of Sec ____ B.M.
c. Address 855 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 03 033

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

When the two houses on Hamilton Avenue for the Ray family were completed in early 1916, the *Palo Alto Times* called them "The year's finest productions in residences." The paper described the houses as follows:

The year's finest productions in residences are the Ray residences at 845 [855] and 865 Hamilton, built for Mrs. Caroline E. Ray and Robert C. Ray by Collman & Duncan, San Francisco.

The two houses are almost identical, having one garage to accommodate three machines. There are two stories and a finished attic. On the first floor there is a library, reception hall, living room, dining room, kitchen, glass enclosed veranda and sun porch, pastry pantry and butlers' pantry.

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 #) _____
855 Hamilton Ave; view northwest;
09/14/99; by B. Vahev; roll BRV-80,
neg #4

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1916; Palo Alto Times

*P7. Owner and Address:
Jay C & Michaela M Hoag
855 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: 855 Hamilton Ave

Recorded by Michael Corbett

*Date February 23, 2000

Continuation Update

Description (continued)

The woodwork and walls are the finished work of expert interior decorators. The woodwork, except in the library, on the first floor is finished in an especially treated white enamel, there being five coats applied. The walls are canvassed over the cement and the tintings are perfect.

On the second floor, there are four chambers, three bathrooms, one with shower, a dressing court, sewing room and two sleeping porches.

The attic has three servants' bedrooms, a bathroom, and a large playroom finished entirely in cedar with large linen drawers and deep cupboards.

The windows in the sleeping chambers are fitted with the Heuser patent windows, Stewart disappearing screens and two sets of shades. There is throughout both lighting and heating, electric wiring, vacuum connections in each room with the machine in the cellar, complete telephone system, emergency burglar alarm and lighting system and two Reid water heaters and hot air heating system. The baths are finished in white tile, with tubs built in and pedestal basins. The cost of the two buildings was about \$30,000.

In style, 855 Hamilton is an early example of a Period Revival Style house, a style that was more common in the 1920s. It is a large house with an imposing presence on the street. Its composition is an overlay of asymmetrical elements (gabled bay and projecting bay window) on a generally symmetrical core (hip roof with three dormers) as if it were a late Renaissance manor house with later additions.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 855 Hamilton Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Period Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1916: Built (Palo Alto Times)

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

*B8. Related Features:

B9a. Architect: Charles S. Kaiser b. Builder: Collman and Duncan

*B10. Significance: Theme A: pattern of development in Palo Alto, C: Period Revival Area Palo Alto

Period of Significance 1915-1931 Property Type Residential Applicable Criteria A and C

(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 *Map of the City of Palo Alto* (no date, but after 1915 and before 1918), the two, single-family residences at 855 and 865 Hamilton were originally located on one large lot in Block no. 53. By the *Revised Map Showing the City Limits on January 1, 1921*, the large lot had been divided into two unequal parts, leaving 855 Hamilton on a 120-by-200-foot lot. Those dimensions have never been altered.

Structure: The *Palo Alto Times* printed a note that residences had been built at 845 and 865 Hamilton for Mrs. Caroline E. Ray and her stepson, Robert C. Ray, by Collman and Duncan of San Francisco. The architect of both houses was Charles S. Kaiser (*Palo Alto Times* 1 October 1915). A note in the *Palo Alto Times*, of 24 April 1916, said that those two houses were nearing completion and that the cost of each was about \$15,000. The stepson lived at 865 Hamilton until his death in 1929. The stepmother lived at 855 Hamilton until her death in 1931. Other than a building permit for a tool house (*Palo Alto Times* 2 February 1924), there is no indication in the documentary record of alterations. There is a discrepancy between the shape of the present front bay and that on the Sanborn maps.

Use: The twelve room, single-family dwelling at 855 Hamilton was designed and built for a wealthy widow who lived there from the time of its completion in 1916 until her death in 1931. Mrs. Caroline Dodge Ray moved to Palo Alto from Duluth after the

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: 855 Hamilton Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

death of her husband, James Dodge Ray. According to the *Palo Alto Times*, in 1931, James Ray "is credited with having developed to its present proportions the City of Duluth, Minn. He became wealthy with the increase in value of his realty holdings and through milling and mining operations." Duluth was at the peak of its prosperity when Mrs. Ray moved to Palo Alto, and presumably her real estate there was at the peak of its value. Mrs. Ray may have come to Palo Alto in 1916 because her stepson, Robert C. Ray, was here, having come to Stanford in 1903. Robert C. Ray was a banker who retired at the age of 31. At her death, Mrs. Ray left an estate worth \$550,119.00. Caroline Ray was at least the second wealthy widow to move to this part of Hamilton Avenue from Minnesota, after Emma Wolverton came to 975 Hamilton in 1909. William E. and Mattie B. Lake lived in the house after Mrs. Ray and remained there until the 1970s. Mr. Lake worked as a salesman for Montgomery Ward.

Evaluation

The house at 855 Hamilton Avenue appears eligible for the NRHP under criteria A and C at the local level of significance. Its period of significance runs from 1915, when it was built, to 1931, when the original owners were gone.

Under criterion A, this house represents an interesting aspect of Palo Alto's history that may not have involved a large number of properties but which had a noticeable impact — the construction of grand houses by retired or widowed midwesterners.

Under criterion C, this house is an example of an imposing Period Revival style house that was designed to be impressive. This house is in contrast to other houses of the time that were designed to be, variously, inconspicuous, falsely modest, private, and striking.

References

Alsberg, Henry G., editor. *The American Guide: A Source Book and Complete Travel Guide for the United States*. New York: Hastings House, 1949.

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

Gebhard, David and Tom Martinson. *A Guide to the Architecture of Minnesota*. Minneapolis: University of Minnesota Press, 1977.

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

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 1 October 1915, 25 March 1916, 25 April 1916, 19 February 1929, 19 October 1931, 4 April 1942, 1 January 1970, 4 March 1976.

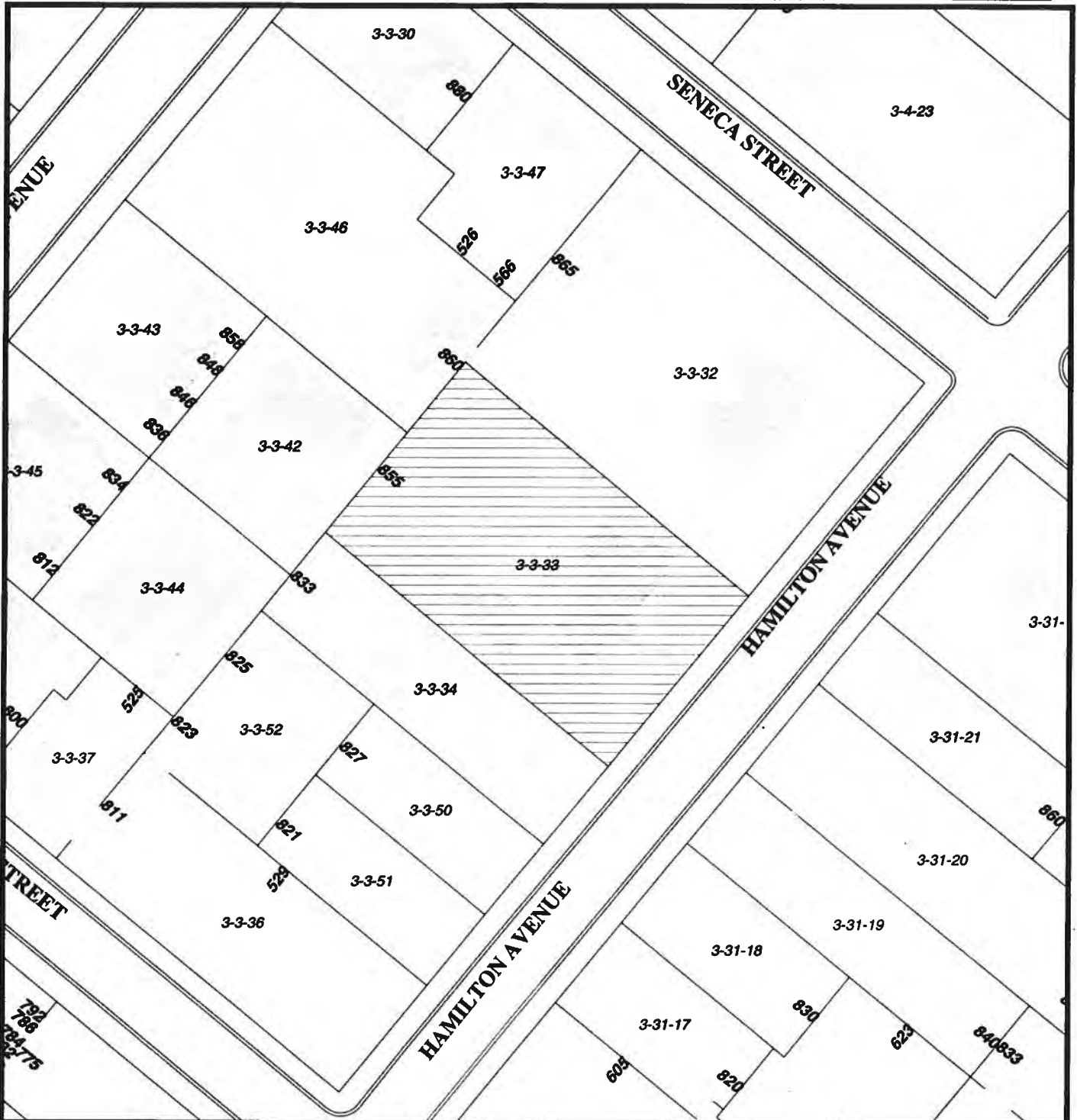
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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

Page 5 of 5 *Resource Name or # (Assigned by recorder) 855 Hamilton Ave
*Map Name: Palo Alto Planning Dept. GIS *Scale: 1":80' *Date of Map: 1999



855 Hamilton Ave
003-03-033

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



469 HOMER AVENUE

APN: 120-16-051

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1906-1954

Summary of Significance: 469 Homer Avenue was found eligible under Criterion A as an example of single-family development in the original grid of Palo Alto, and under Criterion C as an early Craftsman bungalow and the work of Charles E. Hodges, one of the earliest architects in Palo Alto and the University Architect of Stanford University.

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 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 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)

Statement of Significance: 469 Homer Avenue is significant as a notable Craftsman bungalow designed by Charles E. Hodges, one of Palo Alto's earliest architects and the University Architect of Stanford University.

Period of Significance: 1906

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) 469 Homer Ave

P1. Other Identifier: 469 Homer 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 469 Homer 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 16 051

*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 469 Homer is a one and one-half story, balloon or platform frame structure on a concrete wall foundation. The frame is clad on the exterior in shingles, presumably nailed to sheathing. In 1949, the Tax Assessor recorded a quarter basement. Inside, there are plaster walls, hardwood floors on the ground floor, and pine floors on the second floor. In 1949,

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 #) _____
469 Homer Ave; view northwest;
09/16/99; by B. Vahey; roll BRV-83,
neg #13

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

*P7. Owner and Address:
Dale Snyder
7003 Yacht Haven Rd Friday Harbor
WA 98250

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

*P9. Date Recorded:
December 27, 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: 469 Homer Ave

Recorded by Michael Corbett

*Date December 27, 1999

Continuation

Update

Description (continued)

heat was provided by two gas floor furnaces and one fireplace. Fenestration consists of double-hung windows with six-light and eight-light upper sash and paneled doors.

In plan, this house is a nearly square building with several minor projections. As shown on the 1924 and 1949 Sanborn maps, there is a square bay at the front in the south corner of the house and a porch across the rest of the facade on the southeast side. On the southwest side facing the alley, there is an angled bay window, and at the rear, there is a two-story projecting bay in the north corner. The placement of the porch and bays took advantage of natural sunlight. In 1949, the Tax Assessor identified the following rooms: on the ground floor were a living room, dining room, kitchen, and service porch; and upstairs were three bedrooms, a bath, and a screen porch. It seems likely that the living room stretched across the front of the house with the dining room behind it, lit by the angled bay window. After 1949, the southwest end of the porch was enclosed.

In appearance 469 Homer is a Craftsman bungalow, characterized by its low profile, shingled walls, orientation to the outdoors, and general simplicity of form and decoration.

The garage at the rear, shown on the 1924 Sanborn map, is a rectangular, gable roofed structure clad in shingles. It has its original hinged doors with eight-light glass upper panels in each door.

The house is next door to the Woman's Club of Palo Alto. These two buildings were designed by the same architect. The property is enhanced by mature oak trees.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 469 Homer Ave

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)
1906: Built (*Palo Alto Times*)
1954: Addition of bath

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

*B8. Related Features:

B9a. Architect: Charles H. Hodges b. Builder: unknown

*B10. Significance: Theme A: Early development of Palo Alto; C: Craftsman Bungalow Area Palo Alto
Period of Significance 1906-1954 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The lot at 469 Homer appeared on the *Map of the City of Palo Alto* (1921) in Block no. 27 with boundaries that have remained the same to the present (2000). There is no evidence that the present house was preceded on the site by any other structure. The house is located at the northwest corner of Homer Avenue and Downing Lane on a lot that measures 50 by 100 feet, a size that was typical of a suburban lot of its day.

Structure: The *Palo Alto Times* printed on 5 January 1906 a building permit notice that reported that Charles A. Hodges was architect of a new residence costing \$1,600 for Dr. W.J. Fleckenstein at 469 Homer (in 1916 Charles Hodges would be the architect for the Woman's Club next door). The *Palo Alto City Directory* listed Dr. and Mrs. Fleckenstein at the address in the edition of 1906. The Assessor's records note only one alteration to the house which was the 1954 addition of a new bath. It is at just that time that the *City Directory* begins to list four family names occupying this house that had until then been a single family dwelling.

Use: The house at 469 Homer served from the time of its construction in 1906 until 1954 as a single family dwelling. The original owner, Dr. Fleckenstein was a dentist with offices in the Jordan Building. After one year, Dr. Fleckenstein was gone,

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 27, 1999

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 469 Homer Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 27, 1999

Continuation

Update

History (continued)

and the house was occupied by a series of families, most of them residents for two to six years, suggesting that this may have served as a rental property. Among the subsequent residents was Frank H. Cory, Chief Deputy Clerk of the Supreme Court in 1907 and a bank examiner, in 1910. In the mid-1930s (including 1934-1936) the house was occupied by Warren A. Littlefield (1868-1952) and his family. Littlefield was described in his obituary as a "pioneer California furniture merchant" who had operations at various times in Santa Cruz, Stockton, Lodi, Tracy, and two locations in Palo Alto beginning in 1930 (the Medico-Dental Building and 421 Bryant Street). In 1952, his obituary in the *Palo Alto Times* said, "At a testimonial dinner given for him last year by the Western Furniture Mart in San Francisco, Mr. Littlefield received a plaque recognizing him as the oldest active retail furniture operator in Northern California." Since 1955, the house has functioned like a boarding house.

Evaluation

This house at 469 Homer appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1906 to 1954 when it was modified internally.

Under criterion A, this is a single family house from the early period of the development of the city, located in the original grid.

Under criterion C, it is a Craftsman Bungalow, a typical building type in Palo Alto. It was designed by Charles E. Hodges who was one of the earliest professional architects in Palo Alto and the University Architect at Stanford. He is best known for the Woman's Club next door and the Chemistry Building and the reconstruction of Memorial Church at Stanford.

Modifications of the house for multi-unit occupancy have left the character and appearance of the exterior unchanged. The landscaping and the presence of the original garage, are unusual surviving elements of the setting.

References

California. Secretary of State. *Index to Architects*. 1947. California State Archives.

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

Gebhard, David, Eric Sandweiss, and Robert Winter. *Architecture in San Francisco and Northern California*. Revised edition. Salt Lake City: Gibbs M. Smith, Inc., 1985.

Map of the City of Palo Alto. 1921.

Palo Alto City Directory. 1906-1955.

Palo Alto Historic Survey Update. Property File.

Palo Alto Historical Association. *The Streets of Palo Alto*. . .

Palo Alto Times. 5 January 1906, 11 September 1952, 14 April 1953.

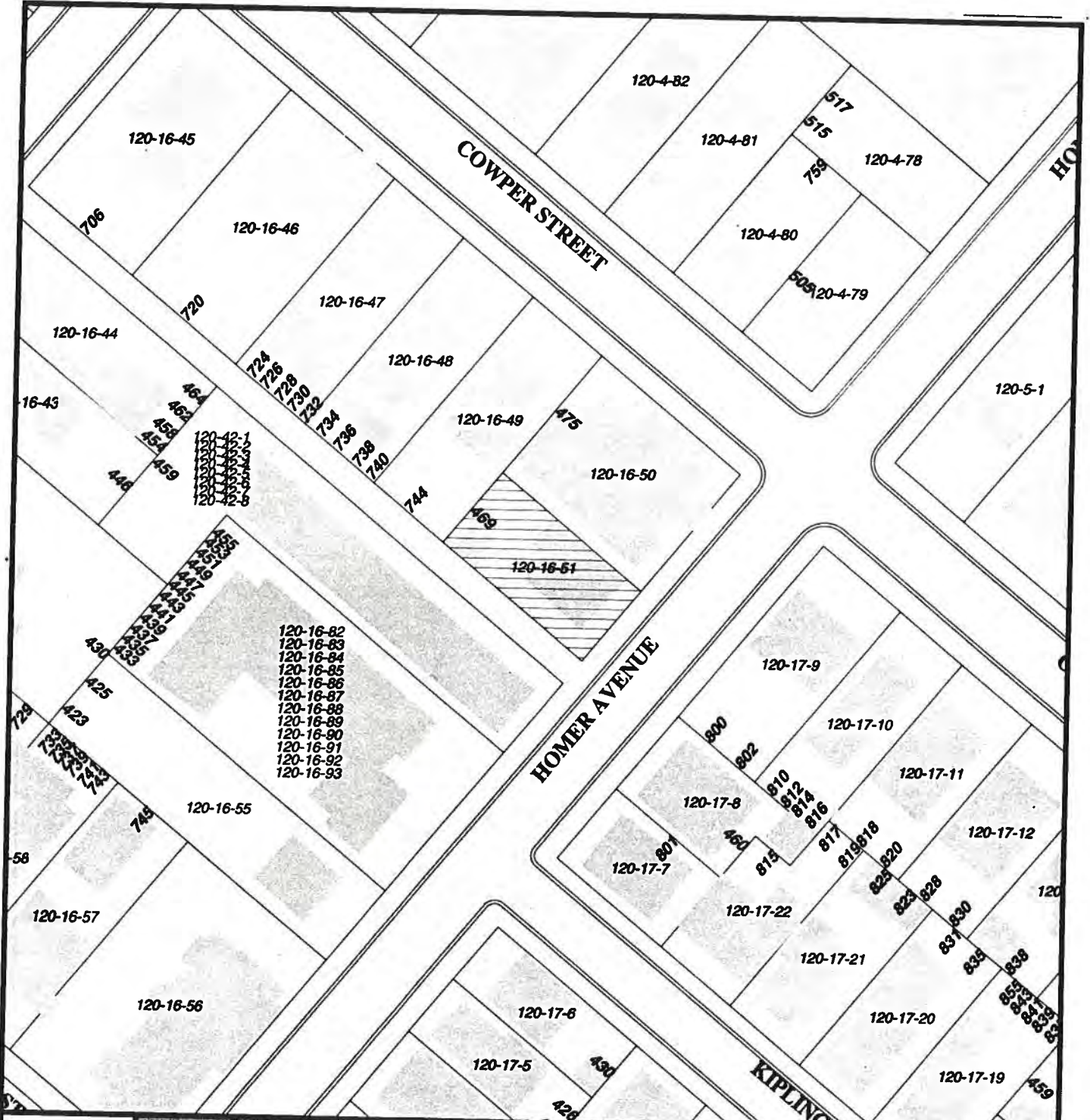
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1955, 1957.

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

LOCATION MAP



469 Homer Ave
120-16-051

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



411 LYTTON AVENUE

APN: 120-14-076

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1901-1910

Summary of Significance: 411 Lytton Avenue was found significant under Criterion A as an early example of a single-family residence built in the original street grid of Palo Alto, and for demonstrating the early connection between Palo Alto and Stanford, as its first two residents were Stanford University faculty members. Under Criterion C, the building was found eligible as a distinctive example of the typical square cottage type built by the important early builder J.W. Wells.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Front fence repaired; no other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1933, the year of the building's construction. The significance of the property under Criterion A, for being constructed within the original street grid of Palo Alto, and for its connection to Stanford University, 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.



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 building is significant as an example of the typical early Palo Alto square cottage housing type as designed by the significant local builder J.W. Wells.

Period of Significance: 1901

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) 411 Lytton Ave

P1. Other Identifier: 411 Lytton 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 ____; ____¹/₄ of ____¹/₄ of Sec ____; ____ B.M.

c. Address 411 Lytton 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 14 076

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

The house at 411 Lytton is a small, one-story, square cottage. It is a balloon-frame structure clad in shingles and covered by a hip roof. The roof has overhanging eaves and exposed rafters. The roof extends out over an entrance porch in the center of the street side of the building. The street facade is symmetrical in composition with a window on either side of the central entrance porch and a hip roofed dormer that repeats the proportions of the house.

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

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



P5b. Description of Photo:
(View, date, accession #) _____
411 Lytton Ave; view northwest;
09/20/99; by B. Vahey; roll BRV-83,
neg #34

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1901; Palo Alto Times

*P7. Owner and Address:
Albert & Leone Johnson
19111 Croyden Ter Irvine CA 92612

*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) 411 Lytton Ave

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)
1901: Built (Palo Alto Times)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: J.W. Wells

*B10. Significance: Theme A: Pattern of development in Palo Alto; C: Square cottage Area Palo Alto

Period of Significance 1901-1910 Property Type Residential Applicable Criteria A and 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 411 Lytton is located on a .06 acre lot in block 31 of the original University Park subdivision of 1889. According to the record in the series of Sanborn maps, this house shared a 93-by-100-foot corner lot at Lytton and Waverley with another house numbered 385 Waverley from 1901 until sometime after 1924. The Sanborn map of 1949 shows a four-unit apartment building added to the same larger lot at some time since the publication of the Sanborn map of 1924.

Structure: The *Palo Alto Times* reported, on 20 April 1901, the construction of two cottages at the site in question by J.W. Wells for Van Alstine Wallace at a total cost of \$2,000. The *Palo Alto City Directory* first listed the cottage at 411 Lytton in 1901. The Assessor's records include no mention of alterations.

Use: The *Palo Alto City Directory* first listed the residence at 411 Lytton in 1901. From that year through 1904, a young instructor at Stanford, Joseph Grant Brown, lived in the house with his mother, Mrs. C.G. Brown. According to an obituary which appeared in the *Palo Alto Times*, on 7 December 7 1967, Brown transferred from Illinois State Normal College to Stanford in 1900, received his bachelor of arts degree in 1901, and his master of arts in 1903. "He was an expert in atmospheric electricity and taught physics at Stanford from 1901 to 1934." He was Stanford University's oldest living professor emeritus at the time of his death at 98 years in 1967.

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: 411 Lytton Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

The next occupant listed from 1907 through 1910 was also on the Stanford faculty. According to a death announcement that appeared in the *Stanford Alumnus* of January 1913, Samuel B. Charters was an assistant professor in the Electrical Engineering Department from 1905 until his death in Pittsburg, Pennsylvania in 1912, while on a sabbatical leave. "During his leave he was acting as inspector of the materials which the Los Angeles Aqueduct Company is purchasing in Pittsburg." He was the last faculty member to live at the address.

The house was the residence of Albert E. Johnson from 1925 to 1931 and again in 1936 and 1937. Mr. Johnson was identified in different editions of the *City Directory* as a hod carrier, a laborer, and a gardener. According to an obituary that appeared in the *Palo Alto Times*, on 18 October 1974, he was a native of Sweden who had lived in Palo Alto for 50 years at the time of his death at 88. That would indicate that the house at 411 Lytton would have been his first permanent address in Palo Alto. He and his wife are identified as the owners of the house on Assessor's documents prepared about 1949, in which year it was the residence of his son, Alfred N. Johnson and his wife, Leonie.

Evaluation

The house at 411 Lytton appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1901, when it was built, to 1910, when its Stanford connection ended.

Under criterion A, the house represents both the early residential development of the original grid of the city and the early connection between Palo Alto and Stanford. Its first two residents included young Stanford professors, Joseph Grant Brown and Samuel B. Charters.

Under criterion C, the house is an example of a typical early Palo Alto building type — a square cottage — designed by an important early builder, J.W. Wells.

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. 1901-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 20 April 1901. (obituary Joseph Grant Brown) 7 December 1967. (obituary Albert Johnson) 18 October 1974.

Stanford Alumnus. January 1913.

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

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

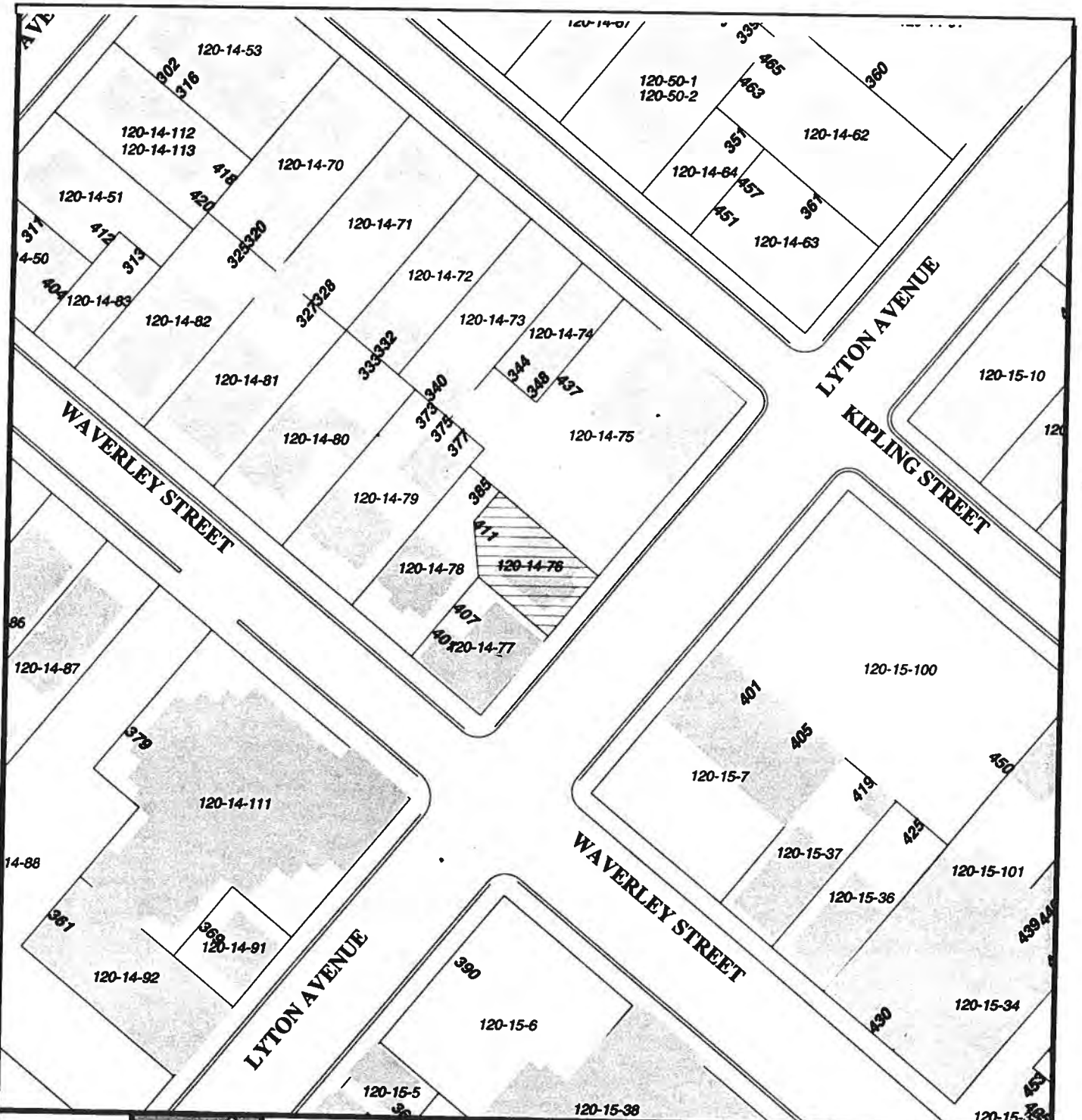
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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

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



411 Lytton Ave
120-14-076

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



1056 UNIVERSITY AVENUE

APN: 003-05-026

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1927-1931

Summary of Significance: 1056 University Avenue was deemed eligible under Criteria A and C as the architect-designed personal residence of Joseph L. Stewart.

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 1927, 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 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)

Statement of Significance: 1056 University Avenue is significant as the self-designed personal residence of notable Bay Area architect Joseph L. Stewart, and as an excellent example of the Spanish Colonial Revival style.

Period of Significance: 1927

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) 1056 University Ave

- P1. Other Identifier:** 1056 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 ___; ___/4 of ___/4 of Sec ___ B.M.
- c. Address 1056 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 3-5-26

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

This house, at 1056 University Avenue, has a complex footprint whose most prominent part belongs to a two-story structure in an L-plan. In addition, two one-story wings project further to the rear, and there is an attached one-story garage at the front of the northeast side. The orientation of the house is open to southern light at the rear. It is also designed to establish privacy on its busy University Avenue location. The house is a wood-frame structure clad in stucco and covered by a red-tiled gable roof. The design is derived from Mediterranean sources. The principal two-story volume facing the street is in a balanced composition with a central recessed entranceway and a mix of window types, including a bay window and a segmental window. Decorative features include overhanging eaves with exposed rafters, an iron window grille, and patterned mullions in casement windows.

***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 #) _____
1056 University Ave; no view; 1 June 2000; by M. Corbett; roll PA-MC, neg #5

***P6. Date Constructed/Age and Source:** Historic
 Prehistoric Both
1927; HRB Staff Report

***P7. Owner and Address:**
Violante Robert V & Barbara J Trustee, 1056 University Ave, 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 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1056 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)
1927: Built (HRB Staff Report)

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

*B8. Related Features:

B9a. Architect: Joseph L. Stewart b. Builder: Keystone Construction Company

*B10. Significance: Theme Joseph L. Stewart Area Palo Alto

Period of Significance 1927-1931 Property Type residential Applicable Criteria A and 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 1056 University Avenue is situated on an irregular lot of approximately 82 by 209 feet which is located in Block 70. Though this block is located within the bounds of the original University Park subdivision of 1889, it was part of a re-subdivision and relocation of blocks 60, 70, 85, F, G, and H.

Structure: According to the City of Palo Alto Historic Resources Board Staff Report, dated 11 July 1997, the house at 1056 University Avenue was built by the Keystone Construction Company, in 1927, for the owner, architect and first occupant, Joseph L. Stewart.

Use: This house was occupied by Joseph L. Stewart from 1927 to 1931. Joseph L. Stewart received license number 760 to practice architecture in California on 28 March 1913. Stewart was in partnership with Henry C. Smith, a noted apartment house designer, in the firm of Smith and Stewart from 1911 to 1914. By 1920, Stewart was in practice under his own name. Stewart lived and worked in San Francisco during the early years of his practice, except in 1907, after the earthquake, when he lived in Oakland at the Waldorf House. In 1918, he and his wife lived at 65 San Benito Way in San Francisco, and in 1923, they lived on St. Francis Boulevard — both of these were houses he designed in St. Francis Woods, a stylish upper middle class

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 3 of 5

Resource Identifier: 1056 University Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 19, 2000

Continuation

Update

History (continued)

neighborhood west of Twin Peaks. In 1926, he designed another house for his family at 1056 University Avenue in Palo Alto. After he moved his residence to Palo Alto, he maintained his office in San Francisco.

While Stewart's practice has not been fully researched, his designs for several commercial buildings and for numerous houses were published in the *Architect and Engineer*. Among his commercial buildings, all in San Francisco, were the Columbia Hotel (1914, by Smith and Stewart) with a mansard roof; a garage at 180 Twelfth Street for Mortimer Fleishhacker (1920); the Moss Glove Company Building (1921); and the Crest View Apartments (1922). He also designed an apartment house in Palo Alto for Mrs. Wasson. Numerous house designs were also published. Most of these were in San Francisco and Palo Alto in prestigious neighborhoods such as St. Francis Woods and Crescent Park. Among his Palo Alto houses were 50 Crescent Drive, 1056 University Avenue, and 1560 University Avenue. In addition, according to the *Architect and Engineer* (May 1925), "Architect Joseph L. Stewart has completed plans for a group of six high-class homes, construction of which has been started in Crescent Park, Palo Alto for Mr. J.K. Calley. The houses will cost \$20,000-\$25,000 each." (It is not clear which of these houses were actually built.)

Evaluation

This house, at 1056 University, appears eligible for the NRHP under criteria A and C as the home of the architect Joseph L. Stewart. It is eligible at the local level of significance for the period 1927 to 1931.

References

Architect and Engineer. Contract notice: 6 houses in Crescent Park, Palo Alto, for J.K. Calley. May 1925.

Architect and Engineer. "Apartment Houses — Some Recent San Francisco Examples." Vol. 70:1 (September 1922). pp. 48-50.

_____. "Garage for Mr. Mortimer Fleishhacker." Vol. 63:3.

_____. "On House Builders." Vol. 61:1 (April 1920). pp. 60-61.

_____. "Palo Alto Apartment House for Mrs. Wasson." February 1925.

_____. "Forest Hill Residence for Mrs. F.T. Movingo." August 1926.

_____. "House for Mr. Joseph L. Stewart, St. Francis Woods." Vol. 69:1 (June 1922), pp. 82-83.

California. Secretary of State. *Index to Architects*. 1947. California State Archives, Sacramento.

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

Corbett, Michael R. *Splendid Survivors: San Francisco's Downtown Architectural Heritage*. San Francisco: California Living Books, 1979.

Palo Alto. Historic Resources Board Staff Report on 1056 University. 16 July 1997.

Palo Alto City Directory. 1931.

Palo Alto Historic Survey Update. Property File.

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 1056 University Ave

Recorded by Michael Corbett

*Date May 19, 2000

Continuation

Update

References (continued)

Palo Alto Times. 1 April 1926.

Polk's Crocker-Langley San Francisco Directory. San Francisco: R.L. Polk & Co., 1911-1926.

San Francisco Call. 15 November 1907.

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

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1953, 1962, 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

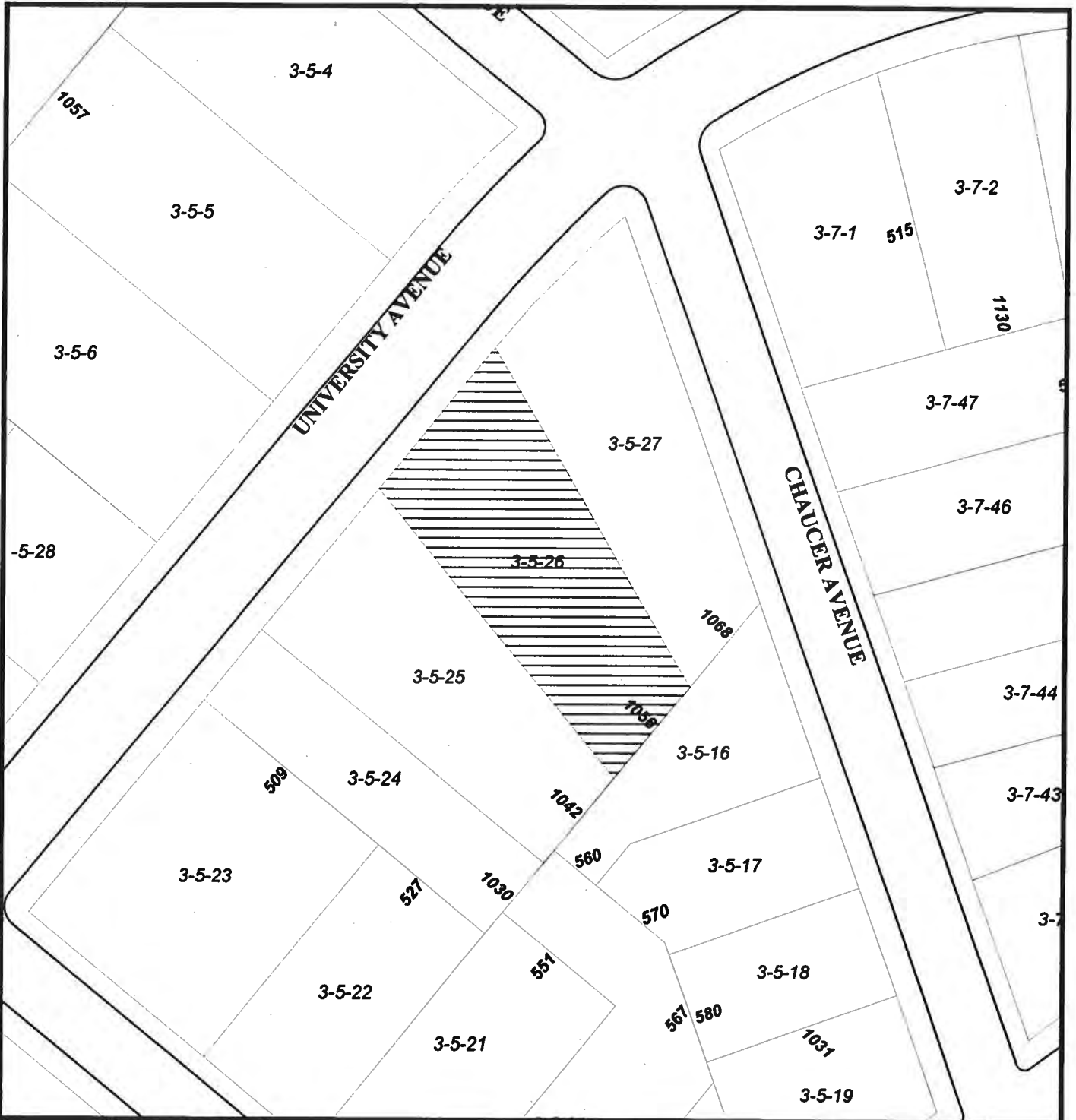
Page 5 of 5

*Resource Name or # (Assigned by recorder) 1056 University Ave

*Map Name: Palo Alto Planning Dept. GIS

*Scale: 1":80'

*Date of Map: 1999



1056 University Ave
Palo Alto, CA

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



385 WAVERLEY SREET

APN: 120-14-078

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1901-1910

Summary of Significance: 385 Waverley Street was found eligible under Criterion A as a representative of early single-family development within the original street grid of Palo Alto. Under Criterion C, it was deemed eligible as a distinctive example of the typical square cottage type designed by important early builder J.W. Wells.

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 1901, 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: 385 Waverley Street is significant as an early square cottage house type and as the work of an important early Palo Alto builder J.W. Wells.

Period of Significance: 1901

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) 385 Waverley Street

P1. Other Identifier: 385 Waverley Street
 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 385 Waverley Street 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 14 078

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

The house at 385 Waverley is a small, one-story, square cottage. It is a balloon-frame structure clad in shingles and covered by a hip roof with flaring eaves. The roof has overhanging eaves and exposed rafters. The roof extends out over an entrance porch in the center of the street side of the building. The street facade is symmetrical in composition with a window on either side of the central entrance porch and a hip roofed dormer that repeats the proportions of the house.

*P3b Resource Attributes: (List attributes and codes) HP2 Single family property
 *P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)



P5b. Description of Photo:
 (View, date, accession #) 385 Waverley St.; view north; 08/08/01; by B. Vahey; roll BRV-XX, neg #22
 *P6. Date Constructed/Age and Source: Historic Prehistoric Both
1901; Palo Alto Times
 *P7. Owner and Address:
Leone L. and Albert N. Johnson, trustees, 19111 Croyden Terrace Irvine, California 92612
 *P8. Recorded by: (Name, affiliation, and address)
Michael Corbett, Dames & Moore 221 Main Street, Suite 600 San Francisco, CA 94105
 *P9. Date Recorded:
18 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 385 Waverley St.

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)
1901: Built (Palo Alto Times)

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: J.W. Wells

*B10. Significance: Theme A: Pattern of development in Palo Alto; C: Square cottage Area Palo Alto

Period of Significance 1901-1910 Property Type Residential Applicable Criteria A and 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 385 Waverley Street is located on a .08 acre lot in block 31 of the original University Park subdivision of 1889. According to the record in the series of Sanborn maps, this house shared a 93-by-100-foot corner lot at Lytton and Waverley with another house numbered 411 Lytton Avenue from 1901 until sometime after 1924. The Sanborn map of 1949 showed a four-unit apartment building added to the same larger lot at some time since the publication of the Sanborn map of 1924.

Structure: The *Palo Alto Times* reported, on 20 April 1901, the construction of two cottages at the site in question by J.W. Wells for Van Alstine Wallace at a total cost of \$2,000. The *Palo Alto City Directory* first listed the cottage at 385 Waverley in 1901.

Use: The two cottages were built as rental properties for Van Alstine Wallace, listed variously in city directories as a merchant, a department manager at Frazer's, and as retired. Wallace lived at various addresses near the intersection of Lytton and Waverley streets for many years including 385 Waverley, 411 Waverley, 407 Waverley, and 410 Lytton.

Until about 1905, Wallace lived with his wife, Anna, a Stanford graduate and a Latin teacher at Palo Alto High School. According to a newspaper account of a lawsuit filed by Anna Wallace against the estate of her husband after his death in 1919, he lived

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: 18 August 2001

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 5

Resource Identifier: 385 Waverley St.

Recorded by Michael Corbett/Steve Hardy (history)

*Date 18 August 2001

Continuation Update

History (continued)

with Evelyn Jane Dunton (a.k.a. Ellen B. Lee) from 1907 until his death. The *Palo Alto City Directory* first listed the residence at 385 Waverley in 1901. At that time, the occupants were Mrs. M.P. Newland and her sons, Lloyd and Ralph, both Stanford students. The Newlands were succeeded by other households that included Stanford students, including Miss B.T. Lamborn, a Latin student from 1904 to 1907. (Perhaps there was some connection between Anna Wallace, a Latin teacher, and Miss Lamborn, a Latin student). In 1908, the owner of the property, Van A. Wallace was listed here. Subsequent residents included Charles N. Cross, a mechanical engineering instructor at Stanford in 1910, two teachers, a grammar school principal, and a dressmaker. In 1920-1921, Mrs. Wallace lived here after her husband's death. In 1921, the house was sold to John F. Gilpin, an English born carpenter with Southern Pacific, who resided here until 1944. From 1946 to 1950, the house was occupied by Mrs. Mary J. Carmichael, a bank teller. From 1953 to 1972 the house was owned by Albert E. Johnson, a gardener. Johnson and his wife, Clara, lived in the house except for one year during this period.

Evaluation

The house at 385 Waverley Street appears eligible to the NRHP under criteria A and C at the local level of significance. The period of significance is from 1901, when it was built, to 1910, when its Stanford connection ended.

Under criterion A, the house represents both the early residential development of the original grid of the city and the early connection between Palo Alto and Stanford. From 1901 to 1910, Stanford instructors or students resided here in all but one year when the owner of the property was here.

Under criterion C, the house is an example of a typical early Palo Alto building type — a square cottage — designed by an important early builder, J.W. Wells.

References

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

Metroscan/Santa Clara. County Assessor's Information on Palo Alto Properties including Assessor's Parcel Map. 1997.

Miller, Guy C. Letter to Superintendent of Schools, Chicago. 26 July 1945.

Palo Alto City Directory. 1901-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. (obituary Albert Johnson) 18 October 1974.
"Widow of Wallace to Appeal Claims." 27 April 1921.
"Details Received of Death of Lloyd Newland." 21 October 1913.
"Heart Attack Proves Fatal to C.N. Cross." 11 January 1932.
"Private Rites Held for Mrs. Cross." 17 April 1952.
"Ellen Barnhisel Passes Suddenly." 27 October 1925.
"Funeral is Held for Agnes Drake." 8 June 1945.
"Last Rites Held for Agnes Drake." 8 June 1945.
"Mrs. Ellen Gilpin Taken by Death." 29 October 1926.
"Elderly Man Dies in Palo Alto Home." 1 June 1944.
"Funeral [?] for John Gilpin." 2 June 1944.
"Albert Johnson." 18 October 1974.
"Record of a Year's Progress: Building Record." 3 January 1902.
"Building." 20 April 1901.

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

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 385 Waverley St.

Recorded by Michael Corbett/Steve Hardy (history)

*Date 18 August 2001

Continuation Update

References (continued)

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

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

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

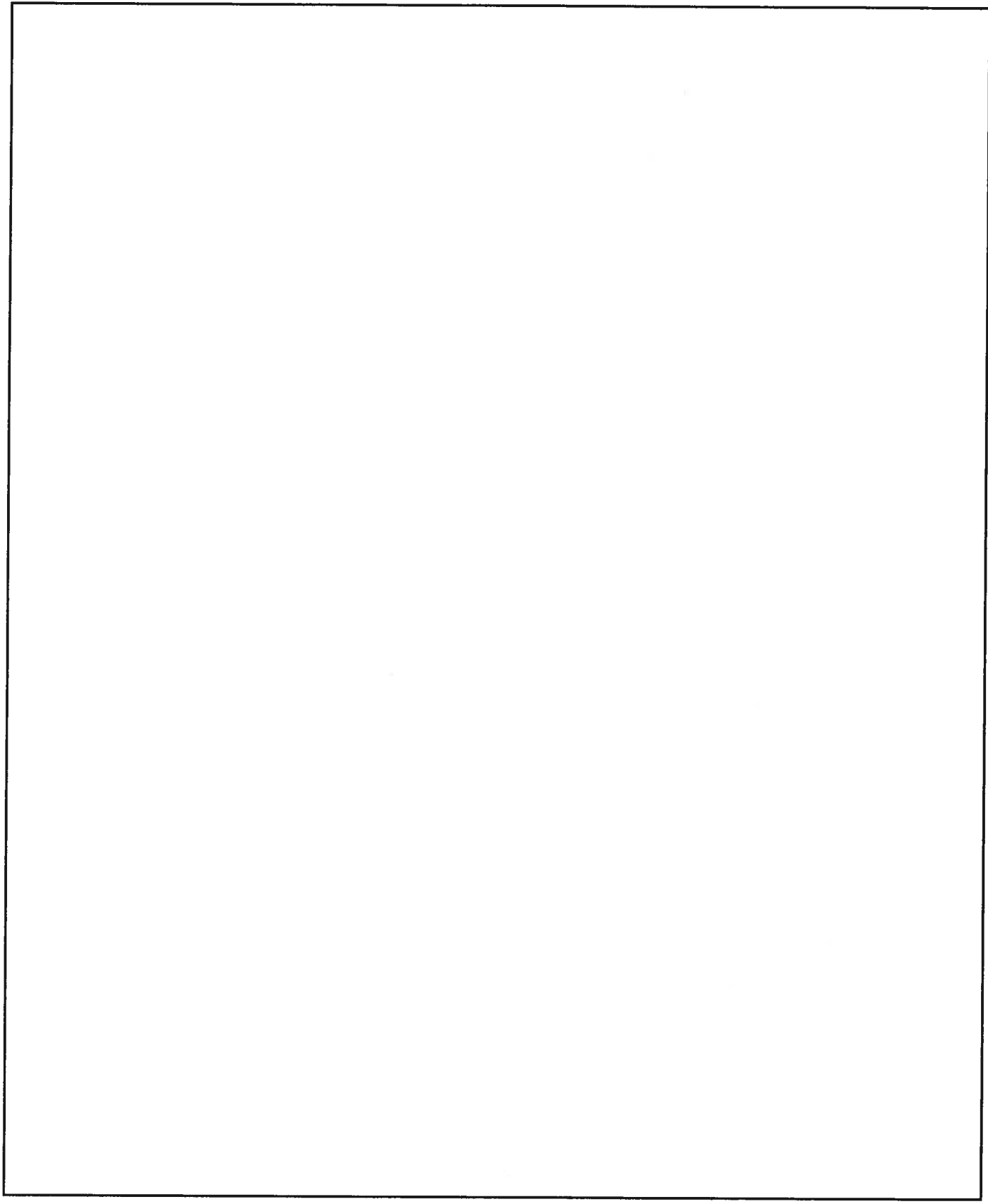
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

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

United States Census. 1900.

United States Census. 1910.

LOCATION MAP



CRITERIA 2 & 6 NOMINATIONS

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

- 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)

Address	Criteria	Category
162 Bryant Street	2, 6	2
1590 California Avenue	2, 6	2
825 Kipling Street	2, 6	2
1757 Park Boulevard	2, 6	2
530 Webster Street	2, 6	2

162 BRYANT STREET

APN: 120-24-038

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1908-1950

Summary of Significance: 162 Bryant Street was deemed eligible under Criterion A as a representative of the establishment of Palo Alto in its first two decades by middle-class families. Under Criterion C, it was deemed eligible as a representative of the work of carpenters or builders who were influenced by traditional practices and published building plans.

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 Criterion A significance identified in the 2001 Survey has been omitted as the subject building is not known to have served as a catalyst for early middle-class development.



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 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship)

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

Statement of Significance: 162 Bryant Street is significant as an elaborate example of an early common square cottage house type built from published building plans. It features stylistic elements of the Edwardian era that combine Colonial Revival and Queen Anne characteristics. It retains a high level of integrity and craftsmanship.

Period of Significance: 1908

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) 162 Bryant St

P1. Other Identifier: 162 Bryant 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 162 Bryant 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 24 038

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

The house at 162 Bryant is a large and elaborate example of a common type. It is a one-story, stud-frame house above a raised basement. The house and half porch at the front are covered by a hip roof. A projecting wing at the front and a side bay window are covered by gable roofs.

The main walls of the house are clad in 2-lap or 3-lap siding, except for a frieze under the eaves clad in flush siding. The gables are clad in fish-scale shingles. Fenestration includes a paneled front door and double-hung windows except in some locations on the front. On the porch is a high horizontal casement window (perhaps a piano window) and in the projecting wing is a tripartite window with multi-pane sidelights and upper sash of the central window.

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 #) _____
162 Bryant St; view southwest;
09/20/99; by B. Vahey; roll BRV-84,
neg #19

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
ca. 1908; City Directory

*P7. Owner and Address:
George & Lora Smith
162 Bryant 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 5

Resource Identifier: 162 Bryant St

Recorded by Michael Corbett

*Date January 11, 2000

Continuation Update

Description (continued)

In plan, this house is generally rectangular except at the front where various features give it a lively and irregular form. The exterior wall is defined by a projecting wing with an angled bay window facing the street, an entrance vestibule standing out from the main walls under the porch, and an angled bay window facing the side. The central portions of this irregular exterior wall are covered by a porch. Lacking a Tax Assessor's card and the detailed information it provides about structure, finishes, and rooms, little is known about the interior. According to MetroScan (1999), this building has eight rooms including four bedrooms and two family rooms. The other two rooms are, presumably, a living room and dining room. In addition, there is a kitchen and three bathrooms. The raised basement would appear to have been finished long after the original house and to include the two family rooms. Thus, the main house must contain a living room, dining room and two to four bedrooms. Because the front door is off center, this house appears less likely to have a corridor providing access to rooms, and more likely to have a more modern, open plan. Several houses of a similar character appear in Wilson's *Bungalow Book* of 1908.

The appearance of the house mixes forms and images usually associated with 19th-century houses on the one hand and 20th-century bungalows on the other hand. The basic shape of the house as it appears from the street, a one-story square box with a hip roof and a projecting wing with an angled bay window at the front, was common in the 1890s. Such houses were often decorated with ornament from the Queen Anne style, which was popular at the time, and have often been called Queen Anne cottages in style guides of the 1960s-1990s. Unlike this house, however, cottages of the 1890s were usually clad in different siding (including rustic siding and patterned shingles) and had a higher pitched roof with a gable over the projecting wing. The lively and irregular form of the front of this house is also characteristic of houses of the 1890s.

Houses with plans like this were published in newspapers, magazines, and plan books. They were widely available and were commonly used with and without modifications as sources of ideas for homeowners and as plans for carpenters, builders, and architects. Wilson's *Bungalow Book* of 1908 illustrated several house plans like many other published plans that might have served as a starting point for the design of this house.

The finishes and decorative details of this house also mix imagery from the 1890s with imagery from the time the house was built (ca. 1908). The contrasting textures of the wall siding and the shingled gables recall the Queen Anne style of the 1890s. At the same time, these and other features are associated with the imagery of the Colonial Revival style and with bungalows of the 1900s. The siding, the round porch columns that visually support an entablature, and the paneled soffits are associated with the Colonial Revival style. The textured walls, the low pitch of the roof, and the suggestion of an open floor plan, are characteristics of bungalows.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 162 Bryant St

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)
ca. 1908: Built (*City Directory*)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Pattern of development; C: Common local house type Area Palo Alto

Period of Significance 1908-1950 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The 1904 edition of the Sanborn map of Palo Alto shows no structure on the parcel of land that became 162 Bryant. Property lines on that map indicate that the parcel's proportions had not yet been determined. On the same map one can see that this portion of Palo Alto served residential purposes exclusively from the beginning.

Building History: The City Directories first list 162 Bryant in the 1908 edition. There is no evidence of a later change of street numbers to cause a confusion of the present 162 Bryant with another structure. At the same time the Santa Clara County MetroScan dates the building to 1912. The Historic Inventory Survey and City of Palo Alto Index to Building Permits gives no reference. The 1910 U.S. Census lists Harry and Adeline Vandervoort living at 162 Bryant with their two sons of six and four years. They are identified as owners of the property with a mortgage.

History of Use: According to the City Directories, the house at 162 Bryant was first occupied as the residence of the proprietor of a transfer company and his family. W. Allguire a gas fitter is also identified as resident at the address. He shares the proprietors wife's maiden name. So whatever the details of the arrangement, it seems to have been a situation other than that of householder taking in boarders. W. Allguire was gone by the time of the 1910 U.S. Census. The house continued to be the residence of the families of proprietors and managers of commercial establishments located in the town for much of the first half of the century.

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 5

Resource Identifier: 162 Bryant St

Recorded by Michael Corbett/Steve Hardy (history)

*Date January 11, 2000

Continuation

Update

Evaluation

The house at 162 Bryant Street appears to possess significance under criteria A and C of the NRHP. It appears eligible at the local level of significance for the period 1908 to 1950. Under criterion A, it represents the establishment of the original part of Palo Alto in its first two decades by middle class families — the first owners owned a transfer company. Under criterion C, it is a large and elaborate example of a common house type that mixed forms and images from the 1890s and 1900s. It represents the work of carpenters or builders influenced by traditional practices and published building plans. In plan and shape it recalls a common small house type of the 1890s. At the same time, in style and decoration it is a bungalow, with elements of the Queen Anne, Colonial Revival, and Craftsman styles.

The house appears to possess integrity. Its high basement, finished as living space, appears to be an addition, date unknown. This is a common type of addition, that might have been made anytime from the 1910s to the 1990s.

References

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

MetroScan. 1999.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 13 April 1940.

Palo Alto Times. Alfred McAslan, 14 August 1951; Effie McAslan, 13 November 1967; Anne Patricia Williams, 14 December 1970; Nancy Walker, 23 June 1981; Nettie S. Walker, 25 March 1952.

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

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

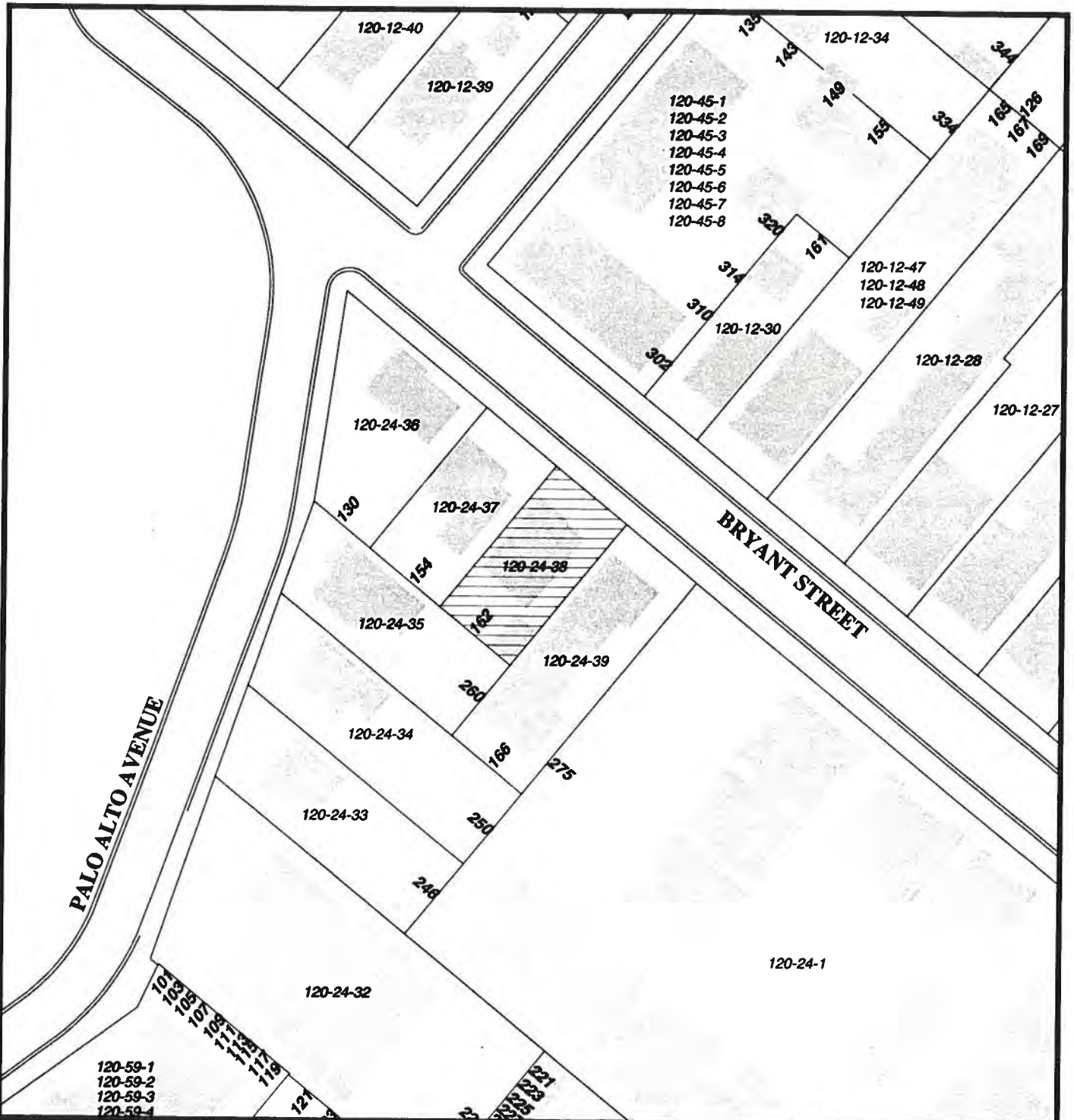
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

U.S. Census. 1910.

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


Wilson, Henry L. *The Bungalow Book: A Short Sketch of the Evolution of the Bungalow from its Primitive Crudeness to its Present State of Artistic Beauty and Cozy Convenience. Illustrated with Drawings of Exteriors, Floor Plans, Interiors and Cozy Corners of Bungalows Which Have Been Built from Original Designs*. 4th edition. Los Angeles: Henry L. Wilson, 1908.

LOCATION MAP



162 Bryant Street
120-24-038

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



1590 CALIFORNIA AVENUE

APN: 137-05-066

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1912-1950

Summary of Significance: 1590 California Avenue was found significant under Criterion A for representing the early development of the former town of Mayfield, and under Criterion C as a good example of a Craftsman style bungalow.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The building's association with the early development of the former town of Mayfield, due to its early date of construction, has been omitted as this building has not been determined to be the earliest building built or to have served as a catalyst for the construction of other nearby residences. The style and type of building has been clarified as a Craftsman style square cottage. The period of significance is revised to 1912, 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 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)

Statement of Significance: 1590 California Avenue is an excellent example of a Craftsman style square cottage residential building and demonstrates good architectural detailing representative of the period.

Period of Significance: 1912

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) 1590 California Ave

P1. Other Identifier: 1590 California 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 1590 California Ave 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 137 05 066

*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. Secord the building is presented as it has changed, up to the present (1999).

The house at 1590 California is a one-story balloon-frame structure with a concrete wall foundation. The house and an L-shaped front porch are covered by a hip roof with overhanging eaves. The frame is clad on the exterior in shingles, nailed on sheathing, or possibly on nailers. Inside, floors are pine and walls are plastered. In 1949, the Tax Assessor recorded a gas-fired hot-air heating system and one fireplace with a chimney. Fenestration consists of double-hung windows and paneled doors. 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 #) _____
1590 S California Ave; view northwest; 09/21/99; by B. Vahey; roll BRV-85, neg #34

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1912; Palo Alto Times

*P7. Owner and Address: Joyce Campbell
PO Box 60957 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: December 27, 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: 1590 California Ave

Recorded by Michael Corbett

*Date December 27, 1999

Continuation Update

Description (continued)

In plan, this house is nearly square. With its porch, the roof covers a rectangular area. In 1949, rooms recorded by the Tax Assessor included a living room, dining room, three bedrooms, a bath, and a kitchen. While the arrangement of the interior is not known, the location of the front steps off-center and the front door even more off-center suggests something other than a central hall plan. (For more information on this type of arrangement, see the square cottage context that accompanies the final survey report.).

In appearance, this is a Craftsman Bungalow, characterized by a low hip roof with overhanging eaves and exposed rafter ends, shingled walls, a full porch with square posts, and an overall simplicity of form and decoration. (For more information on this type of house, see the bungalow context that accompanies the final survey report.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1590 California Ave

- 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)
1912: Built (Palo Alto Times)
- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: _____

- B9a. Architect: _____ b. Builder: unknown
- *B10. Significance: Theme A: Development period in Mayfield; C: Craftsman Bungalow Area Palo Alto
Period of Significance 1912-1950 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The Sanborn map of 1925 shows the house now numbered 1590 California to have been built on what had originally been five 25 by 115 foot lots of Block No. 16 (Nos. 1-5) in College Terrace. The Sanborn map of 1945 shows that in the interim a second dwelling (1550 California) had been built on the same property. Sometime after 1945, this second dwelling and a 50 by 115 foot portion of the originally 125 by 115 foot parcel was sold off, leaving the site of 1590 California a 75 by 115 foot lot on the north corner of California and Bowdoin.

Structure: According to the Santa Clara County MetroScan, the house at 1590 California was built in 1912. This date is consistent with the appearance of the house which looks like others built in the period from about 1905 to 1915. Sanborn maps do not cover the neighborhood prior to 1924, no mention has been discovered in the *Palo Alto Times*, and the city directories do not list the address prior to 1926. The Assessor's records note only a modest interior remodeling and the repair of existing stairs in 1973.

Use: The Palo Alto city directories from 1926 to 1950 list single, working class families as residents in the six room house at 1590 California. The same directories indicate that these families tended to own the property while they lived there. From 1936

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 27, 1999

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 1590 California Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 27, 1999

Continuation

Update

History (continued)

through at least 1950, Mrs. Carrie H. Luchning, a widow, and Gertrude Luchning, a public school teacher, shared the house. The *City Directory* indicated that Mrs. Carrie Luchning was the owner.

Evaluation

This house appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1912-1950.

Under criterion A, as a single family house it represents a period of renewal and growth in Mayfield following incorporation and control of the taverns.

Under criterion C, it is an example of a characteristic building type — a Craftsman bungalow.

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. 1926-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 8 July 1940, 11 January 1958, 28 January 1977.

Sanborn Map Company. *Insurance Map of Mayfield*. New York: 1924, 1945.

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

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.

LOCATION MAP



1590 S. California Ave
137-05-066

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



825 KIPLING STREET

APN: 120-17-021

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1898-1916

Summary of Significance: 825 Kipling Street was found significant under Criterion A for its association with the original residential development of Palo Alto, and under Criterion C as one of the most elaborate versions of a square cottage with Queen Anne style features to be constructed in the late nineteenth century in Palo Alto.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Windows replaced; no other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The building's association with the original residential development of Palo Alto has been omitted and the period of significance is revised to consist of 1898, 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 site is particularly representative of an architectural style or way of life important to the city, state, or nation)

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

- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship)

Statement of Significance: 825 Kipling Street is significant as one of the most elaborate early square cottages in Palo Alto that uses Queen Anne style detailing and is reminiscent of several typical pattern book designs of the late nineteenth century that used the diagonal projecting wing plan. The building illustrates the familiarity of local builders with the popular pattern book designs of the day.

Period of Significance: 1898

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) 823-825 Kipling St

P1. Other Identifier: 823-825 Kipling 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 823-825 Kipling 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 17 021

*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 823-825 Kipling is a one-story structure with a full basement and unfinished attic space. It is covered by a hip roof with gabled wings. The house is a balloon-frame structure that had brick foundation walls in 1949. The house is enclosed on the exterior by rustic siding that is nailed to the frame without sheathing. Small gable areas are clad in shingles. Fenestration

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 #) _____
823-825 Kipling St; view northeast;
09/16/99; by B. Vahey; roll BRV-82,
neg #34

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1898; Metroscan

*P7. Owner and Address:
Carl McCluskey
7560 Nez Perce Dr Bozeman MT
59715

*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 5

Resource Identifier: 823-825 Kipling St

Recorded by Michael Corbett

*Date December 29, 1999

Continuation

Update

Description (continued)

consists of wood, double-hung windows and paneled doors. Interior finishes include hardwood floors on the first floor. In 1949, there were two gas-fired floor furnaces and no fireplaces.

In plan, this house is a notably irregular variation of an otherwise standard example of a typical Palo Alto house type — the square cottage. From the main, nearly square body of the house, there are projections in three directions. At the front, there is a projecting wing and half porch, like in many other square cottages. In addition, there is a diagonally projecting wing at the south corner. On the northwest side of the house there is a slight projection of most of the wall. In 1949, the Tax Assessor identified the following rooms, all on the main floor: two living rooms, two bedrooms, two baths, two kitchens, and one service porch. In other words, at that time, there were two one-bedroom apartments in the building.

In appearance, this is a small example of a house that mixes the common square cottage form with elaborations of that form and decorative details from the Queen Anne style. Three plans presented in the Newsom brothers' *Picturesque California Houses* of 1884 are similar in their general layout. These are one-story cottages with a projecting wing and a porch across the front and a diagonal projecting wing at the corner. Each of the Newsom brothers' plans has a central hallway with rooms on either side, as this house must have. The Newsom brother's houses are more elaborately decorated. Although some details are missing from this house (e.g., porch decoration, like spindles; possibly roof cresting at the ridges) it is similar in character, if simpler and cheaper, than the Newsom brothers' models. In this house, there is a contrast in wall textures in the rustic siding and shingled gables. The porch columns were turned on a lathe and the brackets at the tops of the columns were made with a jigsaw. Apart from the eaves with their paneled soffits and the broken-pediment-like gables, this house lacks references to historical styles of architecture.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 823-825 Kipling St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)
1898: Built (MetroScan)
ca. 1946: Converted to duplex

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Original residential development in Palo Alto; C: Square cottage Area Palo Alto
Period of Significance 1898-1946 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The duplex now numbered 823 and 825 Kipling is situated on a 50-by-112½-foot lot in Block No. 26 of the original plan of 1889. Kipling was not on that plan but appears on a map of the city published in the *Palo Alto Live Oak* on 2 September 1898. The lot's size was typical of a suburban lot of its day. Sometime after the 1904 Sanborn map and before the 1924 Sanborn map, a garage was built behind the house near the east corner of the lot. Then, sometime after 1924 and before 1949, a second, larger garage was built next to the first one, stretching across most of the rest of the back of the lot.

Structure: The Santa Clara County MetroScan dates the residence at 823-825 Kipling to 1898. It appears on the *Live Oak* map of 1898 mentioned above and first appears on the series of Sanborn maps on that of 1901. The *Palo Alto City Directory* lists 823 Kipling in 1901 as the home of Mrs. Addie Thomas, Beulah Thomas, and Ed Thomas. The Assessor's records note no alterations, the *City Directory* shows that about 1941 the dwelling went from being a single family residence to a duplex which would have entailed some interior alterations.

Use: James Aencas Mosher immigrated from Nova Scotia in 1903 and was listed at 823 Kipling in the *Palo Alto City Directory* of 1904. According to the U.S. Census of 1910, Mr. Mosher's wife Minnie, his son Reuben, and daughters Nora, Maud and

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 5

Resource Identifier: 823-825 Kipling St

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 29, 1999

Continuation

Update

History (continued)

Ada had all immigrated in 1903 as well. According to an obituary published in the *Palo Alto Times* on 12 December 1916, also with him in Palo Alto were three brothers and a sister. One of those brothers, George W. Mosher, was associated with James in the building business. James Mosher died at a building site on the Stanford campus in 1916. Minnie Mosher continued to be listed at the address until 1940. She was residing at the home of a daughter in Mountain View when she died in 1949 (obituary 18 May 1949). The house, as 823 Kipling, was listed vacant in 1941, and in 1942, as 823 and 825, was listed vacant twice. By 1944, the two units were each occupied by a married couple. On the tax card, prepared in 1949, the owner's name was Albrect E. Lindner and the current MetroScan lists the name Lindner among co-owners.

Evaluation

This house at 823-825 Kipling appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1898 to 1916, when James Mosher died.

Under criterion A, it represents the original residential development of the city of Palo Alto. As the home of James Mosher and his family, it is associated with the construction of buildings in early Palo Alto. James was one of several brothers in the construction business here (the best known was George W. Mosher). James died in 1916 working on a building at Stanford. His brother Thomas, a contractor, also lived here in 1910.

Under criterion C, this is one of the most distinctive and elaborate versions of a common Palo Alto house type in the city — the square cottage. It is similar in its general character including its diagonal projecting wing, to three pattern book designs in *Picturesque California Homes* by the Newsom brothers.

References

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

Newsom, Samuel and Joseph Cather Newsom. *Picturesque California Homes: A Volume of Forty Plates, Plans, Details and Specifications of Houses Costing from \$7,000 to \$15,000, and adapted to Families Having Good Taste and Moderate Means. City and Country Homes*. San Francisco: 1884. Reprint with an Introduction by David Gebhard, Los Angeles: Hennessey & Ingalls, Inc., 1978.

Palo Alto City Directory. 1901-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Live Oak. 2 September 1898.

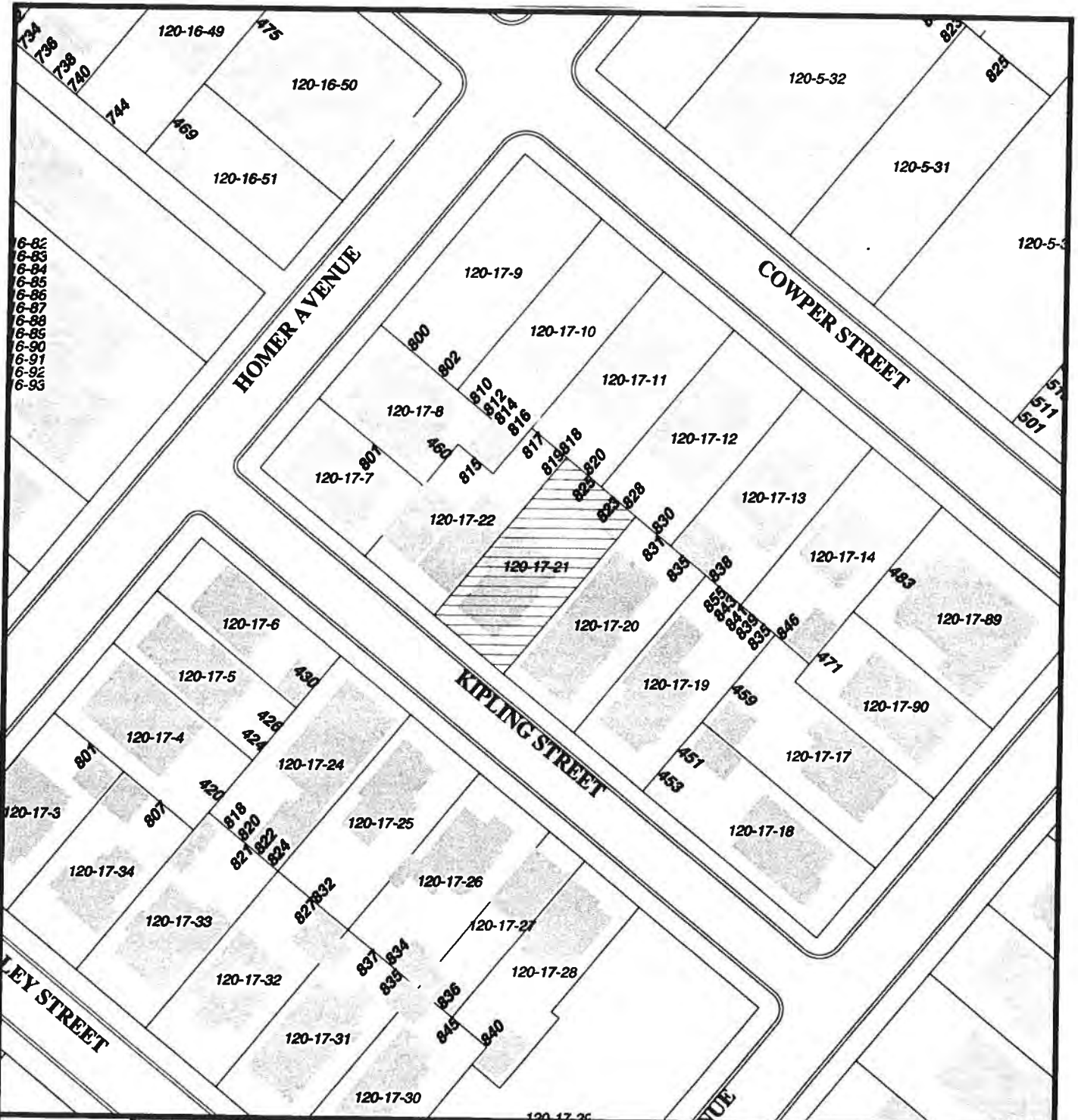
Palo Alto Times. 12 December 1916, 15 May 1949.

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

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

U.S. Census. 1910.

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



823-825 Kipling St
120-17-021

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

1757 PARK BOULEVARD

APN: 124-25-039

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1904-1919

Summary of Significance: 1757 Park Boulevard was deemed eligible under Criterion A as a representative of early development patterns in the Evergreen Park subdivision. Under Criterion C, it was deemed eligible as a variation of the common early Palo Alto building type, the two-story box.

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 1904, the year of the building's construction. The significance of the property under Criterion A, as a representative of early development patterns in the Evergreen Park subdivision, 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.



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)

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

Statement of Significance: 1757 Park Boulevard is significant as an excellent and early example of the Foursquare house type with Colonial Revival and Prairie style characteristics. It was constructed with high quality materials and retains a high level of integrity and architectural character.

Period of Significance: 1904

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) 1757 Park Blvd

- P1. Other Identifier: 1757 Park Blvd
- 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 ___; ___/4 of ___/4 of Sec ___; B.M.
 c. Address 1757 Park Blvd 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 25 039

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

The house at 1757 Park Boulevard is a two-story, wood-frame structure clad in three-lap siding and covered by a hip roof. The second story overhangs a full porch across the front. The house has a rectangular footprint with a bay window on the west side and a one-story extension across the rear. Inside, there is a full basement, a living room, dining room, kitchen, and service porch downstairs; and a bath and four bedrooms upstairs — with one bedroom in each corner.

In appearance, this house mixes imagery associated with traditional box-like American houses and the Colonial Revival style. The symmetry of the house is established by its hip roof and central hip roofed dormer, the symmetrical arrangement of second floor windows, and the four evenly spaced porch columns. Decorative features include paneled eaves, a frieze under the eaves, a column order on the porch, a flaring wall at the base of the upper floor, and patterned mullions in the windows.

*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 #) _____
1757 Park Blvd; view northwest;
09/21/99; by B. Vahev; roll BRV-85,
neg #23

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

*P7. Owner and Address:
John & Susan Thomas
1757 Park Blvd 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:
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) 1757 Park Blvd

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)

1904: Built (Metroscan)
1915: Garage remodeled
1977: Interior remodeling

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Development of Evergreen Park subdivision; C: Two-story box type house Area Palo Alto
Period of Significance 1904-1919 Property Type Residential Applicable Criteria A and C

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

History

Site: The *General Plan of the Town of Mayfield, California* dated March 1919 showed the property now numbered 1757 Park Boulevard as lot 8 in Block 19 of the Evergreen Park subdivision. Granted the irregularities in the dimensions of the lots in Block 19 due to the curve in Park Boulevard, lot 8 is a standard 50-foot lot in a rational scheme of subdivision. The boundaries of the property must, therefore, have been determined by that subdivision, and they have not been altered since.

Structure: The Santa Clara MetroScan dates the house at 1757 Park Boulevard to 1904, the year of the Evergreen Park subdivision. According to the Assessor's records, the garage was remodeled in 1915. In 1977, a building permit was issued for sheet-rocking interior walls of the house over existing walls. The house now has three bathrooms which would have been highly unusual for a small house built in 1904. This suggests that other interior remodeling must have taken place.

Use: The *Palo Alto City Directory* listed Austin and Evangeline Thomson living in the single family residence at 1757 Park (then numbered 222 Park) from 1910 to 1918. According to a sketch published in the *Palo Alto Times*, on 11 September 1944, Thomson had begun working as a cashier and bookkeeper for the Cooperative Land and Trust Company just about the time it

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: 1757 Park Blvd

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 10, 2000

Continuation

Update

History (continued)

opened the Evergreen Park tract. Austin Thomson married Evangeline Thompson in 1905, and the couple was listed in the earliest available directory in 1910 as residents of this house. (A title search might show if the Thomson's were the original owners or if they rented from the Cooperative Land and Trust Company who was both his employer and the developer of the subdivision.) Evangeline was the daughter of A.G. Thompson who established the Home Bakery in Palo Alto in 1897. The Thomsons moved to Fresno in 1919. From 1927 until his death in 1956, James B. Diehl owned and occupied the house with his wife, Clara. He was identified for all of those years as a chauffeur.

Evaluation

This house at 1757 Park appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from about 1904, when it was built, to 1919, when the Thomsons left.

Under criterion A, this house was one of the first houses built in the Evergreen Park subdivision. Because of that and because its first (?) and longtime resident, Austin Thomson, was an employee of the developer, this house represents the development of the subdivision.

Under criterion C, this house is a variation of a common early Palo Alto building type — the two-story box.

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. 1910-1953.

Palo Alto Historic Survey Update. Property File.

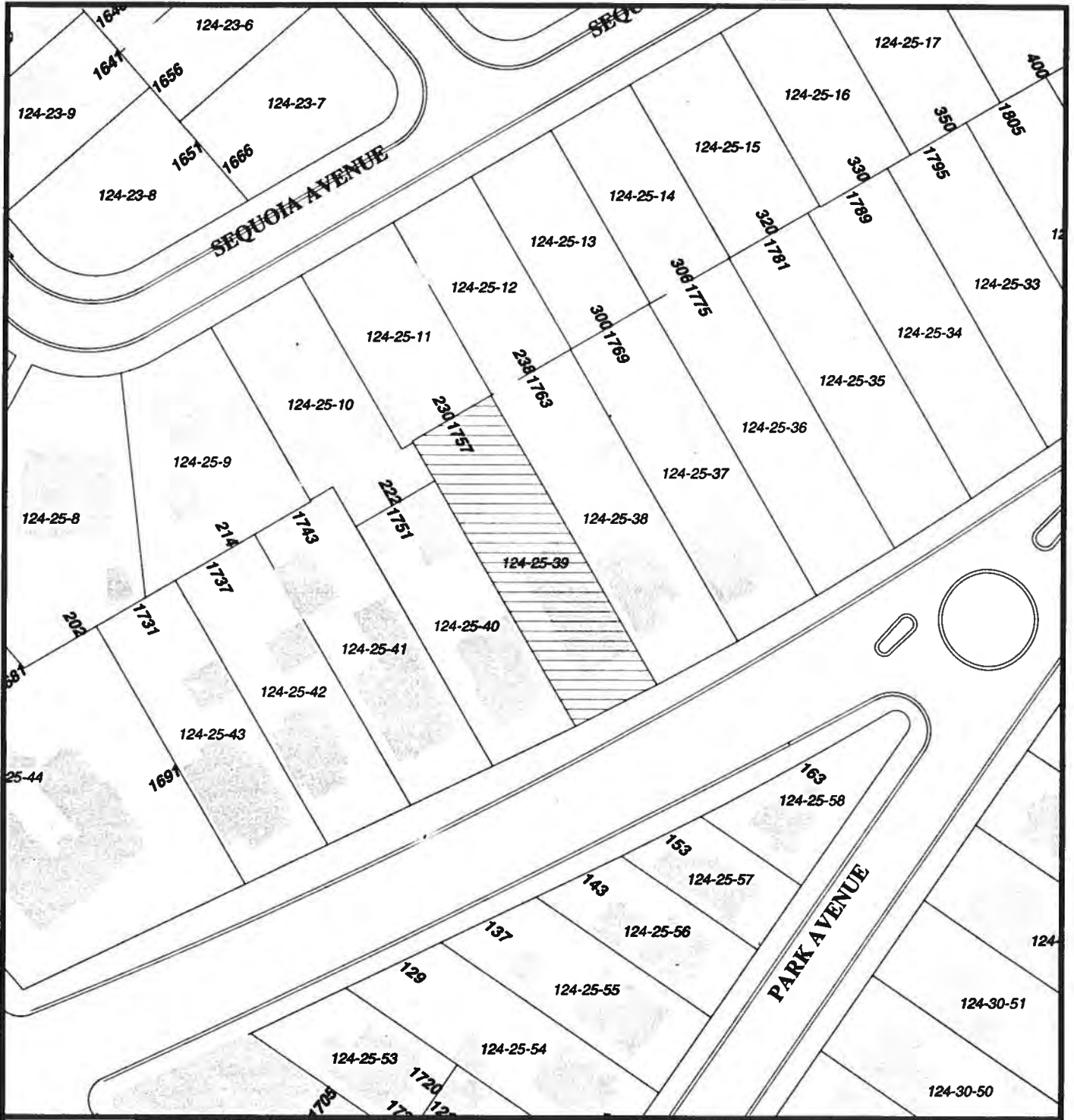
Palo Alto Times. 1 February 1921, 11 September 1944, 18 September 1956.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1945.


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


Santa Clara County. Recorder. Document No. 13652308. 27 March 1997.

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



1757 Park Blvd
124-25-039

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



530 WEBSTER STREET

APN: 120-03-059

1997-2001 SURVEY UPDATE SUMMARY

Identified National Register Criteria of Significance: Criteria A (Events) and C (Architecture)

Identified Period of Significance: 1928-1932

Summary of Significance: 530 Webster Street was found significant under Criterion A for its connection to a prolific period of apartment construction in Palo Alto in the late 1920s, and under Criterion C as an excellent example of a middle-class garden apartment of the 1920s.

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 1928, the year of the building's construction, as this date encompasses both the building's association with the construction of apartment buildings in Palo Alto and its architectural 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 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)

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

Statement of Significance: 530 Webster Street represents a significant increase in apartment building construction in Palo Alto in the late 1920s and is an excellent example of a 1920s garden apartment building for the middle-class that incorporates a mixture of Spanish Colonial Revival and Mission Revival style design elements that are unusual for an apartment building in Palo Alto.

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 5 *Resource Name or #: (Assigned by recorder) 530 Webster St

P1. Other Identifier: 530 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 ___; ___/4 of ___/4 of Sec ___; ___ B.M.
c. Address 530 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 03 059

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

The 1949 Sanborn map shows this property at 530 Webster occupied by two structures, an apartment building occupying most of the site and a garage at the rear. Driveways on both sides of the apartment building provide access to the garage. The apartment building is arranged in a U-plan around a landscaped courtyard that is open to the street. The courtyard is entered on axis by an original sidewalk. At the mouth of the courtyard, the sidewalk branches in two, and circumscribes the courtyard in a racetrack shape with straight sides and round ends. This sidewalk provides access to entries located on the three walls facing the courtyard. At the center of the courtyard is a fountain with a birdbath, and between the edge of the sidewalk and the building is a narrow planting strip.

The U-plan of the apartment building is interrupted on its outside walls by a recessed light court in each of the three wings of the building. Inside the courtyard, there is an entry to multiple units in each wing. Altogether there are 16 units according to

See continuation sheet

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

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



P5b. Description of Photo:
(View, date, accession #) _____
530 Webster St; view southwest;
09/16/99; by B. Vahey; roll BRV-81,
neg #14

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1928; City Directory

*P7. Owner and Address:
Dennis & Karen Levett
502 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:
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) _____

CONTINUATION SHEET

Page 2 of 5

Resource Identifier: 530 Webster St

Recorded by Michael Corbett

*Date March 24, 2000 Continuation Update

Description (continued)

the 1949 Sanborn map. The building is a wood-frame structure clad in stucco and covered by a flat roof. Parapet walls are coped in red roof tiles. The decorative design is an overlay that uses elements associated with the Spanish and Mediterranean Revivals. It is symmetrical in composition, with round-arched windows and doors in those facades that directly face the street. On the inside walls facing the main courtyard, standard double-hung windows are grouped in twos and threes, and the entry openings have rounded corners. The outside walls are unembellished. Decorative details include iron hardware, glazed doorways, round and rectangular panels (tile?) in the parapets, and projecting wood beams in the facades overlooking the street. The garage is a one-story wood structure with board and batten siding and a flat roof.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 530 Webster St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Spanish/Mediterranean Revivals

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

1928: Built (*City Directory*)

1949: Remodel

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: Aro and Okerman (1949)

*B10. Significance: Theme A: Pattern of development in Palo Alto; C: Garden apartment of 1920s Area Palo Alto

Period of Significance 1928-1932 Property Type Residential Applicable Criteria A and C

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

History

Site: The apartment house at 530 Webster Street is situated on a lot just a bit larger than 100 by 150 feet located in Block 38 of the original University Park scheme of 1889.

Structure: The *Palo Alto Times* reported, on 1 March 1923, that E.M. Thomas, the owner of the property at 530 Webster, was building a garage there at a cost of \$600. The same newspaper reported, on 1 January 1924, that an addition was made to the structure at a cost of \$100. The Sanborn map of 1924 showed a small one-story dwelling at the rear of the property. Apparently the structure was occupied as a residence. This is verified by the *Palo Alto City Directory* which first listed the address in the edition of 1924 at which time Mr. and Mrs. Thomas were resident. By the *City Directory* of 1928, an apartment house had been built and occupied by its tenants of whom the Thomas's were two. Thomas appears to have been the developer of the apartment house although he might have had partners. The Thomas' were listed continuously as residents at this address, with E.M. Thomas listed as a gardener. It is interesting to note that the construction of the apartment house would not have required the immediate demolition of the garage dwelling. Mr. and Mrs. Thomas may have remained where they were until their new apartment was ready. The *Palo Alto Times* reported, on 13 October 1949, that the construction firm of Aro & Okerman were undertaking a \$1,000 remodel for the owners, J.E. and G.P. Shearer.

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 4 of 5

Resource Identifier: 530 Webster St

Recorded by Michael Corbett/Steve Hardy (history)

*Date March 24, 2000 Continuation Update

History (continued)

Use: The *Palo Alto City Directory* first listed the Cardinal Court Apartments at 530 Webster Street in 1928. In that year fifteen family names were listed at the address, three of which were of a husband and wife, one of a widowed mother and her daughter. Seven of the fifteen families were listed without occupation, three occupants were listed as teachers, and there was a store manager, a saleswoman, a clerk and E.M. Thomas, a gardener. Later directories would continue to list occupants who tended to have white collar jobs or else seemed to be retired. A majority of the occupants throughout our period of inquiry were single. The record in the *City Directory* indicates that a sizeable proportion of the single women were widowed or divorced. It does not give any clue about the status of the single men.

Evaluation

This property, at 530 Webster Street, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1928 to about 1932, encompassing the year the house was built until an apartment construction boom ended in the early 1930s.

Under criterion A, this property represents an important period of apartment construction in Palo Alto in the late 1920s when social and economic conditions brought about the first large number of apartment buildings.

Under criterion C, this property is an example of a middle class, garden apartment of the 1920s.

References

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

Dorfman, Sonia. "Boarding Houses and Apartment Houses in Palo Alto: 1893-1945." Historical context statement prepared for Palo Alto Historic Building Survey. 1999.

Palo Alto City Directory. 1924-1948.

Palo Alto Historic Survey Update. Property File.

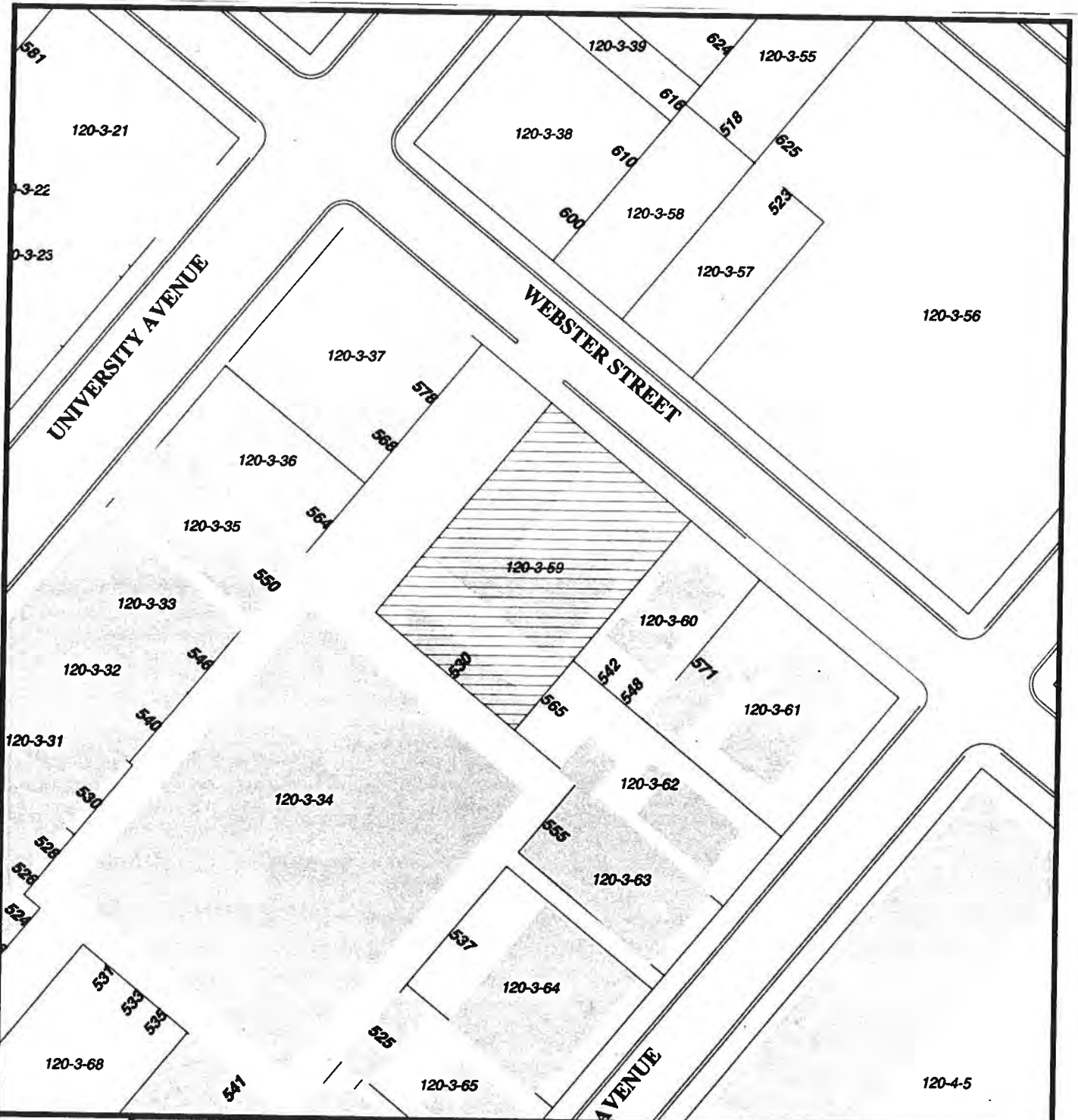
Palo Alto Times. 1 March 1923. 1 January 1924. 13 October 1949.

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



530 Webster St
120-03-059

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