

CRITERIA 2, 5 & 6 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 2, 5, 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 5 (The architect or building was important)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship)

Address	Criteria	Category
541 Bryant Street	2, 5, 6	2
951 Hamilton Avenue	2, 5, 6	2
680 Homer Avenue	2, 5, 6	2
360 Kellogg Avenue	2, 5, 6	2
959 Waverley Street	2, 5, 6	2

541 BRYANT STREET

APN: 120-15-091

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1946-1965

Summary of Significance: 541 Bryant Street was found significant under Criterion A as an early example of a professional office building in downtown Palo Alto at a time when such buildings were rare, and under Criterion C as an early and successful example of the courtyard office building in Palo Alto that adopted Modern design features. In addition, the building is a good example in the career of Leslie I. Nichols, demonstrating his transition to Modern styles in the post-World War II period.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Alterations to awnings and signage as typical of storefront alterations.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1946, 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 5 (The architect or building was important)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship)

Statement of Significance: 541 Bryant Street is significant as an early example of a professional office building in downtown Palo Alto at a time when such buildings were rare, and as an early and successful example of the courtyard office building in Palo Alto that demonstrates Midcentury Modern design. In addition, the building is a good example in the career of Leslie I. Nichols, demonstrating his transition to Modern styles in the post-World War II period.

Period of Significance: 1946

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) 541-549 Bryant St

- P1. Other Identifier: 541-549 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 541-549 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 15 091

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

The structure at 541 Bryant Street was built in 1946 in the middle of a block at what was at that time the edge of the expanding downtown commercial area of Palo Alto. It was an office and commercial building in a city with relatively few offices.

In plan, the building was designed in a U-shape with a central court open to the street. The arms of the "U" accommodate three stores that face the street in a one-story structure. The rear of the building is a two-story structure with offices. The fronts of the stores are not parallel to the street but angled toward the center and with offset fronts. The court is almost triangular in shape with a narrow opening at the street that grows wider toward the rear.

Visible facades of the building are of wood post and beam construction with large areas of plate glass. Sanborn maps show a smaller U-shaped structure of reinforced concrete in the interior at the rear.

See continuation sheet

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

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



P5b. Description of Photo:
 (View, date, accession #) _____
541-549 Bryant St; view northeast;
09/13/99; by B. Vahey; roll BRV-76,
neg #26

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1946; Palo Alto Times

*P7. Owner and Address:
Paul Hansen
1635 Ben Roe Dr Los Altos CA
94024

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

*P9. Date Recorded:
May 6, 2000

*P10. Survey Type: (Describe)
Intensive

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

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

CONTINUATION SHEET

Page 2 of 5

Resource Identifier: 541-549 Bryant St

Recorded by Michael Corbett

*Date May 6, 2000

Continuation

Update

Description (continued)

In appearance, this building mixes an innovative courtyard plan with an arrangement of storefronts that was introduced in the late 1930s and finishes that are associated with the Bay Area Tradition. The wood and glass construction, the cantilevered sun screens across the front, the outdoor courtyard with a mature tree are all part of a careful design that accomplishes the difficult and unusual task of being both urban and sensitive to the climate and natural setting. The U-shaped plan and large sheets of plate glass admit light to the interior. The sun screens at the front shade the storefronts from southwestern sun. The narrow opening to the court preserves an urban street wall while the court itself provides light, air, and a quiet peaceful area away from the street.

This building was designed at a time when professional offices were starting to move in large numbers to the suburbs. A 1953 *Architectural Record* study of commercial buildings included many small professional offices. One of these, built in 1951 in Charlotte, North Carolina, included angled storefronts and an open passageway to the interior. At least two other small buildings in downtown Palo Alto from the mid 1950s are designed with urban street walls and open interiors. This building appears to be an early example of a successful local building type.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 541-549 Bryant St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Modernism

*B6. Construction History: (Construction date, alterations, and date of alterations)
1946: Built (*Palo Alto Times*)
1979: Alterations to include a restaurant

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

*B8. Related Features:

B9a. Architect: Leslie I. Nichols and W.J. White Jr. b. Builder: Leslie Nichols and W.J. White, Jr.

*B10. Significance: Theme Development of Palo Alto; C: Modern office building, work of Leslie I. Nichols Area Palo Alto
Period of Significance 1946-1965 Property Type Commercial 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 occupied today by 541-543-545-547-549 Bryant Street was, until the construction of the present complex, the site of a dwelling numbered 545 Bryant. The *Palo Alto Times* recorded the construction of this earlier structure in 1896. It served as a residence from that time until 1927 when the *City Directory* listed commercial occupants — a team of interior decorators and a dealer in lamp shades. The directories from 1928 to 1932 indicated the structure again used for residence, at least sometimes divided into at least two units. The directories from 1934 to 1944 listed: "Swartz, Jacob P. (Pauline G.) furn mfrs 545 Bryant." None of these directories identified the address with an "h" or "r" so it seems to have been a place of business again. It remained so until it was replaced by the present structure.

Building History: The last occupant of the original structure at 545 Bryant, Paul Hansen, was the developer of the present complex. The *Palo Alto Times* of 29 March 1946, records that he had "a permit for a business building to be constructed by Nichols and White at 541 Bryant Street." The building was designed for three stores and ten offices at a cost of \$64,000.

According to the *Palo Alto Times* of 29 October 1946, (Leslie) Nichols and (W.J. Jr.) White were the designers as well as builders. Judge Edward E. Hardy had already made a lease agreement by that date. Paul Jack Hansen, the son of the building's

See continuation sheet

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

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett
Date of Evaluation: May 6, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 541-549 Bryant St

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 6, 2000

Continuation

Update

History (continued)

first owner, told Beth Bunnenberg of the Palo Alto Historical Association that Judge Hardy played an important part in the idea for the building. He was in a wheelchair and needed a wheelchair accessible ground-floor office and restroom. The judge's requirements were integrated into the overall plan and the specific details of the complex.

In 1979, a building permit was granted for alterations to accommodate a restaurant.

History of Use: The *City Directory* of 1948 listed the occupants of the new complex as: Paul Hansen's Camera Shop (which had occupied the old structure just prior to its destruction); Crow Pharmacy; five lawyers and a firm of lawyers; an insurance agent and an insurance company office; an accountant and a constable. Among the lawyers in the building were Edward E. Hardy and N. Perry Moerdyke, Jr. Moerdyke was a prominent figure in Palo Alto. In addition to a successful law practice, he was active in fraternal and civic organizations and was an officer of the Rickey Hotel companies. Judge Hardy was "the fourth and last Palo Alto justice of the peace," according to Winslow. He retired in 1953 when the judicial system was reorganized and his position was eliminated. Because of his position, a constable was also located in the building. Later directories showed that many of the original leasers remained through the 1950s but by the mid-1960s some original spaces were replaced by other types of commercial ventures, e.g., press printers, a modeling school, a secretarial agency, etc.

Evaluation

The building at 541 Bryant Street appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1946, when it was built, to about 1965, when small office buildings began to be built in very different ways.

Under criterion A, this building represents an early example in Palo Alto of a professional office building, a type that would be built in large numbers within a few years. It may also be significant as the office of the last justice of the peace in Palo Alto and as an early architectural accommodation of wheelchair users — Judge Hardy was in a wheelchair.

Under criterion C, this building is an early and successful example of a courtyard office building in Palo Alto. It is an example of Bay Area modernism in style. It is also an example of the work of the important local architect, Leslie I. Nichols. Like Birge Clark, Nichols was best known for his residential designs using traditional imagery, but also made a successful transition to modernism after World War II. This building represents that important aspect of his work.

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. 30 August 1946.

Lopez, Frank G., editor. *Commercial Buildings: An Architectural Record Book, Office Buildings, Banks, Transportation Buildings, Radio and TV Buildings, Theaters*. New York: F.W. Dodge, 1953.

Palo Alto City Directory. 1939, 1941, 1942, 1944, 1946, 1948, 1950.

Palo Alto Historic Survey Update. Property File.

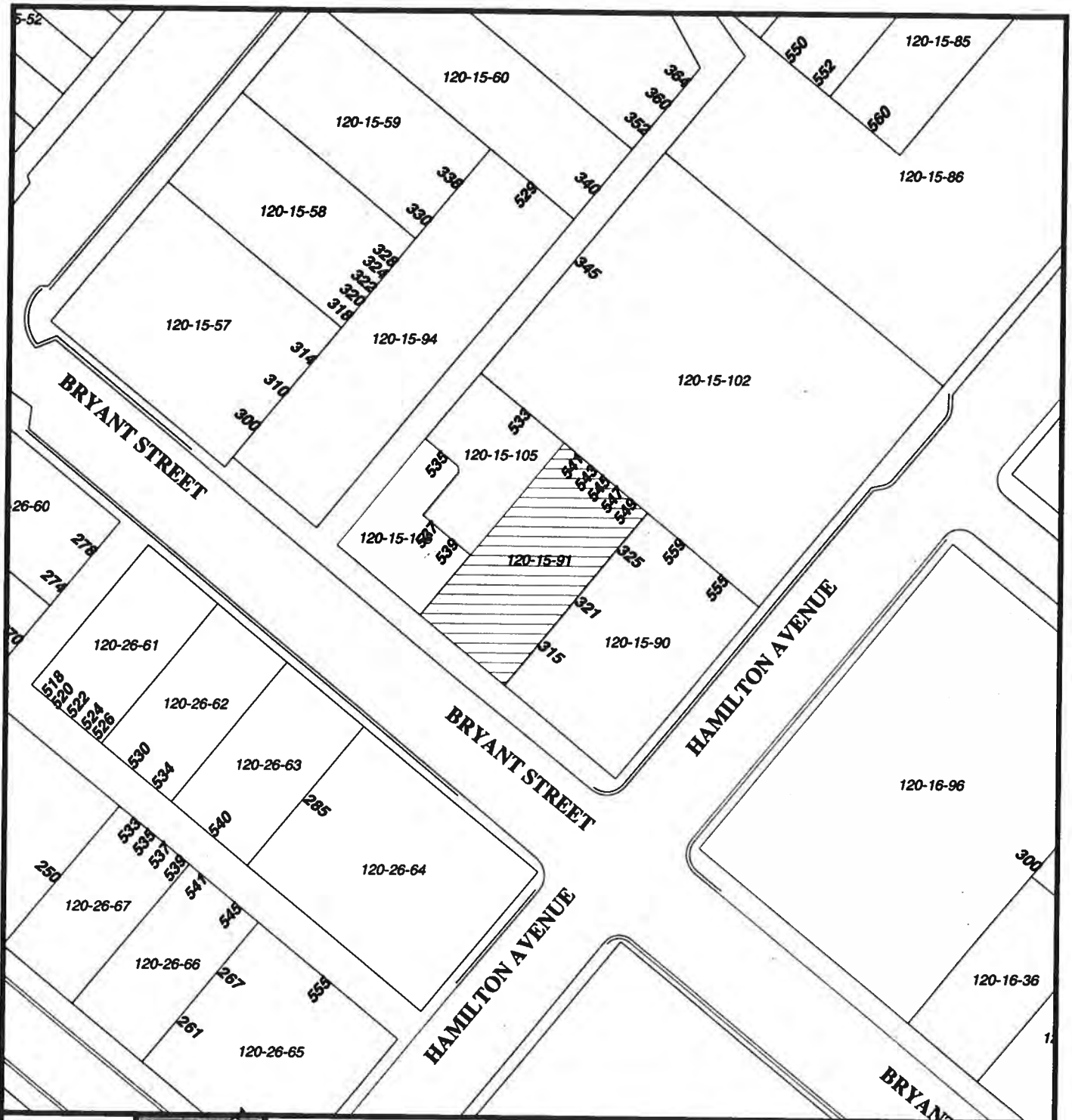
Palo Alto Times. 29 March 1946, 28 August 1946, 29 October 1946, 22 April 1977.

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



541-549 Bryant Street
120-15-091

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



951 HAMILTON AVENUE

APN: 003-04-021

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1909-1946

Summary of Significance: 951 Hamilton Avenue was found significant under Criterion A for its association with the pattern of development where many San Francisco residents moved to the Peninsula following the 1906 earthquake and fires, raising Palo Alto's stature as a streetcar suburb of San Francisco. The building was also found significant under Criterion C as a large and imposing example of the Craftsman style as designed by Henry L. Upham, of Pittman & Upham, who designed many houses in Palo Alto in the 1890s and 1900s.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Some windows replaced; front steps and path replaced; no additional alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: Mention of the building's association with the trend of suburban development of the Peninsula in the wake of the 1906 earthquake has been omitted, as this historic pattern of residential development would be better demonstrated through a historic district that shows the large-scale impact of this pattern throughout the Peninsula. The period of significance has been revised to 1909, 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)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship)

Statement of Significance: 951 Hamilton Avenue is significant as a large and imposing example of the Craftsman style with excellent detailing and craftsmanship. The building was designed by Henry L. Upham, of Pittman & Upham, who designed many houses in Palo Alto in the 1890s and 1900s and has been identified as a significant local builder in Palo Alto.

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 6

*Resource Name or #: (Assigned by recorder) 951 Hamilton Ave

- P1. Other Identifier: 951 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 951 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 04 021

***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 951 Hamilton is a large, square, two-story building with a one-third basement. Despite the high roof and large dormer, the attic space was recorded in 1949 as unfinished. This is a balloon-frame or platform-frame structure on a concrete wall foundation. The frame is clad on the exterior in shingles that are presumably nailed to sheathing. Inside there are "cement"

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 #) _____
951 Hamilton Ave; view northwest;
09/14/99; by B. Vahey; roll BRV-79,
neg #28

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

*P7. Owner and Address:
A A & Alice Spar
951 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:
May 19, 2000

*P10. Survey Type: (Describe)
Intensive

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

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

CONTINUATION SHEET

Page 2 of 6

Resource Identifier: 951 Hamilton Ave

Recorded by Michael Corbett

*Date May 19, 2000

Continuation

Update

Description (continued)

floors in the basement and hardwood floors on the first floor. Interior walls are pine. In 1949, the Tax Assessor identified one gas-fired hot air furnace and one fireplace. In addition, the letter "W" for air conditioning may indicate a window unit. If an air conditioner was present in 1949, it would have been a very early example. Fenestration consisted of a variety of window types — double hung and casements with different patterns of multi-pane sash, leaded glass, and stained glass. The front door appears to be solid oak.

In plan, this building is a square house with its second story overhanging an area across the front that is part of a porch. The porch extends into the front lawn on a brick terrace shaded by a trellis of massive timbers. Also projecting from the main body of the house is a gabled bay window on the northeast side and a porch wing at the rear.

Inside, the Tax Assessor recorded the following rooms in 1949: downstairs were a living room, dining room, den, kitchen, and service porch; and upstairs were five bedrooms and two baths. A 1909 newspaper article described the interior having an entrance hall with "a large dining hall" on one side, "and on the other side a music room twenty-eight feet long." Behind the music room was a den. Also on the first floor were a kitchen and pantry, and "separate apartments for the servants."

In appearance, although too large to fit the standard description of a bungalow, it is an expanded version of a Craftsman Bungalow. Although large, its horizontal profile minimizes its bulk. Its low pitched gable roof, proportional cross-gabled dormer, overhanging eaves with exposed rafters and purlins, shingled wall surfaces, clinker brick terrace and chimney, connection to the outdoors by the front deck and trellis, and mix of casement and multi-paned windows are all associated with Craftsman style houses. The *Palo Alto Times* described it in 1909 as follows, "It is in modern style of architecture, similar to the style that is popular for Southern California homes."

Inside, this house also resembled the well-publicized modern bungalows in Southern California in its finishes. The *Palo Alto Times* said, "the interior is finished throughout in Oregon Pine in slashed grain and slightly stained. The entrance hall is finished and furnished in browns . . . The kitchen and the pantry have the latest equipment." The upstairs sleeping rooms were "all beautifully finished and each room tinted in a different shade. There are lavatories for every room, and the bathrooms are large and finished in nickel. One of the pleasant features is the special provision that has been made for the children." (Whatever was provided for the children was not described.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 951 Hamilton Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
1909: Built (Palo Alto Times)

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

*B8. Related Features:

garage

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Development patterns in Palo Alto; C: Craftsman style Area Palo Alto

Period of Significance 1909-1946 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 100-by-200-foot lot at 951 Hamilton is located in Block 67 of the *Original Map of the University Park* of 1889 and appears in its present configuration on the *Map of the City of Palo Alto* ca. 1917. There is no evidence of any structure on the site prior to the present dwelling. A lot this size was referred to locally as a "Villa lot," intended for large and grand houses. In addition to the house, a one-story, wood garage was shown at the rear, northwest of the house on the Sanborn maps of 1924 and 1949.

Structure: The *Palo Alto Times* printed, on 18 December 1909, a story in which it was stated that Charles T. Morrison and his family were in the process of moving from the house next door, which they had completed and occupied about a year before, into their "splendid new home at 951 Hamilton Ave." (The article had nothing to say about what had occasioned the move, Charles Morrison was manager and president of Morrison Lumber Company in San Francisco, the lumber industry was, at the turn of the century, an integral part of the real estate development industry. Speculation may have played a part in the family's decision to move from one new home to another next door.) The same *Times* article (18 December 1909) said that the firm of Pittman and Upham were the builders and that the cost was \$10,000. The house's footprint on the Sanborn maps of 1924 and 1949 are identical, and there is no indication of alteration in the Assessor's records.

See continuation sheet

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

*B12. References:

See continuation sheet.

B13. Remarks:

(Sketch map with north arrow required)

*B14. Evaluator: Michael Corbett

Date of Evaluation: May 19, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 6

Resource Identifier: 951 Hamilton Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 19, 2000

Continuation

Update

History (continued)

Use: The *Palo Alto Times* article ,of 18 December 1909, about the Morrison's new residence at 951 Hamilton says: "That section of the city affords most delightful views and is the aristocratic district. In the immediate neighborhood are a dozen or more residences that have cost from \$10,000 to \$25,000 each, and all have spacious and finely improved grounds." This is a rare example of a newspaper article — much more than a newspaper listing — about a single house. The *Palo Alto City Directory* first lists the address in 1910. The occupants were Charles T. Morrison, president and manager of the Morrison Lumber Company (headquartered in San Francisco), his wife, and his mother, Mrs. Mary E. Morrison. Charles Morrison's wife, Caroline, and his mother, Mary, were members of the Woman's Club of Palo Alto, and Caroline Morrison was president after they moved from this house. The Morrisons continued to be listed at the address until 1916. In that year, the elder Mrs. Morrison died at 951 Hamilton, and Charles and Caroline Morrison moved to 454 Homer. (The Morrisons had previously lived at 2830 Howard Street in San Francisco.)

From 1918 to 1923, the house was occupied by Dr. James G. Sharp and his wife Rose. Dr. Sharp was a professor in the University of California College of Dentistry from 1903 to 1928 and dean from 1904 to 1914. He was also a supporter of Lucie Stern in establishing the Community Theater. In 1924, S.G. and Laura Bonn bought the house and, after her husband's death, Mrs. Bonn remained in the house with her daughter at least until 1946. Samuel G. Bonn "was a real estate and investment operator for the K.D. Winship Estates of San Francisco," and served on the Palo Alto City Council from 1925 until his sudden death in 1928. There is no indication that the house has ever served as anything but a single-family dwelling.

Evaluation

This house at 951 Hamilton appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1909 to 1946.

Under criterion A, this house illustrates several significant patterns of development. It appears to be associated with the movement by many people, who could afford it, out of San Francisco to suburban areas after the earthquake of 1906. It appears to represent a pattern of advertising by lumber companies (and other materials suppliers) with attractive houses for their officers. The house belonged to a segment of Palo Alto residents whose work was in San Francisco — three of the principle owners, Morrison, Sharp, and Bonn, all must have commuted by train.

Under criterion C, this house is an unusually large and imposing example of a Craftsman style house in Palo Alto. It is also significant as the work of Henry L. Upham and his partner Harry M. Pittman. Upham designed and built many houses in Palo Alto in the 1890s and 1900s.

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. 1910-1948.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 18 December 1904, 17 April 1916, 18 August 1928, 24 December 1928.

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.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 951 Hamilton Ave

Recorded by Michael Corbett

*Date May 19, 2000

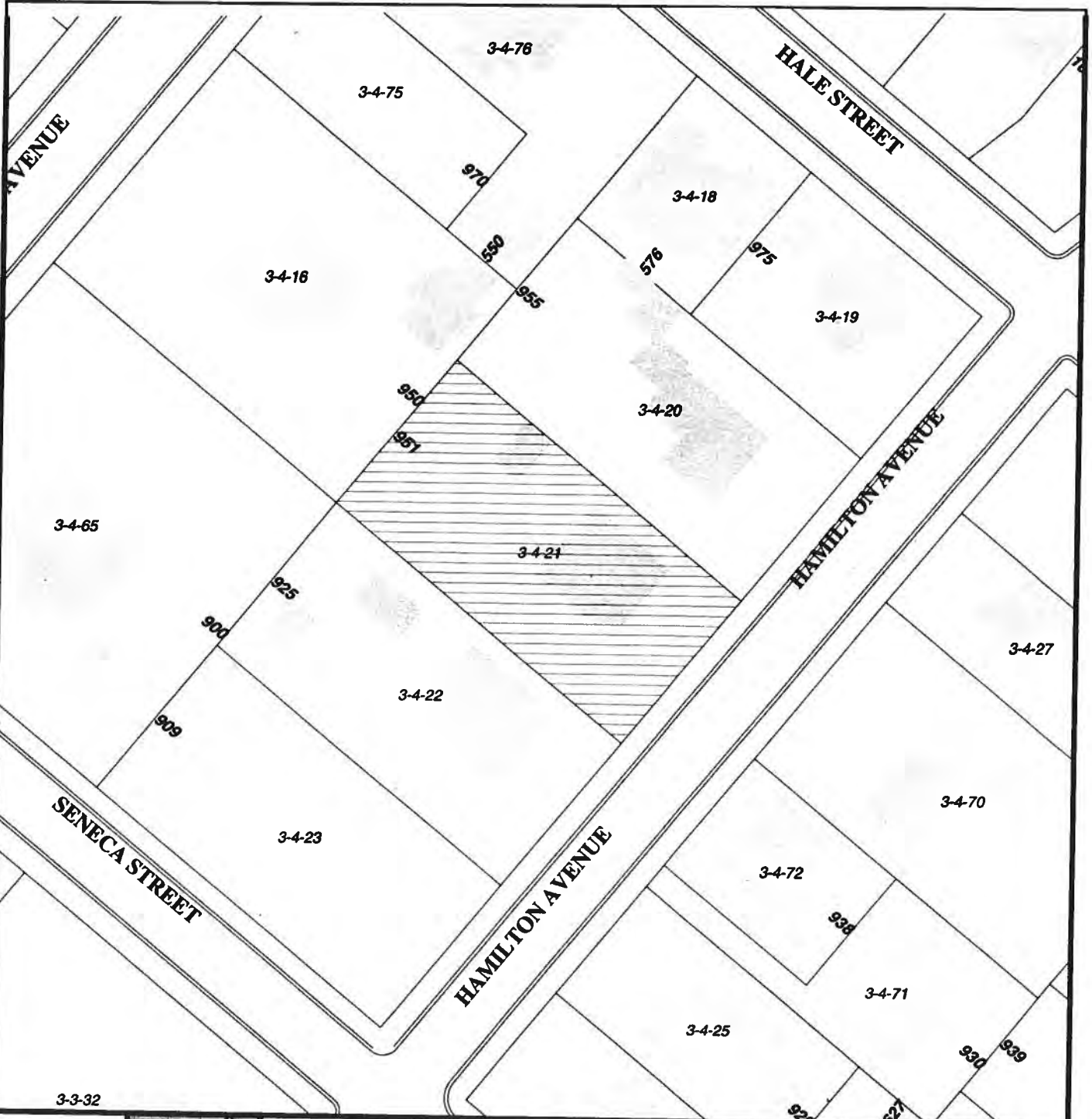
Continuation





Update

References (continued)

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.*



 The City of Palo Alto		951 Hamilton Ave 003-04-021	This map is a product of the City of Palo Alto GIS  
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680 HOMER AVENUE

APN: 120-05-010

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1901-1950s

Summary of Significance: 680 Homer Avenue was found eligible under Criterion A as a representative of early single-family development in Palo Alto that was built within the town's original grid. Under Criterion C, it was found significant as a distinctive and well-built house by the prominent 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 1901, the year of the building's construction, and the architectural style and form of the building have been clarified as a Colonial Revival style Foursquare. The Criterion A significance identified in the 2001 Survey has been omitted, as the subject building was not the first or last building erected in the original grid of Palo Alto, nor was it known to have served as a catalyst for early neighborhood 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 5 (The architect or building was important.)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship.)

Statement of Significance: 680 Homer Avenue is significant as an excellent example of a Colonial Revival Foursquare and demonstrates a high level of craftsmanship achieved by the prominent 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 5

*Resource Name or #: (Assigned by recorder) 680 Homer Ave

P1. Other Identifier: 680 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 ___; ___ ¼ of ___ ¼ of Sec ___; ___ B.M.
c. Address 680 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 05 010

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

The following description addresses the building at 680 Homer 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 680 Homer Avenue is a two-story, stud-frame structure with a hip roof. In 1949, the Tax Assessor identified a foundation of brick walls and sheathing on the stud frame covered by siding. Although most carpenter's handbooks of the period recommended enclosing the exterior or interior of a stud-frame with a sheathing of plain boards (preferably laid diagonally)

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 #) _____
680 Homer Ave; view southeast;
09/16/99; by B. Vahev; roll BRV-81,
neg #18

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

*P7. Owner and Address:
Ann Spence
680 Homer Ave Palo Alto CA 94301

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

*P9. Date Recorded:
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: 680 Homer Ave

Recorded by Michael Corbett

*Date February 23, 2000

Continuation

Update

Description (continued)

before attaching the siding, this was not always done. Sheathing provided strength that would be valuable in an earthquake or under other shear stresses. In fact, if the assessment records made by the Santa Clara County Tax Assessor in 1949 are correct, sheathing was almost never applied to early Palo Alto houses. The use of sheathing involved higher costs for labor and materials. The presence of sheathing on this house indicates a well-built and more expensive structure than most. Inside, floors are pine, and the walls are plaster. Fenestration consists primarily of double hung windows and paneled doors. In 1949, the Tax Assessor recorded one fireplace and chimney and contradictory information about the presence of a heating system.

In plan, this house is a distinctive and complex building. As built, it was in two parts, a two-story generally L-shaped structure at the front with a one-story porch in the angle of the wings at the corner, and a one-story rectangular structure at the rear. By 1924, the rear was also two stories. In 1949, there was a small basement with an earth floor. On the ground floor there was a living room, dining room, one bedroom, half bath, kitchen, and service porch. Upstairs there were four bedrooms and one bath.

In appearance, 680 Homer combines an irregular form and details associated with the Colonial Revival style. The plan and massing of the building may have come from a pattern book or may have been designed by the builder for this corner site. With its north corner entrance porch, the design was oriented to the traffic (pedestrians, horses, wagons, bicycles, a few automobiles) at the intersection of Homer and Middlefield rather than to sunshine and air. The details — finely textured lap siding, hip roof, overhanging eaves, paneled soffits, frieze under the eaves, porch columns and entablature, and square bay with deck railing — are all typical of the Colonial Revival, but they are applied to the building without any compositional order. The result is a building with Colonial Revival details that does not represent any style. Some of the details — the turned balusters in the porch railing, and the deck railing on the bay window — look like they might be modern alterations.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 680 Homer Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Colonial Revival

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

1901: Built (*Palo Alto Times*)
1924: Second story addition to rear

*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: Design and work of J.W. Wells Area Palo Alto

Period of Significance 1901-1950s 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 1901 shows a large property at the intersection of Homer and Middlefield that belonged to a family named Congdon. Miss Frances Congdon built a cottage fronting on Middlefield, and J.W. Congdon built a residence at the south corner of Homer and Middlefield. The Sanborn map of 1904 shows that the large property had been subdivided into four lots on one of which were situated the two Congdon dwellings. By the *Map of the City of Palo Alto* ca. 1916, the cottage built by Miss Congdon was separated from the residence built by J.W. Congdon by a property line that was the last adjustment to the boundaries of the lot at 680 Homer.

Structure: The *Palo Alto Times*, of 3 January 1902, reported the construction of a new residence (on Middlefield) by J.W. Wells, builder, for J.W. Congdon at a cost of \$3,000. The *Palo Alto City Directory* lists Joseph and Frances Congdon at the corner of Homer and Middlefield in 1901, 1902, and 1903. The Sanborn map of 1924 shows that a second story addition in the rear of the house and a garage behind it had been made at some time since the Sanborn map of 1904.

Use: According to the *Palo Alto City Directories*, the Congdon's who had had the residence at 680 Homer and the neighboring cottage at 818 Middlefield took in two renting students in 1903. The Congdon's were not listed in 1904. After a number 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: February 23, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 680 Homer Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

occupants, the house at 680 Homer became in 1912 the home of George W. and Ethel Harms. Mr. Harms began working as a blacksmith in Palo Alto about 1896. Harms and various partners were engaged in horseshoeing and general blacksmithing at various locations. He continued to be listed at this address through the 1950s. A son, Lloyd W. Harms, was listed in the *City Directory* at 680 Homer from about 1928 to at least 1973. According to his mother's obituary (*Palo Alto Times* 9 April 1947), however, he lived in the cottage behind his parents house at 818 Middlefield.

Evaluation

This house at 680 Homer appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1901 to the 1950s.

Under criterion A, this house represents the early development of single family houses built in the original grid of the city.

Under criterion C, it is a distinctive, unusually well-built house built by one of the city's prominent early builders, J.W. Wells. It is unusual in shape and orientation to the street. It is one of the few early houses identified by the Tax Assessor as built with sheathing on the frame of the building, rendering it more resistant to shear stresses than most houses in Palo Alto, which lacked sheathing. If it were shown that some decorative details were added, this house might be eligible only for the CRHR because of a (reversible) 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. ca. 1916.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 4 January 1901, 9 August 1901, 3 January 1902, 31 March 1914, 9 April 1947.

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

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

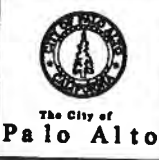
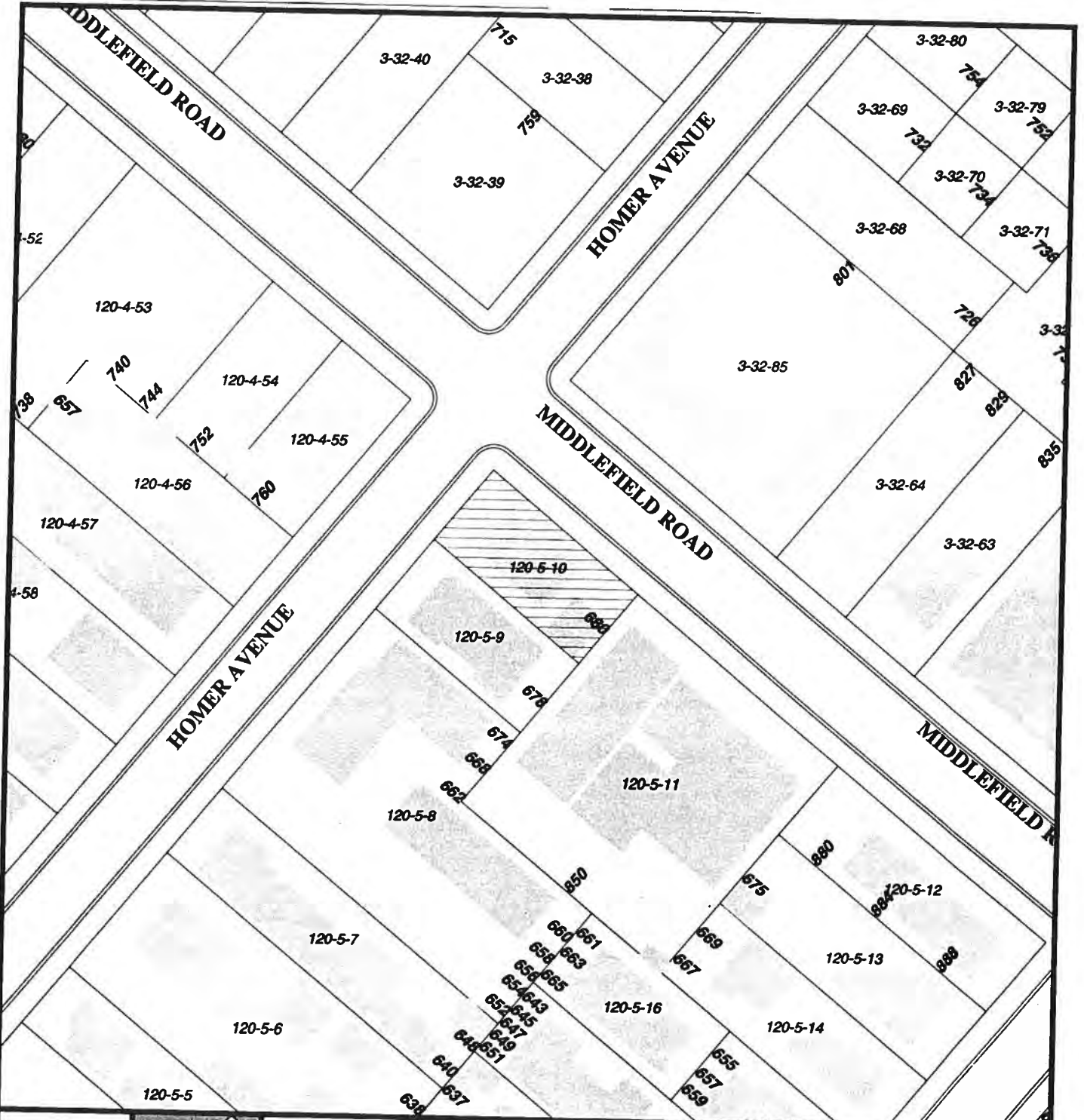
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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



680 Homer Ave
120-05-010

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

360 KELLOGG AVENUE

APN: 124-07-043

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1919-1948

Summary of Significance: 360 Kellogg Avenue was deemed eligible under Criterion A as a representative of the connection between the development between Stanford and Palo Alto through its owner, Harry Reynolds, a leader in Stanford University alumni affairs. It also embodies the original intentions of developers of the Seale Addition. Under Criterion C, it was deemed eligible as an imposing example of a kind of modern house that drew on historical sources for inspiration but did not attempt to revive historical styles.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The Criterion A significance identified in the 2001 Survey has been omitted, as the subject building was not the first or last building erected in Palo Alto's Seale Addition, nor was it the building prominently associated with Stanford University's alumni contextual history. The end of the period of significance has also been revised to 1928, the year that prolific local architect Birge Clark designed a rear guest house on the property.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

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

Statement of Significance: 360 Kellogg Avenue is significant as a large and well-built example of the Colonial Revival style with some Craftsman influences, and for its rear guest house designed by Birge M. Clark in 1928.

Period of Significance: 1919-1928

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) 360 Kellogg Ave

- P1. Other Identifier: 360 Kellogg 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 360 Kellogg 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 07 043

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

This house, at 360 Kellogg, is a long, generally rectangular, two-story building, with one-story elements at either end. It is a wood-frame structure clad in shingles and covered by a low hip roof with overhanging eaves and exposed rafters. Despite irregularities in its plan, the design conveys a sense of symmetry with multi-paned, double hung windows on either side of a central entry and stair bay. At the ground floor is a paneled door with sidelights. Above this door is a bracketed balcony with an iron railing and a Palladian window. In style, this house is derived from Colonial Revival and Craftsman sources, combined to produce a comfortable modern 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 #) _____
360 Kellogg Ave; view south;
10/05/99; by B. Vahey; roll BRV-87,
neg #19A

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1919; Metroscan

*P7. Owner and Address:
Paul & Janet Alexander
360 Kellogg 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) 360 Kellogg Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Colonial Revival and Craftsman

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

1919: Built (MetroScan)

1928: Guest house built (now 1450 Waverley)

*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 1919-1948 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 house at 360 Kellogg is situated on a .46 acre lot located at the corner of Kellogg and Waverley in the Seale Addition Development no. 1. A residence that was once a guest house was sold off and numbered 1450 Waverley resulting in an irregular border between them.

Structure: The Santa Clara MetroScan dates the construction of the house at 360 Kellogg to 1919. The *Palo Alto City Directory* first listed the address in 1920 at which time the house was occupied by Dr. and Mrs. Harry B. Reynolds. *Building and Engineering News* mentioned the address, on 17 March 1928, in reference to the construction of a guest house on the property. The architect of this guest house was Birge M. Clark and the owner of the property Dr. H.B. Reynolds. The guest house still stands but now as a separate property numbered 1450 Waverley.

Use: The *Palo Alto City Directory* listed the first occupants of the single family residence at 360 Kellogg, Harry and Charlotte Reynolds, at the address from 1920 through 1948. According to an article published in the *Palo Alto Times*, on 11 June 1954, at the time of Dr. and Mrs. Reynolds' 50th wedding anniversary, both husband and wife were graduates of Stanford University, the classes of 1896 and 1902, respectively. They returned to Palo Alto from San Francisco after the earthquake and fire 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: February 20, 2000

(This space reserved for official comments)

History (continued)

1906, and by September 1908, Dr. Reynolds was involved with the establishment of the Peninsula Hospital as one of its incorporators. He took an active part in the lives of both the city of Palo Alto and Stanford University. In 1933, he served as chairman of the Mayor's Committee on Unemployment and Relief (*Palo Alto Times* 28 February 1933) and in 1935 as the first president of Stanford Associates (*Stanford Daily* 18 April 1935). As president of the Stanford Associates, he pleaded with wealthy alumni for endowments to maintain that private institution free from the influence of the whims of the sort of electorate that had recently preferred Franklin Delano Roosevelt to Herbert Hoover. In 1952, Dr. Reynolds published "the meditations of a medical man on various world stupidities" (*San Francisco Chronicle* 4 February 1952) in which he deplored the nations vanishing values. He was honored by Stanford Associates in 1957 with "the degree of Uncommon Man." "The idea of honoring 'the Uncommon Man' originated in an address by former President Herbert Hoover, who protested that 'we are in danger of developing a cult of the Common Man, which means a cult of mediocrity'" (*Palo Alto Times* 18 February 1957). On the occasion of their 50th wedding anniversary (11 June 1954), the *Palo Alto Times* noted that the couple had opened the studio cottage on the property at 360 Kellogg (which cottage is now the residence at 1450 Waverley) to aspiring musicians who needed a place in which to practice. The same article also noted that Dr. and Mrs. Reynolds had moved to 342 Kellogg and had made the home at 360 available to their daughter, Mrs. Edd Roundtree, her husband, and their children.

Evaluation

This house, at 360 Kellogg, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is 1919, when it was built, through 1948, covering the period when it was occupied by Harry and Charlotte Reynolds.

Under criterion A, this house represents the important continuing connection between the development of Palo Alto and Stanford University through its owner, Harry Reynolds who was a leader in alumni affairs. It also embodies the original intentions of the developers of the Seale Addition.

Under criterion C, this house is an imposing example of a kind of modern house that drew on historical sources for inspiration but did not attempt to revive historical styles.

References

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

Building and Engineering News. 17 March 1928.

Palo Alto City Directory. 1920-1953.

Palo Alto Historic Survey Update. Property File.

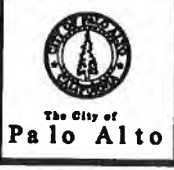
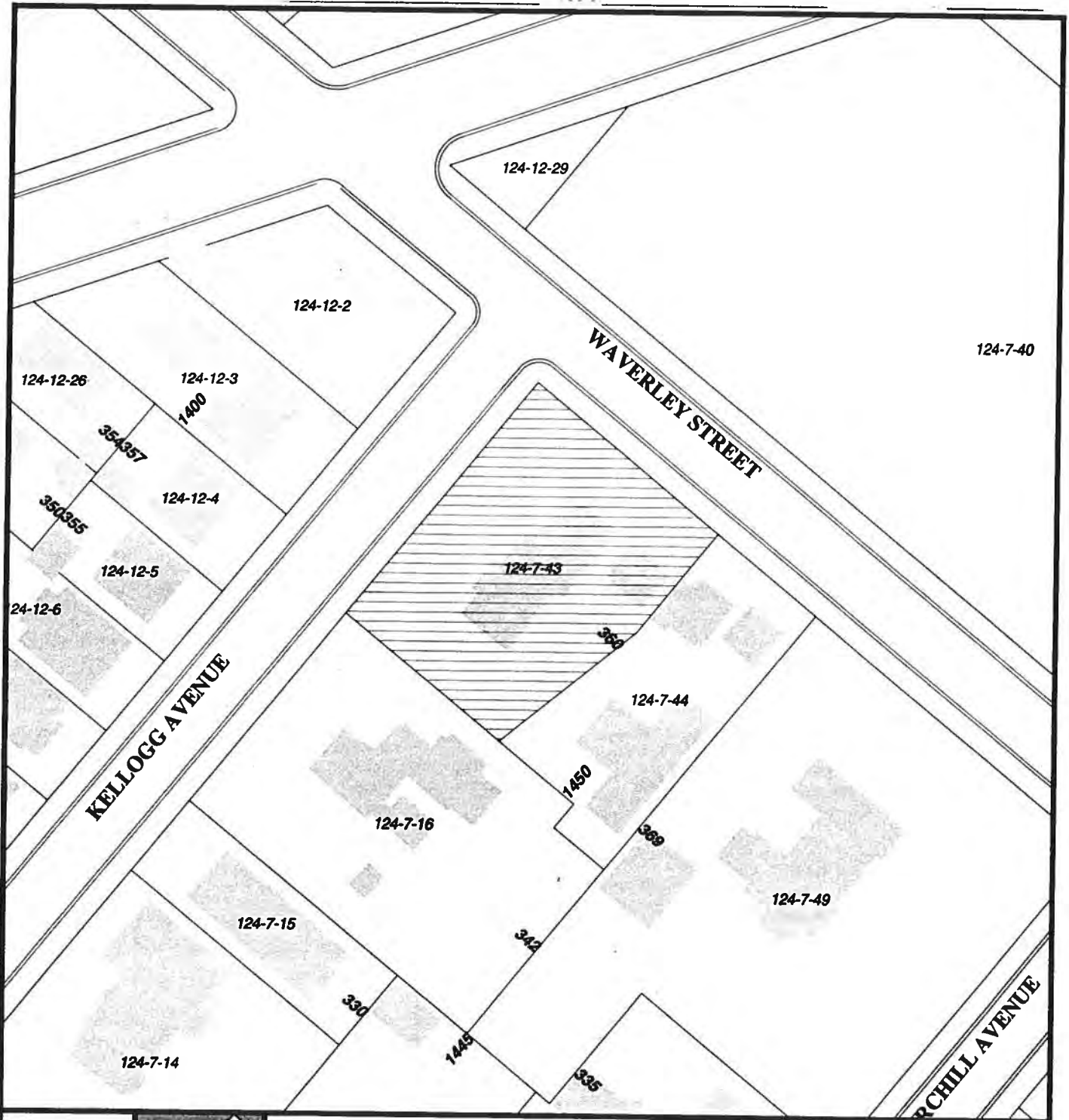
Palo Alto Times. "Fund Allocated for Relief Work" 28 February 1933. "New of 25 Years Ago" 5 September 1933. "Dr. and Mrs. Harry Reynolds Observe 50th" 11 June 1954. obituary of Mrs. Reynolds 21 January 1957. "Dr. Reynolds Given Special Campus Honor" 28 February 1957.

Residences in Palo Alto Designed by the Office of Birge Clark.

San Francisco Chronicle. 4 February 1952.



Stanford Daily. 18 April 1935.

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



360 Kellogg Ave
124-07-043

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



959 WAVERLY STREET

APN: 120-17-059

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1899-1946

Summary of Significance: 959 Waverley Street was deemed eligible under Criterion A as a representative of early single-family development in Palo Alto and a representative of the pattern of development by original owner/builders. Under Criterion C, it was found eligible as a work of the important Palo Alto contractors Downing & Laumeister.

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 1899, the year of the building's construction. The Criterion A significance is omitted, as the subject building is not known to have served as a catalyst for early single-family 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 5 (The architect or building was important)

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: 959 Waverley Street is significant as an early Craftsman Foursquare design by important Palo Alto contractors, Downing & Laumeister. It was constructed with quality materials and craftsmanship and retains a high level of integrity and architectural character.

Period of Significance: 1899

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) 959 Waverley St

P1. Other Identifier: 959 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 959 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 17 059

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

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

The building at 959 Waverley is a two-story structure with a small basement (10 by 10 feet) and no finished attic space. It is a balloon or platform frame structure which was on a brick foundation in 1949 (this had not been replaced by the time of a 1978 city inspection report). The frame is enclosed on the exterior in wood shingles, presumably nailed to sheathing. The house is

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 #) _____
959 Waverley St; view northeast;
09/16/99; by B. Vahey; roll BRV-83,
neg #16
*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1899; Palo Alto Times
*P7. Owner and Address:
Jean Ramacciotti
959 Waverley St Palo Alto CA 94301
*P8. Recorded by: (Name,
affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105
*P9. Date Recorded:
December 29, 1999
*P10. Survey Type: (Describe)
Intensive

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

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

CONTINUATION SHEET

Page 2 of 6

Resource Identifier: 959 Waverley St

Recorded by Michael Corbett

*Date December 29, 1999

Continuation

Update

Description (continued)

covered by a hip roof, and the second story overhangs a full porch across the first floor, supported on pairs of wood columns. Fenestration consists of wood, double-hung windows except in the rear where there are multi-pane sliders. Doors are paneled. Inside there are "cement" floors in the basement and pine floors in the main part of the house. There is redwood paneling in the first floor rooms. In 1949, the Tax Assessor identified an oil-burning, hot-air, gravity heating system and one fireplace.

In plan, this house is a somewhat irregular rectangular box. On the southeast side, facing Addison Street, is a projecting bay window on the ground floor. On the northwest side is a rectangular projecting wing. The rectangular rear of the house is narrower than the front. Across the rear in 1901 and 1904 was a one-story extension. By the time of the 1924 Sanborn map, this extension had been increased to two stories, and there was a further two-story extension behind it. The 1949 Sanborn map is less detailed but appears to show yet another extension, this one less than the full width of the rear of the house. The 1949 Tax Assessor listed the rooms in the house as follows: downstairs were a living room, dining room, bedroom, bath, two kitchens, and one service porch; and upstairs were six bedrooms and one bath. The arrangement of the interior is not known.

In appearance, this house is a variation of a common Palo Alto house type — the two-story rectangular box. In form, this house is characterized by its rectangular shape, its second story overhanging the porch that runs completely across its ground floor, its hip roof, and proportional dormers. This is a Craftsman house in style with its shingled walls, overhanging eaves and exposed rafters, and paired porch columns. Standard windows are used in pairs, achieving satisfying proportions at a low cost. Although larger than a bungalow, this house is similar in appearance to designs for two-story houses that appeared in turn of the century pattern books including bungalow books, for example books by the *Century Architectural Company* in 1897, and Hodgson's in 1906. In relation to those publications and to other houses of the type in Palo Alto (e.g., 630 Lincoln), this is an early example.

In addition, there is a garage behind the house. This garage is a rectangular structure with a hip roof, overhanging eaves and exposed rafter ends. Its walls are divided into a lower area with wood siding, and a clerestory area with battens. There is a pair of original paneled doors on rollers.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 959 Waverley St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Craftsman

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

1899: Built (Palo Alto Times)

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

*B8. Related Features:

garage

B9a. Architect: _____ b. Builder: Downing and Laumeister

*B10. Significance: Theme A: pattern of development, C: common Palo Alto building type Area Palo Alto

Period of Significance 1899-1946 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 house at 959 Waverley is located at the north corner of Waverley and Addison in Block No. 57 as it appeared on the *Map of the Town of Palo Alto* (1894). The lot measured 50 by 160 feet and was a large sized example for a suburban lot of its day. After 1904 and before 1924 (as shown on Sanborn maps), a wood structure was built behind the house. This structure was labeled a garage on the 1924 Sanborn map. With its high roof and unusual appearance, this was probably built early in the period between 1904 and 1924 and may originally have been for horses and wagons.

Structure: The *Palo Alto Times* reported on 26 May 1899 that the firm of Downing and Laumeister were building a new residence for Mrs. Jane A. Denton at a cost of \$3,000. The same newspaper published on 29 December 1899 a notice that said that Downing and Laumeister had dissolved their partnership because Mr. Downing was retiring from the firm. According to the *Palo Alto City Directory* the first occupant of 959 Waverley was the contractor T.B. Downing. The building was described as a two-family dwelling by the Tax Assessor in 1949. Since that time, it has become a single family residence again.

Use: According to the record in the *Palo Alto City Directory* the house at 959 Waverley was a single family residence from 1899 to 1950. Combing information from city directories and the U.S. Census of 1910 (that was difficult to read), the occupants in 1910 were F. Tarpey, age 40 (head of household), and Winifred Tarpey, age 38 (sister of F. Tarpey). Winifred Tarpey was

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: 959 Waverley St

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 29, 1999

Continuation

Update

History (continued)

principal of a school whose name started with a "C" (Castilleja?). The *Palo Alto Times* had written of the Tarpey's father on 5 October 1904 at the time of his death that he and his family had moved to Palo Alto from San Francisco and during the five years they remained two sons and a daughter attended Stanford University. He had returned to his home on Bush Street in San Francisco by 1904 but the two daughters remained behind in Palo Alto or chose to return.

According to *Palo Alto: A Centennial History*, the 1956 Nobel Prize Laureate, William B. Shockley, moved to Palo Alto in 1913 when he was about three years old. The Shockley family lived at 959 Waverley at least by 1914 and remained there until they left Palo Alto in 1922. Some seven years after the family's arrival, the father, William H. Shockley, a mining engineer, was made a lecturer in Mining and Metallurgy. The mother, May Shockley, was an artist. The junior William Shockley won the Nobel Prize in physics in 1956 as the co-inventor of the transistor. Also in 1956, he returned to Palo Alto and, under the aegis of Beckman Instruments, Inc., organized a team of top scientists at Shockley Semiconductor Laboratory. Team members would eventually break away to form Fairchild Semiconductor Corporation, and from there Intel Corporation, as well as taking other significant parts in the development of the network of science and industry that would come to be called Silicon Valley.

Evaluation

The building at 959 Waverley appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1899 to 1946 (approximate date of conversion to duplex).

Under criterion A, this house is associated with two important patterns — the initial development of Palo Alto as a city dominated by suburban houses, and the construction by contractors of houses for themselves (T.B. Downing).

Under criterion C, this house is a variation of a common Palo Alto building type — a rectangular box with a hip roof and a full front porch under an overhanging second story. It is an early example of this type and of the Craftsman style. It is a notable example of the work of the important Palo Alto contractors, Downing and Laumeister. In addition, located on a corner with its distinctive rear garage, possibly built for horses and wagons, more visible than most, this property is a conspicuous example of an early Palo Alto residential lot. The property has a high level of integrity. The conversion of the house to a duplex about 1946 is not noticeable on the exterior. This house is not significant under criterion B for its association with William Shockley because Shockley lived here only as a child. His later accomplishments may be associated with other houses in Palo Alto and elsewhere.

References

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

Century Architectural Company. *Modern Homes: A Collection of Practical Designs for Houses and Cottages*, seventh edition. 1897. Republished as *Late Victorian Houses and Cottages*. Mineola, New York: Dover Publications, 1999.

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. 1904-1950.

Palo Alto Daily News. 6 May 1999. p. 9.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 959 Waverley St

Recorded by Michael Corbett

*Date December 29, 1999

Continuation

Update

References (continued)

Palo Alto Department of Inspectional Services. Pre-Sale and Housing Inspection Form. Prepared by Eugene Brown, Inspector. 29 March 1978.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 26 May 1899, 29 December 1899, 5 October 1904, 29 November 1920, 26 May 1925.

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

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

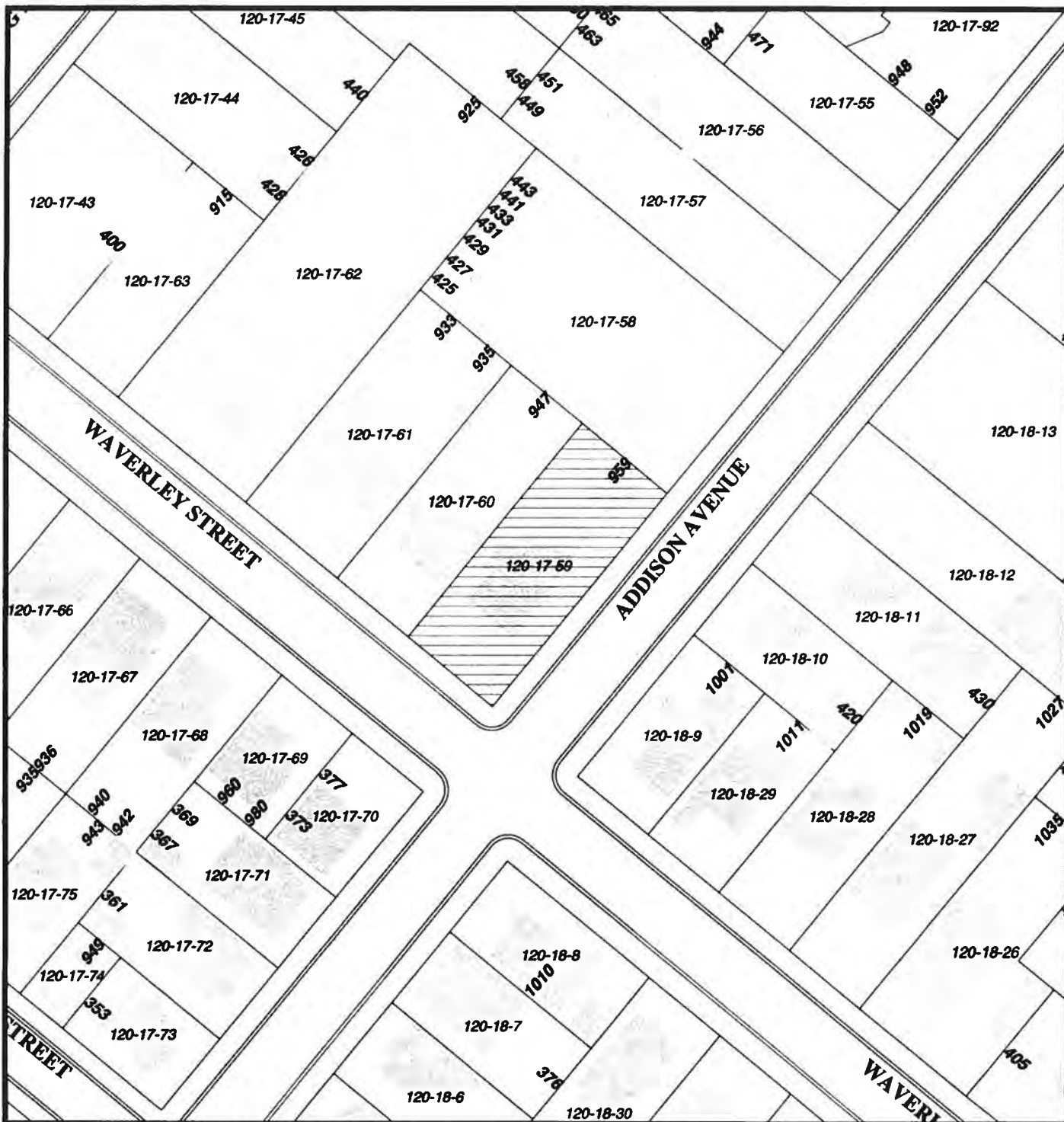
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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


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


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

Winslow, Ward. *Palo Alto: A Centennial History*. p. 212.



959 Waverley St
120-17-059

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



CRITERIA 2 & 3 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 2 and 3:

- Criterion 2 (The structure or is particularly representative of an architectural style or way of life important to the city, state or nation)
- Criterion 3 (The structure or site is an example of a type of building which was once common, but is now rare)

Address	Criteria	Category
904 Bryant Street	2, 3	2
630 Lincoln Avenue	2, 3	2
2115-2121 Cornell Street	2, 3	3
2127-2133 Cornell Street	2, 3	3
719 Webster Street	2, 3	3

904 BRYANT STREET (formerly 802-804 Bryant Street)

APN: 120-28-105

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1904-1955

Summary of Significance: 904 Bryant Street, originally 802-804 Bryant Street, was found significant under Criterion A for its role in representing important development patterns of early Palo Alto, and under Criterion C as a distinctive example of an early twentieth century residential building type.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Building was relocated from the 800-block of Bryant Street since 2001; openings within first-floor porch have been altered.

Status in 2023: Extant, retains historic integrity despite relocation of building.

Recommended Revisions to Significance: The period of significance is revised to 1904, the year of the building's construction. The identified Criterion A significance was omitted as the subject building was not the first or last early twentieth-century residential building erected in the historic core of Palo Alto and is not known to have served as a catalyst for the development of the neighborhood. The architectural style of the building has been revised to a 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 site is particularly representative of an architectural style or way of life important to the city, state or nation)
- Criterion 3 (The structure or site is an example of a type of building which was once common, but is now rare)

Statement of Significance: This building, which was moved to 904 Bryant Street from 802-804 Bryant Street since it was surveyed in 2001, is significant as an early and excellent example of the Colonial Revival style Foursquare constructed in Palo Alto in the early years of the twentieth century. Despite its relocation, the building retains a high level of historic integrity.

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 6

*Resource Name or #: (Assigned by recorder) 802-804 Bryant St

- P1. Other Identifier: 802-804 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 802-804 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 28 015

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

This building is located at the south corner of Bryant Street and Homer Avenue. It is located one block southwest of Waverley Street (where a streetcar line was planned at the time this house was built) and three blocks southeast of University Avenue. It is located on a lot that measures 37 1/2 by 100 feet, about the size of a typical city lot of the period. The building nearly fills the front of its lot and represents a density of development associated with proximity to the streetcar.

Sanborn maps show this as a 1 1/2 story dwelling at 804 Bryant in 1908, 1924, and 1949. It is shown as a dwelling, as distinct from flats or apartments. It is not clear why it was shown as a 1 1/2 story structure when the second story is a full story and considering that a half story usually refers to an upper story that is smaller than the lower floors because of the angle of a roof. Rather than an indication of a change or an error, perhaps this refers to the unusual situation here of a ground floor that was built smaller than the upper floor which overhangs a full porch.

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 #) _____
802-804 Bryant St; view south;
09/16/99; by B. Vahey; roll BRV-83,
neg #6

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1904; Assessor's Records

*P7. Owner and Address:
Palo Alto Med Foundation Healthcare
300 Homer Ave Palo Alto CA 94301

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

*P9. Date Recorded:
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: 802-804 Bryant St

Recorded by Michael Corbett

*Date January 11, 2000

Continuation Update

Description (continued)

As built, this was a two-story building in a nearly square plan. By 1924, the ground floor was extended to the rear. The second floor is carried on round columns over a porch that stretches across the entire front of the house. The second floor projects out even further with square bays at each of its front corners. Between the time of the pre-1924 rear extension of the ground floor and 1955 when the house was converted permanently to a duplex, the interior consisted of a living room, dining room, bedroom, bath, kitchen, and service porch on the ground floor, and four bedrooms and a bath upstairs. In addition, there was a small basement measuring 8 by 10 feet. An undated notation pointing to the rear extension on the Tax Assessor's card indicates "office" use.

This is a stud frame structure built on a foundation of concrete walls. Its frame is clad in three-lap siding nailed directly on the studs, without sheathing. Interior walls are plastered and the floors are pine. In 1949, heating was by gas floor furnaces. There were no fireplaces. The house is covered by a hip roof with overhanging eaves and paneled soffits. Fenestration consists of wood, double-hung windows, and paneled doors.

In appearance, this house mixes imagery generally associated with the Colonial Revival style and with Craftsman Bungalows. Colonial Revival style features include the boxy shape, hip roof, paneled soffits, frieze under the eaves, classical references in the porch columns, siding, and overall symmetry. The exposed beams (with their ends jigsawed in an S-curve) that appear to support the large corner bays are associated with Craftsman Bungalows. Together, the house belongs to neither of these styles. The form of the building characterized by its hip roof, full porch, and second floor corner bays is the predominant element in establishing its unusual character. The building is similar in character to 840 and 846 Bryant in this block and contributes to a distinctive "streetcar suburb" landscape in this area.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 802-804 Bryant St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Craftsman and Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1904: Built (Assessor's Records)
ca. 1908-1924: Ground floor extension
ca. 1924-1949: Addition of garage at rear
unknown date: garage enlarged

*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 A: 1904-1955; C: 1904 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: 802 Bryant is located in Block 67 of the original plat of the City of Palo Alto. The Sanborn map of 1908 does not identify a property line separating this building (listed as 804 Bryant) from a dwelling at 806 Bryant and two dwellings identified as "A" and "B" Homer. (Later information show these to have been 260 and 268 Homer, built in 1908.) The Homer Avenue dwellings are on a separate parcel by the time of the 1924 Sanborn map, but 804 and 806 are shown on a single parcel through the 1949 Sanborn map.

History of Building: The assessment card for 802 Bryant (identified as 804 Bryant) dates the building to 1904; the Santa Clara County MetroScan dates it to 1898. City directories first list the address in 1904. Granted the frequency of occupant turnover; the fact that the occupant at the time of the 1910 U.S. Census was identified as a renter; and the fact that the Sanborn of 1908 has the house on one piece of land with three others, it seems fair to suppose that this was built as a speculative dwelling probably in or about 1904. It is not known when the ground floor extension was built within the period of 1908 to 1924. A garage at the rear was built for two vehicles between 1924 and 1949 and was enlarged for a third vehicle at an unknown date (perhaps when the streetcar was removed in 1925).

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: 802-804 Bryant St

Recorded by Michael Corbett/Steve Hardy (history)

*Date January 11, 2000

Continuation

Update

History (continued)

History of Use: According to the city directories, the turnover at 802 (804) Bryant was almost on an annual basis prior to 1926. The occupants were either tradesmen and their families or students. The owners and occupants during the period 1918-1920 were Louis J. and Ella Bieg. Louis Bieg was listed as a heating plant installer in 1918-1919. Because this house was probably built without any heating system, it may be that Bieg installed the gas floor furnace at that time. (This house was built on the same lot at the same time as 806 Bryant. As late as 1949, 806 Bryant still had no heating system, leading to the speculation that neither house originally had one — a common situation in working class housing in pre-World War II California.) The *City Directory* of 1907 gives two addresses, 802 and 804 Bryant, and the directories that followed usually listed two or more family names at the one address. The residence seems to have been occupied much of the time as a rental property.

In the 1910 census, the occupant was a renter, May Coons Wilbur and her two grown sons. Mrs. Wilbur was divorced and her occupation was "theatrical elocution." In 1920, the occupant was also the owner and his wife and son. The mix of last names among the residents in many years raises the possibility that this was sometimes occupied as a boarding house or a lodging house. There were many boarding houses in this neighborhood according to various directories, but as this address was never listed as such, there is no confirmation that it ever served such a function. With five bedrooms, this was an unusually large house and amenable to use by a large family or as a boarding house or lodging house.

Evaluation

The building at 802 Bryant Street appears eligible for the NRHP under criteria A and C at the local level of significance. Under criteria A, the period of significance is 1904 to 1955, when it became a duplex. Under criterion C, the period of significance is 1904.

Despite many unanswered questions about this building (who built it, who was it built for, what was the source of the design, did it function as a boarding house?) under criterion A, 802 Bryant Street appears to represent important patterns of Palo Alto's early development. It appears to have been built speculatively for a small and specialized segment of the population — a large working class family. It was built near streetcar tracks and downtown businesses for access to work by people who would not have automobiles or other means of transportation. The house may have been built intentionally with the flexibility to function as a boarding or lodging house, or as a duplex. For most of its history, it has provided rental housing to students and working class people.

Under criterion C, 802 Bryant is a distinctive example of an important building type — the large family house. It was originally built with four bedrooms upstairs and gained a fifth bedroom when the ground floor was extended to the rear before 1924. With its full porch and projecting second-story corner bays this is a distinctive looking house. It combines conventional imagery derived from the Colonial Revival and Craftsman styles with an unusual form that conveys contradictory ways of life — the full porch is characteristic of suburban houses in pleasant climates, while the second floor above the porch with its projecting bays represents an intensity of land development characteristic of streetcar suburbs.

A previous evaluation by Carey & Company in 1998 was preliminary in nature. It was based on the appearance of the building and was completed before research was done. Based on information discovered after that report was made, we have come to a different conclusion. This does not represent a difference of opinion but conclusions based on different information.

References

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

Carey & Company. *Historic Resources Survey: Palo Alto Medical Foundation Properties, Palo Alto, California*. Prepared for Palo Alto Medical Foundation. January 20, 1998.

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

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 802-804 Bryant St

Recorded by Michael Corbett

*Date January 11, 2000

Continuation Update

References (continued)

Palo Alto Times. 17 August 1938.

Palo Alto City Directory. 1904-1963.

Palo Alto Historic Survey Update. Property File.

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.

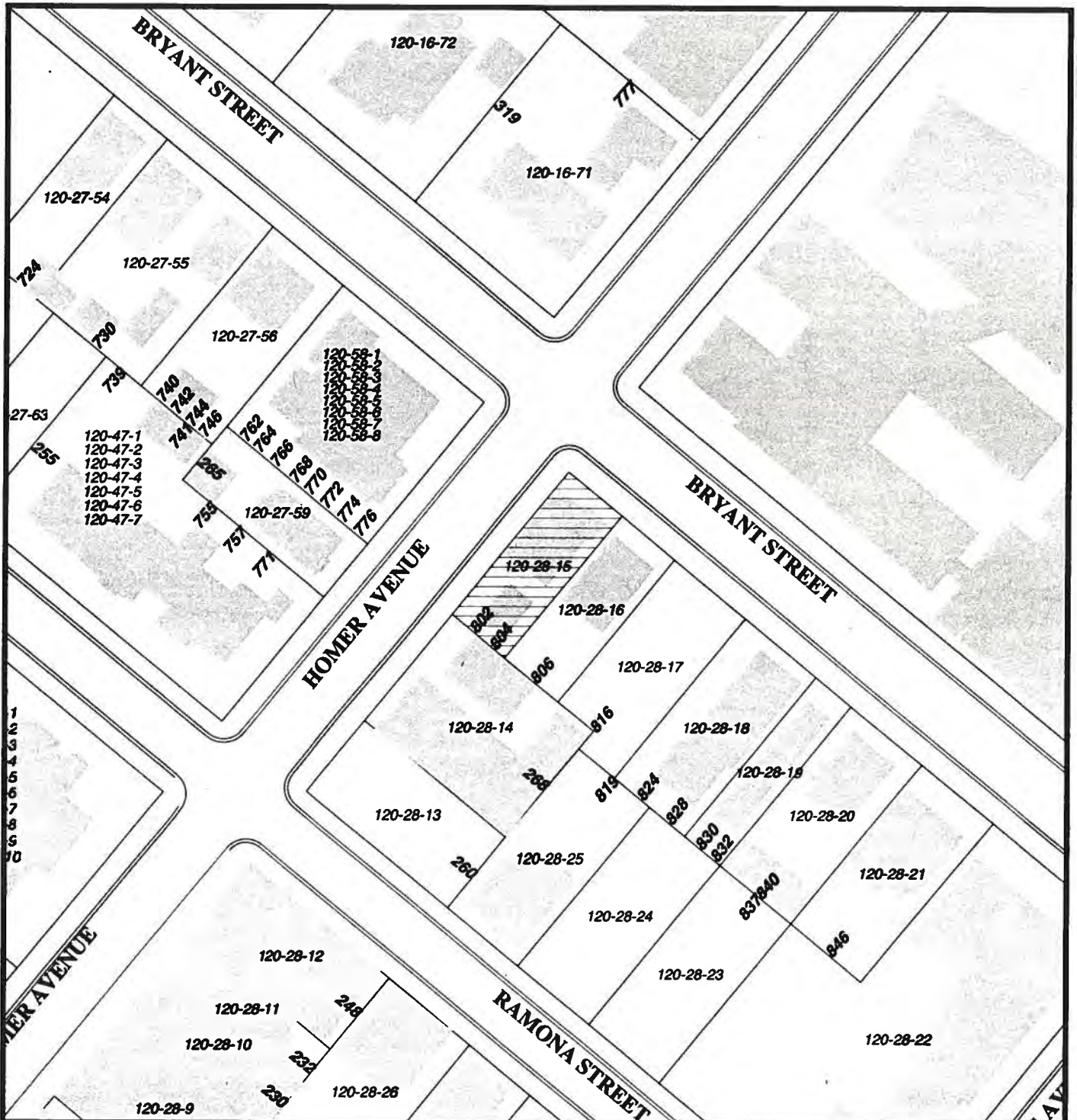
U.S. Census. 1910, 1920.

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


Warner, Sam B., Jr. *Streetcar Suburbs: The Process of Growth in Boston 1870-1900*. New York: Atheneum, 1976.


LOCATION MAP

Trinomial _____



802-804 Bryant Street
120-28-015

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



630 LINCOLN AVENUE

APN: 120-06-033

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1910-1925

Summary of Significance: 630 Lincoln Avenue was deemed eligible under Criterion A as a representative of important local patterns of development by people in the construction trades, and of the relationship of the growth of Palo Alto to the construction of Stanford University. Under Criterion C, it was deemed eligible as an example of a large and common housing type, the Foursquare box with Craftsman style features.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Formerly exposed rafter tails have been shortened and enclosed in some locations; no additional 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 architectural style of the building has also been revised from Craftsman Bungalow to Craftsman 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 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 3 (The structure or site is an example of a type of building which was once common, but is now rare)

Statement of Significance: 630 Lincoln Avenue is significant as an early and excellent example of the Foursquare house type in Palo Alto with Craftsman style characteristics.

Period of Significance: 1910

Palo Alto Historic Inventory Category: Category 2

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource Name or #: (Assigned by recorder) 630 Lincoln Ave

P1. Other Identifier: 630 Lincoln 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 630 Lincoln 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 06 033

*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 630 Lincoln is a large, two-story house with a half basement and a finished attic. It is a balloon or platform frame structure which was still on its original brick wall foundations in 1949. The frame is enclosed on the exterior by three-lap siding, and windows are double hung. The house is covered by a high hip roof with hip-roofed dormers. Inside, there were plaster

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 #) _____
630 Lincoln Ave; view southeast;
09/13/99; by B. Vahey; roll BRV-76,
neg #6

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

*P7. Owner and Address:
Rob Levitsky
630 Lincoln 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 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 6

Resource Identifier: 630 Lincoln Ave

Recorded by Michael Corbett

*Date December 27, 1999

Continuation

Update

Description (continued)

walls, and floors as follows: cement floors in the basement, hardwood floors on the ground floor, and pine floors on the second floor. In 1949, the Tax Assessor recorded two gas floor furnaces and two fireplaces.

In plan, this was a square building with projections shown on three sides on the 1924 and 1949 Sanborn maps. At the north corner of the building near the street corner, a projecting, second-story, square-corner bay overhung a partially recessed entrance porch. At the other end of the ground floor on the front facade, there was a projecting, angled, bay window. At the rear of the southwest side, projecting toward the center of the lot was an angled, bay window and a porch or porte cochere above it. At the rear was a one-story, projecting bay. In 1949, the Tax Assessor identified the following rooms: on the ground floor, a living room, dining room, bath, kitchen, service porch and a sun porch (ambiguously noted, but visible at the rear); on the second floor were four bedrooms and a bath; and in the attic were two bedrooms. MetroScan listed seven bedrooms, three bathrooms, and dining room in 1998.

Although the interior plan is not known, this house resembles others with a plan that includes a living room across the first floor, and a bedroom in each of the four upstairs corners. The two attic bedrooms do not appear to have been needed by the single family of five who first lived in the house nor by the subsequent families through the early 1950s. However, they were recorded in 1949 and may have been created at the beginning as part of the complete development of a spacious house.

In appearance, this house is a box in form, with finishes and decorative embellishments associated with Craftsman Bungalows. As a large, two-story house, this house was not a bungalow. However, houses similar to this one appeared in many pattern books from the 1890s to 1920s including bungalow books including those published by the Century Architectural Company in 1897 and Hodgson's in 1906. Decorative features associated with Craftsman Bungalows include the fine textured three-lap siding, the hip roof with overhanging eaves and exposed rafters, the bay windows and the square porch posts.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 630 Lincoln 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)
ca. 1910: Built

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: George McLachlan

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

Period of Significance 1910-1925 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 property at 630 Lincoln is located at the south corner of Lincoln and Byron in Block no. 89 of the *Original Map of the University Park* of 1889. Between the publication of that map and the *Plat of the Town of Palo Alto* in 1894, Block no. 89 was bisected by Byron. The plat shows the two halves of Block no. 89 subdivided into parcels of 25 by 112½ feet. Two of the parcels (nos. 33 and 34) were bought by a stone mason named George McLachlan about 1903. The dimensions of the lot (50 by 112½ feet) have never been altered since the original purchase. This was a typical suburban lot of its time and was located at the fringes of the city's development. The house is located at the northeast end of the lot. By the time of the 1924 Sanborn map, there was a garage at the rear of the center of the lot and an irregular dwelling at the southwest end of the lot at 620 Lincoln Avenue. This dwelling was in two parts and may have been built in two stages. In the extreme south corner of the lot was one part of the building, a one and one-half story rectangular structure with a projecting bay facing the street. Extending toward the northeast was a wider one-story, square structure including a porch. Nothing had changed in the lot in 1949. By the time of the Fire Run map of 1997, the garage and the dwelling at 620 Lincoln were gone.

Structure: According to an interview with George McLachlan (junior) conducted on 15 April 1947, his father, also named George, brought his family to Palo Alto in January 1903. The family lived at 940 Scott while George (senior), a stone mason working at Stanford University, built the house at 630 Lincoln. The *Palo Alto City Directory* first lists the McLachlans as

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 6

Resource Identifier: 630 Lincoln Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 27, 1999

Continuation

Update

History (continued)

occupying the new house in 1910. The *Palo Alto Times* on 9 October 1947 and the *Daily Pacific Builder* on 13 October 1947 both report a \$2,000 addition at 630 Lincoln for or by the owner at that time, C.C. Wrenn. (City directories of 1946 and 1948 list a carpenter named Chester Wrenn living at 628 Waverley.) The footprints on the Sanborn maps of 1924 and 1949 are, despite these additions, identical.

Use: George McLachlan was a stonemason and foreman, for the McGilvray Stone Company, on such Stanford University work as the outer quad and the church. McGilvray Stone Company, which became McGilvray-Raymond Granite Company in 1907, was in business from 1880 to about 1940. The company was involved in the construction of Stanford University, the University of California at Berkeley, the San Francisco Civic Center, and many of the major buildings in downtown San Francisco. The company was also a major builder of cemetery monuments. As a foreman, McLachlan held a position of responsibility for one of the leading architectural stone companies in California. Beginning in 1912, McLachlan's occupation was listed as "marble works" and "monuments and contracting." It is not clear whether he still worked for McGilvray at that time or not. An unexplored area of research is any possible ethnic basis for the association between McLachlan and McGilvray. Both were Scots although McGilvray was born in Ireland, as was Mrs. McLachlan.

McLachlan built the single family residence at 630 Lincoln to house himself and his family. The McLachlans were listed at the address from 1910 until 1924, by which time the senior George McLachlan was listed as a cutter of monuments. It appears that he also built the dependent dwelling on the property which may have been intended for the adult children who continued to be listed at the address until 1924, the year of the father's death. McLachlan was described in his obituary as "a pioneer stone mason of Palo Alto and one of the builders of Stanford University. . . He was associated with the early development of Palo Alto, particularly with the growth of the Presbyterian Church, of which he was an officer and faithful leader." The house continued as a single family residence under subsequent owners through 1953.

Evaluation

This house at 630 Lincoln is eligible for the NRHP under criteria A and C at the local level of significance for the period 1910 to at least 1925.

Under criterion A, it represents an important local pattern of development of houses by people in the construction trades, and related to this, it represents the relationship of the growth of Palo Alto to the construction of Stanford University.

If more were known about the builder and first resident, George McLachlan, it may be significant under criterion B for its association with him.

Under criterion C, it is an example of a large house, and a variation of a common type, the square box, embellished with Craftsman features.

References

Basin Research Associates. Letter report regarding Archeological/Cultural Resources Conditions of Approval for project located at 8th and Townsend Streets (San Francisco), documenting a work yard of the McGilvray-Raymond Granite Company. Prepared for Bay West Development Company in compliance with requirements of the San Francisco Department of City Planning. 21 August 1989.

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

Century Architectural Company. *Modern Homes: A Collection of Practical Designs for Houses and Cottages*, seventh edition. 1897. Republished as *Late Victorian Houses and Cottages*. Mineola, New York: Dover Publications, 1999.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 630 Lincoln Ave

Recorded by Michael Corbett

*Date December 27, 1999

Continuation

Update

References (continued)

Daily Pacific Builder. 13 October 1947.

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.

McLachlan, George interview. 15 April 1947.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 3 March 1924, 18 June 1949, 9 August 1947.

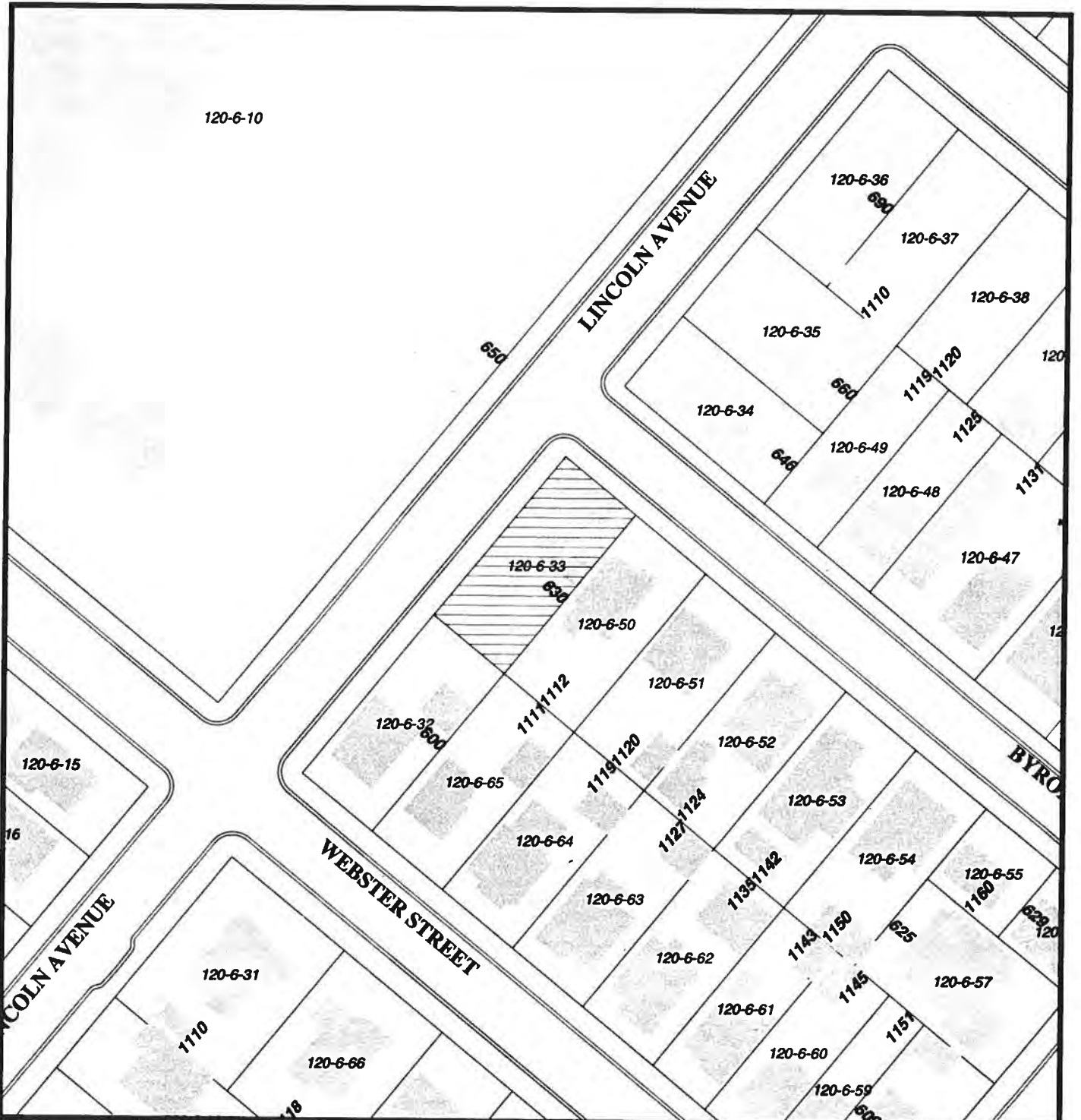
Sanborn Map Company. *Insurance Maps of Palo Alto.* New York: 1924.

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



630 Lincoln Ave
120-06-033

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



2115-2121 CORNELL STREET

APN: 137-02-042

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1928

Summary of Significance: 2115-2121 Cornell Street was found eligible under Criteria A and C, in association with the adjacent property at 2127-2133 Cornell Street, as an excellent example of a cottage court in College Terrace that consisted of small cottages like those constructed as vacation homes around Lake Tahoe. The presence of Cottage Courts was related to Criterion A as a notable development practice in Palo Alto of the period.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: None.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 2 (The structure or is particularly representative of an architectural style or way of life important to the city, state, or nation)
- Criterion 3 (The structure or site is an example of a type of building which was once common, but is now rare)

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

Statement of Significance: 2115-2121 Cornell Street, containing two residential buildings, is significant as a unique vernacular variation of small Craftsman vacation cottages that were constructed in Palo Alto as cottage courts and are associated with the pattern of residential densification of cottage court developments. This property is associated with the adjacent property at 2127-2133 Cornell Street.

Period of Significance: 1928

Palo Alto Historic Inventory Category: Category 3

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 2115-2121 Cornell St

- P1. Other Identifier: 2115-2121 Cornell 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 2115-2121 Cornell St 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 02 042

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

This property at 2115-2121 Cornell is occupied by two small dwellings in a staggered arrangement from front to back. There is also a garage behind the rear dwelling. Each dwelling is a one-story, wood-frame structure clad in shingles. The house at 2115 Cornell, closest to the street, is covered by a gable roof. The rear house is covered by a hip roof. Each house is lit by casement windows. The small, light character of the houses is in contrast to the massive river stone chimneys. The house at 2115 Cornell is slightly larger, with a living room, dining room, two bedrooms, a bath and a kitchen. The house at 2121 Cornell has a living room, bedroom, bath and kitchen. The houses are designed in the image of Craftsman style vacation houses, common around Lake Tahoe and in resort areas throughout California.

*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 #) _____
2115-2121 Cornell St; view northeast;
09/21/99; by B. Vahey; roll BRV-86,
neg #19

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
ca. 1928; Palo Alto Times

*P7. Owner and Address:
Helen Proctor
758 Greer Rd Palo Alto CA 94303

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

*P9. Date Recorded: _____
March 31, 2000

*P10. Survey Type: (Describe)
Intensive

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 2115-2121 Cornell St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
ca. 1928

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme cottage courts of College Terrace Area Palo Alto

Period of Significance 1928 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 small cottages now numbered 2115 and 2121 Cornell were built on a 100-foot-by-125 foot lot composed of four of the original 25-by-125-foot lots (nos. 18 to 21) in Block No. 35 in College Terrace. The small cottages now numbered 2127 and 2133 were also on this lot until about 1949 (the official map of the city of 1949 showed an unsubdivided lot; the Tax Assessor and the Sanborn map of that year treated the property as divided, although the Tax Assessor referred to a building on old lots 18 and 19 as 2127 Cornell, which was actually on lots 20 and 21). Some time around 1949, the original lot was divided in half with two dwellings and a garage remaining on each half.

Structure: No building notices have been discovered for this property. Because the buildings are identical to those next door and because they were first occupied at the same time, building notices for 2127-2133 Cornell provide information that is attributed to this property as well. The *Palo Alto Times* published a building permit notice on 7 April 1928 that identified H. Van Polen as the owner and builder of a cottage at 527 Cornell at a cost of \$1,600 (527 Cornell was changed to 2127 Cornell ca. 1950). This notice was followed by another that said that Mr. Van Polen was building another cottage next door at 533 Cornell (2133 Cornell) at the same cost. The two cottages shared a driveway and garage, as they do at present. According to the Assessor's records there has been no alteration to the original structure.

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 31, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 2115-2121 Cornell St

Recorded by Michael Corbett/Steve Hardy (history)

*Date March 31, 2000

Continuation

Update

History (continued)

Use: The *Palo Alto City Directory* first listed the address in the edition of 1930. From that time and throughout our period of inquiry there was an almost annual turnover of occupants, none of whom was identified as an owner. A number of the occupants were identified as public school teachers while almost all of the rest were associated with Stanford University, as both students and secretaries. The cottages were all built as rental residences, and that is how they were used.

Evaluation

Together with the adjoining lot at 2127-2133 Cornell, or with other cottages in College Terrace, this property at 2115-2121 Cornell Street appears to be eligible for the NRHP as part of a multiple property nomination for "Cottage Courts of College Terrace. A discussion of this multiple property type is provided in the final survey report.

This property at 2117-2121 Cornell Street appears eligible under criteria A and C at the local level of significance. The period of significance begins in 1928. A more detailed evaluation should be made if a multiple resource nomination is prepared.

References

Byxbee, John F. *Map of the City of Palo Alto*. 1949.

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. 1930-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. April 7, 1928.

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

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

Sloan, Ruth. "Cottage Courts of College Terrace." Printed notes for walking tour. 13 May 1999.

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

2127-2133 CORNELL STREET

APN: 137-02-041

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1928

Summary of Significance: 2127-2133 Cornell Street was found eligible under Criteria A and C, in association with the adjacent property at 2115-2121 Cornell Street, as an excellent example of a cottage court in College Terrace that consisted of small cottages like those constructed as vacation homes around Lake Tahoe. The presence of Cottage Courts was related to Criterion A as a notable development practice in Palo Alto of the period.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: None.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 2 (The structure or is particularly representative of an architectural style or way of life important to the city, state, or nation)
- Criterion 3 (The structure or site is an example of a type of building which was once common, but is now rare)

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

Statement of Significance: 2127-2133 Cornell Street, containing two residential buildings, is significant as a unique vernacular variation of small Craftsman vacation cottages that were constructed in Palo Alto as cottage courts and are associated with the pattern of residential densification of cottage court developments. This property is associated with the adjacent property at 2115-2121 Cornell Street.

Period of Significance: 1928

Palo Alto Historic Inventory Category: Category 3

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 2127-2133 Cornell St

P1. Other Identifier: 2127-2133 Cornell 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 2127 Cornell St 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 02 041

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

This property at 2127-2133 Cornell is occupied by two small dwellings in a staggered arrangement from front to back. There is also a garage behind the rear dwelling. Each dwelling is a one-story, wood-frame structure clad in shingles. The house at 2127 Cornell, closest to the street, is covered by a gable roof. The rear house is covered by a hip roof. Each house is lit by casement windows. The small, light character of the houses is in contrast to the massive river stone chimneys. The house at 2127 Cornell is slightly larger, with a living room, dining room, two bedrooms, a bath, and a kitchen. The house at 2133 Cornell has a living room, bedroom, bath, and kitchen. The houses are designed in the image of Craftsman style vacation houses, common around Lake Tahoe and in resort areas throughout California.

*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 #) _____
2127 Cornell St; view north;
09/21/99; by B. Vahev; roll BRV-86,
neg #15

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
ca. 1928; Palo Alto Times

*P7. Owner and Address:
Helen Proctor
758 Greer Rd Palo Alto CA 94303

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

*P9. Date Recorded:
March 31, 2000

*P10. Survey Type: (Describe)
Intensive

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 2127-2133 Cornell St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
ca. 1928

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: H. Van Polen

*B10. Significance: Theme cottage courts of College Terrace Area Palo Alto

Period of Significance 1928 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 small cottages now numbered 2127 and 2133 Cornell were built on a 100-foot-by-125 foot lot composed of four of the original 25-foot-by-125-foot lots (nos. 18 to 21) in Block No. 35 in College Terrace. The small cottages now numbered 2115 and 2121 were also on this lot until about 1949 (the official map of the city of 1949 showed an unsubdivided lot; the Tax Assessor and the Sanborn map of that year treated the property as divided, although the Tax Assessor referred to a building on old lots 18 and 19 as 2127 Cornell, which was actually on lots 20 and 21). Some time around 1949, the original lot was divided in half with two dwellings and a garage remaining on each half.

Structure: The *Palo Alto Times* published a building permit notice on 7 April 1928 that identified H. Van Polen as the owner and builder of a cottage at 527 Cornell at a cost of \$1,600 (527 was changed to 2127 Cornell ca. 1950). This notice was followed by another that said that Mr. Van Polen was building another cottage next door at 533 Cornell (2133 Cornell) at the same cost. The two cottages shared a driveway and garage, as they do at present. According to the Assessor's records, there has been no alteration to the original structure.

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 31, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 2127-2133 Cornell St

Recorded by Michael Corbett/Steve Hardy (history)

*Date March 31, 2000 Continuation Update

History (continued)

Use: The *Palo Alto City Directory* first listed the address in the edition of 1930. From that time and throughout our period of inquiry, there was an almost annual turnover of occupants, none of whom was identified as an owner. A number of the occupants were identified as public school teachers while almost all of the rest were associated with Stanford University, as both students and secretaries. The cottages were all built as rental residences, and that is how they were used.

Evaluation

Together with the adjoining lot at 2117-2121 Cornell, or with other cottages in College Terrace, this property at 2127-2133 Cornell Street appears to be eligible for the NRHP as part of a multiple property nomination for "Cottage Courts of College Terrace. A discussion of this multiple property type is provided in the final survey report.

This property at 2127-2133 Cornell Street appears eligible under criteria A and C at the local level of significance. The period of significance begins in 1928. A more detailed evaluation should be made if a multiple resource nomination is prepared.

References

Byxbee, John F. *Map of the City of Palo Alto*. 1949.

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. 1930-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. April 7, 1928.

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

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

Sloan, Ruth. "Cottage Courts of College Terrace." Printed notes for walking tour. 13 May 1999.

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 _____



2127-2133 Cornell St
137-02-041

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



719 WEBSTER STREET

APN: 120-04-112

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1905-1948

Summary of Significance: 719 Webster Street was deemed eligible under Criterion A as an early example of suburban development in Palo Alto and a residence built during the boom of construction after the streetcar line was built. It is also significant as an example of builders constructing houses for their own use. Under Criterion C, it was deemed eligible as an important early building type: the square cottage type with a projecting wing and steep gable roof.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: There is a large addition to the right side and a replacement of a tripartite window at the second-floor dormer.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1905, 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 and by the original owner/builders for their own use, 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 site is particularly representative of an architectural style or way of life important to the city, state, or nation)
- Criterion 3 (The structure or site is an example of a type of building which was once common, but is now rare)

Statement of Significance: 719 Webster Street is significant as an early example of the Eastern Shingle Cottage style in Palo Alto. The facade has been altered in several ways, including the replacement of original windows and a large addition to the rear right side of the house. However, the building retains its overall character and massing to a sufficient degree for consideration as a contributing building to the overall neighborhood architectural context.

Period of Significance: 1905

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 5 *Resource Name or #: (Assigned by recorder) 721-727 Webster St

P1. Other Identifier: 721-727 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 ____; ____¹/₄ of ____¹/₄ of Sec ____; ____ B.M.
 c. Address 721-727 Webster St City Palo Alto Zip 94301
 d. UTM: (Give more than one for large and/or linear resources) Zone ____; ____ mE/ ____ mN
 *e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 120 04 067

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

This house, at 721-727 Webster Street, is a wood-frame structure clad in three-lap siding on its walls and variously patterned shingles in its gables. It is covered by a steeply pitched gable roof with flaring eaves and long shed dormers. The 1908 Sanborn map labeled the house as having two stories, indicating that the upper floor space was already finished and habitable, including the shed dormers. The subsequent Sanborn maps of 1924 and 1949 labeled the house with 1 1/2 stories — a more consistent way of describing space under a roof. In plan, this is a square cottage with a projecting wing and half porch on the ground floor, surmounted by a large attic that overhangs the porch. This is a common variation of a common Palo Alto house type of the period. In 1949, shortly after it was converted to apartments, the Tax Assessor identified the following rooms: a living room, dining room, bedroom, bath, kitchen, and service porch downstairs; and two living rooms, two bedrooms, two baths, and two kitchens upstairs.

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 #) _____
721-727 Webster St; view north;
09/16/99; by B. Vahey; roll BRV-81,
neg #17

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1905; Assessor's Records

*P7. Owner and Address:
Dennis Levett
PO Box 420 Palo Alto CA 94302

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

*P9. Date Recorded: _____
March 31, 2000

*P10. Survey Type: (Describe)
Intensive

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

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

CONTINUATION SHEET

Page 2 of 5

Resource Identifier: 721-727 Webster St

Recorded by Michael Corbett

*Date March 31, 2000 Continuation Update

Description (continued)

In appearance, this design mixes imagery associated with very different approaches to style. On the ground floor, the form of the house is derived from those cottages of the 1890s often characterized as Queen Anne cottages. At the same time, it was simplified in surface treatment like the Colonial Revival style. Meanwhile, the shingled gables and steeply pitched roof upstairs with its variety of shingle patterns, flaring eaves, and cantilevered gable top, all refer to Craftsman and east coast Queen Anne style houses (often called Shingle Style). Altogether the styles of the house represent a simplifying rejection of the elaborate ornamentation and complex massing of the Victorian era while retaining a form commonly associated with it. The design of this house is similar to several others in Palo Alto, especially 471 Addison Avenue and 249 Kipling Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 721-727 Webster St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Craftsman/Shingle Style

*B6. Construction History: (Construction date, alterations, and date of alterations)
1905: Built (Assessor's Records)
1940: Alterations

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme Pattern of development in Palo Alto; C: Early Palo Alto building type Area Palo Alto
Period of Significance 1905-1948 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 house at 721 Webster Street is situated on a 50-foot-by-125-foot lot in Block 55 of the original University Park plan of 1889. The 1908 Sanborn map showed a stable behind the house in the east corner of the lot. This stable was a one-story, wood-frame structure. The stable was replaced by 1924 when the Sanborn map showed a one-story, wood-frame garage in the same location but with a smaller footprint. The house was built about two blocks from the new streetcar line on University Avenue.

Structure: The Assessor's records date the house at 721 Webster Street to 1905, and the Sanborn map of 1904 did not show a house on the site. The *Palo Alto City Directory* first listed the address in 1906 at which time it was occupied by W.E. Collins, a contractor, Ray E. Collins, a carpenter, and Miss Blanche Collins, a student. The *Palo Alto Times* reported on 26 October 1906 that the house had been sold by the realtor and developer J.J. Morris to W.T. Greene, and in 1907, the *City Directory* listed Walter L. Greene at the address. The *Palo Alto Times* reported on 7 June 1940 that a building permit had been issued to Anna Darlington for alterations to the house that would cost \$400.00.

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 31, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 721-727 Webster St

Recorded by Michael Corbett/Steve Hardy (history)

*Date March 31, 2000

Continuation

Update

History (continued)

Use: The *Palo Alto City Directory* listed 721 Webster Street as a single family dwelling from 1906 until 1948 when three family names were listed. Walter Leonard Greene, who bought the house in 1906, was listed at the address with his wife Abbie, son Merrill, and sister Rebecca T. Greene. The Greene's were all natives of Maine. According to an obituary published in the *Palo Alto Times* on 4 October 1926, Rebecca Greene had been a member of the high school faculty for five years when she moved into the Webster Street house with her brother and his family. She worked for some years as the associate principal of Palo Alto Union High School, while she lived there. She died at 65 years old in this house. In 1939, Walter and Abbie Greene sold the house and moved to 819 Oregon. The new owner was Anna Darlington, a widow, who made alterations and by 1948 was renting out apartments in it.

Evaluation

This house at 721-727 Webster Street appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is 1905, when it was built, to 1948, when it was converted to apartments. Except for an exterior stairway on the southeast side, this conversion did not change the appearance of the building. This was a minor change that did not affect the essential features of the design. Thus, the house retains integrity for the NRHP.

Under criterion A, this house is associated with the following significant patterns in Palo Alto's early development: it represents the initial development of the city with suburban residences; it recalls the boom in construction associated with the streetcar line; and it represents the construction of many early houses by carpenters or builders for themselves.

Under criterion C, this house is an example of an important early building type in Palo Alto, characterized as a square cottage with a projecting wing and half porch surmounted by a steep gabled roof.

References

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

Palo Alto City Directory. 1906-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 26 October 1906, 4 October 1926, 7 June 1940, 17 February 1947, 14 April 1947.

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, 1967.

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

CRITERION 3 NOMINATIONS

Properties proposed for designation under Palo Alto Criterion 3:

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

Address	Criteria	Category
635 Bryant Street	3	2
815 Kipling Street	3	3
817 Kipling Street	3	3
845 Waverley Street	3	4

635 BRYANT STREET

APN: 120-16-035

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1904-1922

Summary of Significance: 635 Bryant Street is significant under Criterion A as a building that represents the development of rooming and boarding houses in Palo Alto due to the opening of the streetcar line on University Avenue, and under Criterion C as an early example of a Palo Alto rooming house.

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 was previously determined to be 1904 to 1922 to include the years that building served as a rooming house. The period of significance is revised to 1904, the year of the building's construction, which is sufficiently associated with the building's design and construction as a rooming house.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation: Criterion 3 (The structure or site is an example of a type of building which was once common, but is now rare)

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

Statement of Significance: 635 Bryant Street is significant as an early and good example of a rooming house that was constructed at a time when the new streetcar line on University Avenue was increasing the demand for residential housing in the University South area. The building is a rare survivor in an area where many early buildings were razed and redeveloped in the later decades of the twentieth century.

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 6

*Resource Name or #: (Assigned by recorder) 635 Bryant St

- P1. Other Identifier: 635 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 635 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 16 036

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

The following description addresses the building at 635 Bryant 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 building at 635 Bryant is a large, two-story structure with a half basement. Although it has a high attic space, the attic is not finished. In 1949, it was on a concrete wall foundation. This is a balloon-frame or platform-frame structure clad on the exterior in V-groove siding, scored horizontally in the center of each board to give it a finer texture. Fenestration consists of

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 #) _____
635 Bryant St; view northeast;
09/13/99; by B. Vahey; roll BRV-76,
neg #24

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

*P7. Owner and Address:
Hamilton Associates 300
700 Emerson 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: _____
April 4, 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: 635 Bryant St

Recorded by Michael Corbett

*Date April 4, 2000

Continuation

Update

Description (continued)

double-hung windows and paneled doors. Inside, there is a cement floor in the basement, and there are pine floors in the upper stories. In 1949, there was one gas fired hot air heater and one fireplace.

In plan, this is a large rectangular structure with its gable end facing the street. It has a full porch across the front on the ground floor. The building has a half basement and nine bedrooms.

In appearance, this is a simple box in form with a symmetrical composition at the front of decorative features including a full porch with round columns, projecting cornices over the two angled bay windows on the second floor, and siding with contrasting textures (horizontal grooved boards on the main part of the house and shingles in the gable). These features mix associations with the Colonial Revival and Queen Anne styles.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 635 Bryant St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Colonial Revival and Queen Anne

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

1904: Built (*Palo Alto Times*)

1909: Addition

1952: Conversion to duplex

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: Development of rooming and boarding houses, C: Rooming house Area Palo Alto

Period of Significance 1904-1922 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: 635 Bryant was the first structure built on its site (measuring 50 by 105½ feet). It is located within the original boundaries of the City of Palo Alto. Located one block from University Avenue, the City's commercial artery, the Sanborn map of 1924 shows that this block of Bryant Avenue developed with several two-story private dwellings and the First Church of Christ Scientist. The October 1959 update of the Sanborn map shows the same block with two of the single family residences divided into apartments.

Building History: The *Palo Alto Times* of 1 January 1904 recorded the construction of a house at 635 Bryant at a cost of \$1,500. The *Palo Alto Times* of 3 December 1909, recorded an addition at the same address at a cost of \$2,000. The county tax records record the conversion of the house to a duplex in 1952. County tax records show a minor remodeling in 1960, at a cost of \$500.

History of Use: A dwelling was built at 635 Bryant at a cost of \$1,500 in 1904. Sources identifying the original owner and builder are confusing. It appears that C.D. or C.B. Elliott built the house on a speculative basis and sold it to Clifford Gilmore

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 4, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 6

Resource Identifier: 635 Bryant St

Recorded by Michael Corbett/Steve Hardy (history)

*Date April 4, 2000

Continuation

Update

History (continued)

Allen, a Stanford professor of romance languages. In 1909, it was enlarged at a cost of \$2,000 and occupied as a rooming house. Opening of the streetcar line nearby may have contributed to this decision (the University Avenue line was one and one half blocks away). The U.S. Census of 1910 lists a widow, Mrs. Nellie Goodspeed, as the head of household, with her adult daughter, a teacher, and four lodgers, as the occupants. Mrs. Goodspeed was later (1918) appointed by the Board of Public Safety as a protective police officer. According to the *Palo Alto Times*, "It will be her duty to meet and advise women and girls arriving in Palo Alto who may be strangers here, and especially look after the welfare of young women, and keep them from harm. She will be more a matron than a police officer, but she will be clothed with full police power, which she will exercise in case of need. . . . She has had a large experience in finding homes for orphaned children in connection with the splendid work done along this line by the Native Sons and Native Daughters." The lodgers were a mail carrier, a Jewish engineer, geologist for the railroad with his wife, and a divorced restaurant owner. In the obituary of the restaurant owner, William F. Gardemeyer, the *Palo Alto Times* stated: "Together with Joe Larkin, he operated the restaurant and cigar store at 115 The Circle that became a colorful haunt of Stanford students. "Roughs" from the Farm packed the place to eat, carve their names in pine tables, or shoot a game of billiards." The building remained a lodging and boarding house through several owners. The *YMCA Directory of Rooming and Boarding Houses* of 1913-1914, lists Mrs. Gosset at this address with three rooms. The *City Directory* from 1914 through 1922 lists: "Jackman, Mrs. L., landlady, 635 Bryant." The enlarged dwelling served as a boarding house from 1910 until 1922. From that time until 1950, the house served as the single family residence of Dr. William H. Zieber, his wife (widowed in 1930), and children. The *City Directory* records non-residential uses during the 1950s and 1960s — first as a furniture store and after 1956 as professional offices. A 1953 advertisement for the grand opening of Fidanque's Maple House, providing "an unmatched concept of furniture merchandising," described the building as, "A fine, old home . . . Its fourteen large rooms have been tastefully redecorated to provide a natural setting for the display of the finest American Provincial furnishings . . . Here is a gracious atmosphere for leisure shopping." The 1956 *City Directory* listed Edward Durrell Stone, architect, at this address. Stone, based in New York, was one of the leading architects in the United States from the 1930s to the 1950s. Among his best-known works are the interior of Radio City Music Hall, the Museum of Modern Art in New York (collaboration), the United States Embassy in New Delhi, the United States Pavilion at the World's Fair in Brussels, and the John F. Kennedy Center for the Performing Arts in Washington. Stone's northern California work, some of which must have been designed here, includes an office building and an apartment complex in Foster City, the Monterey Community Hospital, Seaside City Hall, Stanford University Hospital, the Santa Clara Main Library, two buildings in the Marriott Industrial Park in Santa Clara, Palo Alto's Mitchell Park Branch Library, the Palo Alto Main Library, and Palo Alto City Hall.

Evaluation

This building, at 635 Bryant Street, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1904, when it was built, to 1922, its last year as a rooming house.

Under criterion A, this house represents the development of rooming and boarding houses in association with the opening of a streetcar line on University Avenue.

Under criterion C, it is an example of an early Palo Alto rooming house.

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.

Gebhard, David, Eric Sandweiss, and Robert Winter. *Architecture in San Francisco and Northern California*. Revised edition. Salt Lake City: Gibbs M. Smith, Inc., 1985.

Palo Alto City Directory. 1906-1962.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 635 Bryant St

Recorded by Michael Corbett

*Date April 4, 2000

Continuation

Update

References (continued)

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 7 May 1918, 5 November 1935, 7 September 1951, 15 July 1953.

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, 1953, 1961, 1962, 1967.

Strauss, Susan. "Edward Durell Stone." *Macmillan Encyclopedia of Architects*. vol. 4. New York: The Free Press, 1982, p. 132-133.

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*.

Young Men's Christian Association. *Directory of Rooming and Boarding Houses*. 1913-1914.

815 KIPLING STREET

APN: 120-17-023

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1897-1910

Summary of Significance: 815 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 and was part of the larger development pattern of the construction of inexpensive rental housing for a flexible market. Under Criterion C, the building was deemed eligible as a well-built variation of the typical square cottage type.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Steps replaced with masonry; front lawn replaced with brick; no other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to be 1897, 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 as a representative of the pattern of construction of inexpensive rental housing for a flexible market, 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 3 (The structure or site is an example of a type of building which was once common, but is now rare)

Statement of Significance: 815 Kipling Street is significant as an excellent example of the typical square cottage type with modest Queen Anne details. The building retains its overall character and massing to a sufficient degree to contribute to the overall neighborhood architectural context.

Period of Significance: 1897

Palo Alto Historic Inventory Category: Category 3

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 815-819 Kipling St

P1. Other Identifier: 815-819 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 815-819 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 17 023

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

This house at 815 Kipling is a small, rectangular, wood-frame building with a hip roof. It is an example of the square cottage type with a projecting gabled wing and a half porch. It is decorated with turned columns on the porch and with classical moldings around windows and doors and in the gable. The strange face of the gabled wing (2/3 bay window and 1/3 blank wall) appears to reflect an inexperienced designer and results in a distinctive appearance.

*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 #) _____
815-819 Kipling St; view northeast;
09/16/99; by B. Vahey; roll BRV-82,
neg #31

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1897; Palo Alto Times

*P7. Owner and Address:
Michael H & Rachel F Carr
1389 Canada Rd Woodside CA
94062

*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) 815-819 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)
1897: Built (Palo Alto Times)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: A.W. Caulkins

*B10. Significance: Theme A; pattern of development; C: square cottage Area Palo Alto

Period of Significance 1897-1910 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 815 Kipling is situated on an 80-by-25-foot lot located in Block 26 of University Park. According to the record in the series of Sanborn maps, the house shared with its twin, the house at 817 Kipling, a 50-by-112½-foot lot, at least as late as 1924. By the *Map of the City of Palo Alto* of 1949, the property had come by the dimensions it has today.

Structure: The *Palo Alto Times* reported on 8 October 1897 that a contract had been awarded to A.W. Caulkins for the construction of two, four-room cottages in Block 26 on Kipling (then called Marguerite) for George Lucas. Mr. Lucas, a plumber, had planned to do the plumbing for the two cottages himself, promising that it would be "of the latest pattern." The twin houses were "arranged so that two rooms in each may be rented for housekeeping" and were to cost about \$1,500 each to build. There is no indication that Mr. Lucas ever lived in either of them. The Assessor's records do not document any alterations.

Use: According to a notice that appeared in the *Palo Alto Times*, on 6 October 1903, George E. Lucas, the builder of the residence at 815 Kipling, left his wife an estate that consisted primarily of three houses and lots in the town of Palo Alto. One of those three houses was probably the one in question, another the one at 817 Kipling, and the third his own residence at 247

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: 815-819 Kipling St

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

Alma. The cottage at 815 Kipling, like its twin at 817, had been designed and built as a rental property and arranged so that the whole could be let to a single tenant or divided in half and let to two independent tenants. According to the record in the *Palo Alto City Directory* the house (known variously as 53 Marguerite, 813 and 815 Kipling) seems to have always served as a single family dwelling. From 1929 until 1938, the house was occupied by its owner, Mrs. Annis O. Stidston who was the widow of William A. Stidston who had died at their home at 645 Gilman in 1920 at the age of about 79 (obituary Wm. A. Stidson *Palo Alto Times* 1 March 1920). In 1940, the house was occupied by a new owner, Mrs. C.N. Hadeen.

Evaluation

This house at 815 Kipling appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1897, when it was built, to about 1910, when houses of this type were no longer built.

Under criterion A, it represents the earliest development of residences in the original grid of Palo Alto and it represents a pattern of cheap, rental housing for a flexible market.

Under criterion C, it is an example of an important early Palo Alto building type — the square cottage. This example has 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.

Map of the City of Palo Alto. 1949.

Palo Alto City Directory. 1899-1948.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 8 October 1897. (Will of George E. Lucas) 6 October 1903. (Wm. A. Stidston taken by Death) 1 March 1920.

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.

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*.

817 KIPLING STREET

APN: 120-17-022

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1897-1910

Summary of Significance: 817 Kipling Street was deemed eligible under Criterion A as an early example of a single-family house built within the original street grid of Palo Alto. Under Criterion C, the building was deemed eligible as a well-built variation of the typical square cottage type.

2023 RECONNAISSANCE SURVEY SUMMARY

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

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance is revised to 1897, 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. 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 3 (The structure or site is an example of a type of building which was once common, but is now rare)

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

Statement of Significance: 817 Kipling Street is significant as an excellent example of the typical square cottage type with modest Queen Anne details. The building retains its overall character and massing to a sufficient degree to contribute to the overall neighborhood architectural context.

Period of Significance: 1897

Palo Alto Historic Inventory Category: Category 3

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 817 Kipling St

- P1. Other Identifier: 817 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 ___; ___/4 of ___/4 of Sec ___; ___ B.M.
c. Address 817 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 17 022

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

This house at 817 Kipling is a small, rectangular, wood-frame building with a hip roof. It is an example of the square cottage type, with a projecting gabled wing and a half porch. It is decorated with turned columns on the porch and with classical moldings around windows and doors and in the gable. The strange face of the gabled wing (2/3 bay window and 1/3 blank wall) appears to reflect an inexperienced designer and results in a distinctive appearance.

*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 #) _____
817 Kipling St; view northeast;
09/16/99; by B. Vahey; roll BRV-82,
neg #33

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1897; Palo Alto Times

*P7. Owner and Address:
Bertram & Lorraine Harper
817 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:
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) 817 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)
1897: Built (Palo Alto Times)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: A.W. Caulkins

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

Period of Significance 1897-1910 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 817 Kipling is situated on a 25-by-112½-foot lot located in Block 26 of the original University Park section of Palo Alto. According to the record in the series of Sanborn maps, the house shared with its twin, the house at 817 Kipling, a 50-by-112½-foot lot, at least as late as 1924. By the *Map of the City of Palo Alto* of 1949, the property had come by the dimensions it has today.

Structure: The *Palo Alto Times* reported, on 8 October 1897, that a contract had been awarded to A.W. Caulkins for the construction of two four-room cottages in Block 26 on Kipling (then called Marguerite) for George Lucas. Mr. Lucas worked as a plumber and planned to do the plumbing for the two cottages himself, promising that it would be "of the latest pattern." The twin houses were "arranged so that two rooms in each may be rented for housekeeping" and were to cost about \$1,500 each to build. There is no indication that Mr. Lucas ever lived in either of them. The Assessor's records do not document any alterations, but the large double window on the porch at 817 Kipling appears to be one.

Use: According to a notice that appeared in the *Palo Alto Times* on 6 October 1903, George Lucas, the builder of the residence at 817 Kipling, left his wife an estate that consisted primarily of three houses and lots located in the town of Palo Alto. One of those three houses was probably the one in question, another its next door neighbor at 815 Kipling, and the third his own

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: 817 Kipling St

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

residence at 247 Alma. The cottage at 817 Kipling, like its twin at 815, had been designed and built as a rental property and arranged so that the whole could be let to a single tenant or divided in half and let to two independent tenants. According to the record in the *Palo Alto City Directory*, the house seems to have served as a rented single family dwelling until it was purchased and occupied by William and Margaret Carpenter. The address 819 Kipling began to be listed, in addition to 817 Kipling, only from 1942 in which year that portion of the house was occupied by a nurse named Florence Jacobsen, while the Carpenters continued at 817.

Evaluation

This house at 817 Kipling appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1897, when it was built, to about 1910 when houses of this type were no longer built.

Under criterion A, it represents the earliest development of residences in the original grid of Palo Alto, and it represents a pattern of cheap, rental housing for a flexible market.

Under criterion C, it is an example of an important early Palo Alto building type — the square cottage. This example has a projecting gabled wing and a half porch. The apparent modification of windows on the porch is a minor change that leaves the essential significant features of the house intact and does 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.

Map of the City of Palo Alto. 1949.

Palo Alto City Directory. 1899-1954.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 8 October 1897. "Will of George E. Lucas." 6 October 1903.

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

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

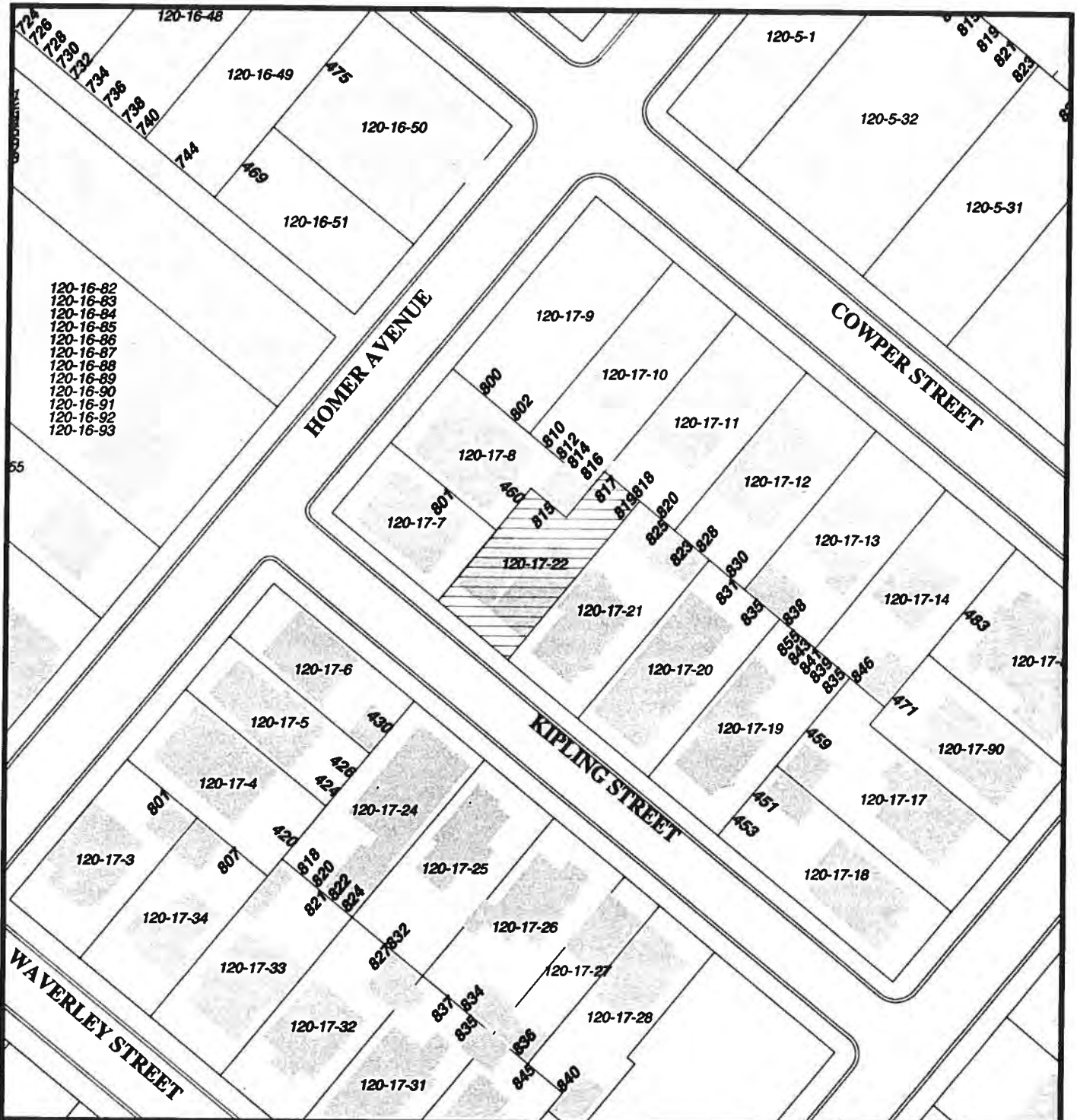
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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



817 Kipling St
120-17-022

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

0 80'

845 WAVERLEY STREET

APN: 120-17-030

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1897-1970s

Summary of Significance: 845 Waverley Street was found significant under Criterion A as an early example of single-family residential construction in Palo Alto and for its later use as a boarding house. The building was also found significant under Criterion C as a distinctive example of an early middle-class residence in Palo Alto.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Standing-seam metal roof installed; solar panels installed; porch spindles and posts replaced (brackets shown on porch posts in 2001 were believed non-historic); shutters removed on secondary facade; windows replaced.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to be 1897, the year of the building's construction. The building's significance has been revised to focus on its rarity as a surviving example of an early middle-class residence in Palo Alto; mention of its use as a boarding house in subsequent years has been omitted.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation: Criterion 3 (The structure or site is an example of a type of building, which was once common but is now rare)

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

Statement of Significance: 845 Waverley Street is significant as a rare surviving example of an early middle-class residential building in Palo Alto. While the building has been recently altered, its original character was simple with few decorative elements, and the retained form, massing, and overall integrity of the building allows it to continue to contribute to the overall character of Palo Alto as a “contributing” building.

Period of Significance: 1897

Palo Alto Historic Inventory Category: Category 4

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

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

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or #: (Assigned by recorder) 845 Waverley St

P1. Other Identifier: 845 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 845 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 17 030

***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 845 Waverley is a two-story, stud-frame structure with a hip roof. In 1949, the Tax Assessor identified a foundation of mud sills and piers — these were replaced in 1979. The frame is enclosed on the exterior by V-groove siding. Inside, the floors are pine with some hardwood surfaces on the ground floor and plaster walls. In 1949, there was no heating

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 #) _____
845 Waverley St; view northeast;
09/13/99; by B. Vahev; roll BRV-76,
neg #33

***P6. Date Constructed/Age and Source:** Historic
 Prehistoric Both
1899; City Directory

***P7. Owner and Address:**
Daniel & Pamela Cunningham
845 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 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 6

Resource Identifier: 845 Waverley St

Recorded by Michael Corbett

*Date December 16, 1999

Continuation

Update

Description (continued)

system. A brick chimney is visible on an early, undated photograph of the house in the PAHA files. This has been replaced by a metal pipe chimney. Fenestration includes double-hung windows and paneled doors.

In plan, this house is a two-story, narrow rectangular box with one-story extensions on three sides. At the front, the one-story extension is a porch that wraps around the side in a shallow L-plan. The house has no basement or attic. In 1949, the Tax Assessor identified the following rooms on the ground floor: living room, dining room, bedroom, kitchen, and service porch. On the second floor were two bedrooms and a bath. The arrangement of the interior rooms is unknown.

In appearance, this is a simply-detailed structure that has been embellished with decorative details probably in recent years. As it was built, the character of the house was defined primarily by its distinctive shape — a narrow two-story box with a wraparound one-story extension, hip roofs, and a generous porch. An apparently early, undated photograph in the PAHA files shows moveable glass panels in the porch and a brick chimney. In contrast to the turned balusters in the porch and stair railings today (1999), this photograph shows simple, unornamented square balusters. In contrast to the jigsaw brackets at each porch post today, it shows brackets only on the posts at the top of the stairs. Surprisingly, it seems to show the same shutters that are now on the second floor windows. Apart from these few details, the only decorative features of the building are the paneled soffits under the eaves.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 845 Waverley St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Decorated box

*B6. Construction History: (Construction date, alterations, and date of alterations)
1899: Built (*City Directory*)
1979: Alterations

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A: initial development of Palo Alto, C: middle-class housing Area Palo Alto
Period of Significance 1897-1970s 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

Use: This property is located in Block 26 of the *Original Plat of the Town of Palo Alto*, as published in 1894. A house is shown on or near the site in maps dated 1894 and 1898 (the maps are not precise). The 1901 Sanborn map shows a wood building with a tile chimney behind the house in the east corner of the lot. The 1924 Sanborn map shows a wood garage behind the house in the north corner of the property. Both buildings were still present on the 1949 Sanborn map. By 1998, the garage was still there but the other building was gone. Although no direct information exists about the use of that building with its tile chimney, the fact that the house was occupied by a butcher raises the possibility that it was a smokehouse.

Structure: The *Palo Alto City Directory* first lists the address in 1899 when the house was occupied by Mr. and Mrs. A.W. Mills. In the directory of 1896-1897, A.W. Mills was listed as a butcher at Wisdom's Market living over Earle & Suiters grocery store. In the directory of 1897-1898, he was listed as a salesman for Sherman & Company, living on Waverley Street in Block 26. If the Mills family was the first occupants of the house at 845 Waverley Street, it must have been completed by the summer of 1897. The series of Sanborn maps indicate no additions from 1901 to 1949. The Assessor's records contain the copy of a 1979 building permit for a new kitchen, breakfast room, and foundation at a cost of \$60,000.

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 6

Resource Identifier: 845 Waverley St

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 16, 1999

Continuation

Update

History (continued)

Use: Albion Wesley Mills, identified as a butcher in 1896, a salesman for Sherman & Company in 1897, and a clerk for the same firm in 1899, was, with his wife Martha Robertson Mills, the first occupant of the single family dwelling at 845 Waverley. The Palo Alto Christian Church was established due to an initiative of Mr. and Mrs. Wills in 1896. According to the *Palo Alto Times*, in 1913: "Mr. Mills was one of the charter members of the Christian Church in Palo Alto, and it was largely due to his services and generosity that the work was maintained in the face of the discouraging things that come to the early life of a church. For years he was superintendent of the Sunday school and was instant with any service he could render to his friends and the departments of his church, as well as to the moral and progressive movements of his community. He was widely respected, numbering among his friends those in all walks of life."

In the early years, the house was also a rooming or boarding house for students, as shown in *City Directory* listings from 1901 to 1915, and a YMCA directory for 1913-1914. A note in the PAHA files states, without citing a source, that this house was an annex to the Student's Guild hospital in the typhoid epidemic of 1903. Without mentioning a specific address, Winslow states (p. 166), "The typhoid outbreak spurred the guild, working with the university hygiene department, to rent a building in Palo Alto and make it a hospital." Beginning in 1916, the house was occupied by single families which tend to be headed by men with working class occupations. From 1920 until the 1970s, the house was occupied by Valdemar and Marie Peterson who owned it at least from 1930. Mr. Peterson was listed in the *City Directory* at different times as a garage man, a picture framer, and a carpenter.

Evaluation

This house at 845 Waverley appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1897 to the 1970s.

Under criterion A, it represents the initial development of Palo Alto with single family houses. It also represents the use of single family houses for boarders and lodgers, especially by Stanford students in the late 19th and early 20th centuries.

Under criterion C, this house is a distinctive example in its form of a middle class house of its period. The recent addition of decorative details on the porch represent a relatively minor loss of integrity in a house whose principal significance has little to do with its style or decoration.

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.

First 95 Years of History. Palo Alto Christian Church.

Palo Alto City Directory. 1896-1975.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 3 June 1913, 26 May 1914.

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.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 845 Waverley St

Recorded by Michael Corbett

*Date December 16, 1999

Continuation

Update

References (continued)

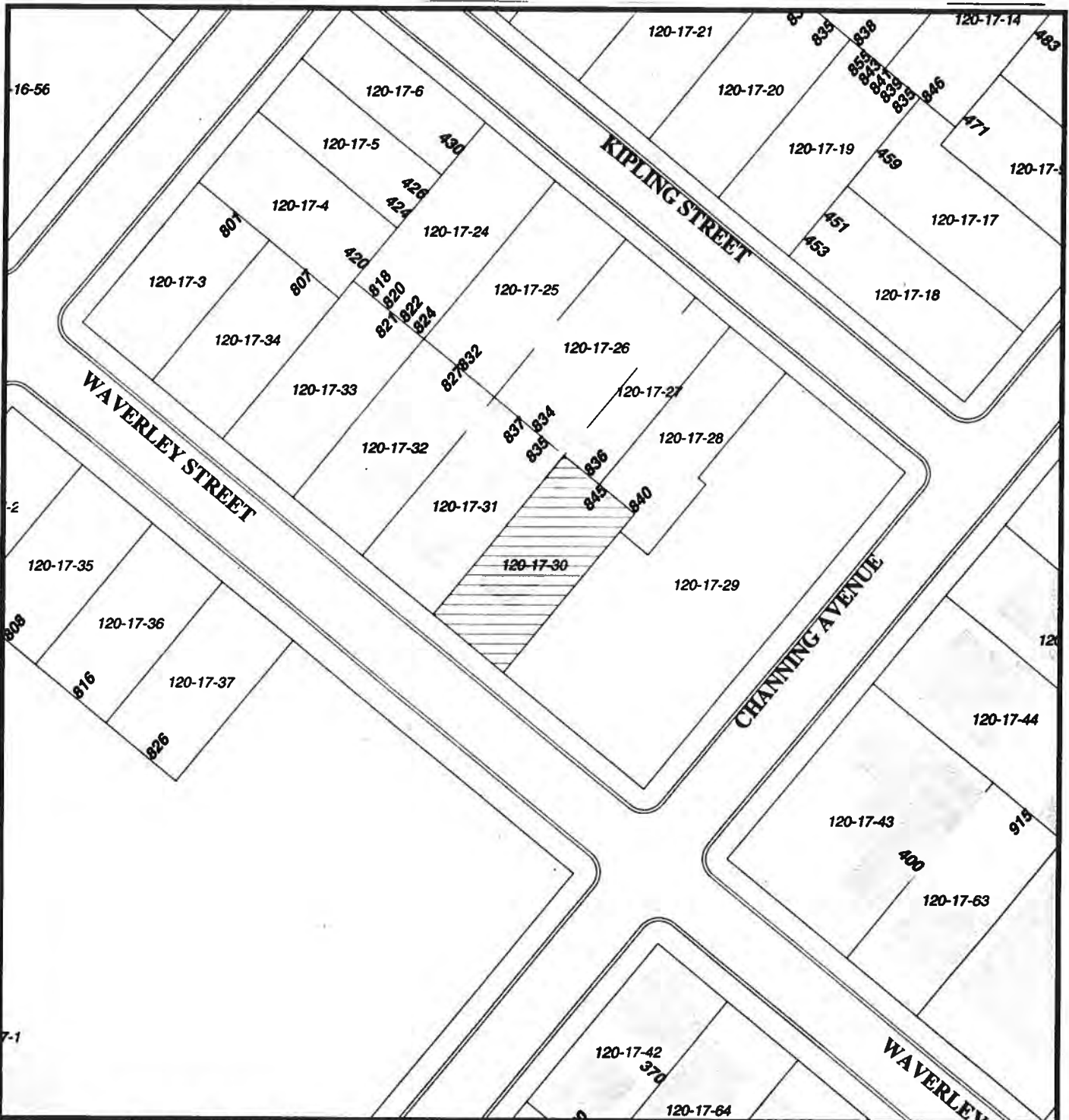
Santa Clara County. Tax Assessor. Assessment Record. 1949, 1967.

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

Young Men's Christian Association. *Directory of Rooming and Boarding Houses*. 1913-1914.

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

LOCATION MAP



845 Waverley St
120-17-030

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



CRITERIA 1 & 2 NOMINATIONS

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

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

Address	Criteria	Category
2230 Amherst Street	1, 2	2
538 Churchill Avenue	1, 2	2

2230 AMHERST STREET

APN: 137-07-062

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1909-1938

Summary of Significance: 2230 Amherst Street was found eligible under Criterion A as a representative of early building patterns by owner-builders; it was built by a Stanford University student as a primary residence and to rent to other students. It was also found significant under Criterion C as a large and well-built Craftsman residence in College Terrace.

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.



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 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 because it was constructed based on a pattern book design by James McLain Goodell, a Stanford University rising sophomore, who built

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

and operated the subject property as a rental for other Stanford University students from 1909 until 1938. It is also significant as a large Craftsman residence that was built with quality materials and a high level of craftsmanship.

Period of Significance: 1909-1938

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) 2230 Amherst St

P1. Other Identifier: 2230 Amherst 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 2230 Amherst St 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 07 062

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

The following description addresses the building at 2230 Amherst 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 2230 Amherst is a two-story, balloon- or platform-frame structure on a concrete wall foundation with a half basement and no habitable attic space. The house is covered by a gable roof, and the second floor overhangs a half porch across the front. In 1949, the frame was described as clad on the exterior in shingles. Inside, there were plaster walls,

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 #) _____
2230 Amherst St; view southwest;
09/21/99; by B. Vahey; roll BRV-86;
neg #3

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

*P7. Owner and Address:
Robert & Isabelle Leon
2230 Amherst 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:
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: 2230 Amherst St

Recorded by Michael Corbett

*Date February 23, 2000

Continuation Update

Description (continued)

hardwood floors (at least the ground floor), and a cement floor in the basement. There were two gas fired floor furnaces and a false fireplace. Fenestration consists of double hung windows and paneled doors.

In plan, this appears on the 1925 and 1945 Sanborn maps as a square building with a projecting wing on the northwest side. In 1949, the Tax Assessor identified the following rooms: on the ground floor were a living room, dining room, kitchen, and service porch; upstairs were four bedrooms and a den. The location of one bathroom was not clear. (In 1973, the sun porch was converted to a living area. In 1974, the kitchen was remodeled and a bath added upstairs, probably above the projecting sun porch on the northwest side of the house.) The arrangement of these rooms is unknown.

In appearance, this is a Craftsman style house with shingled wall surfaces, overhanging eaves with exposed rafters, big square porch posts, and an overall simplicity of decorative detail.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 2230 Amherst St

- B1. Historic Name: _____
- B2. Common Name: _____
- B3. Original Use: _____ B4. Present Use: Single family property
- *B5. Architectural Style: Craftsman
- *B6. Construction History: (Construction date, alterations, and date of alterations)
1909: Built
- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: _____

- B9a. Architect: _____ b. Builder: James M. Goodell
- *B10. Significance: Theme A: Pattern of development in Palo Alto, C: Craftsman style Area Palo Alto
Period of Significance 1909-1938 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: This house occupies a parcel measuring 75 by 125 feet, consisting of lots 31, 32, and 33 of Block 1 of College Terrace. According to county records, James M. Goodell bought two 25-by-125-foot lots in College Terrace from the J.J. Morris Real Estate Company in 1905. These were lots 31 and 32 of block 1. When, in 1926, new owners, Maxwell M. and Gertrude Pyle, obtained a loan on their property it included three lots: 31, 32, and 33 of block 1. By 1928, Olaf Pitt Jenkins and his wife, Dorothy, owned a property of five 25-by-125-foot lots: 29, 30, 31, 32, and 33. Lot 29 and half of lot 30 have since been detached.

Building History: According to the *Palo Alto Times* obituary for Howard C. Goodell (6 March 1998) "Goodell's father James McLain Goodell was a 1909 graduate of Stanford University. During the summer of his freshman year he built a two-story house at 2320 (should be 2230?) Amherst Street in Palo Alto that is still standing." This James Goodell was a mechanical engineering student.

History of Use: The 1906 directory listed Mrs. S.E. Goodell, Miss Nellie Goodell, and three others as residents of a house at 235 Amherst. The *Palo Alto City Directory* of 1907 lists J.M. Goodell residing at Goodell Club in College Terrace. It would seem that Goodell had intended to house himself and two relatives as well as taking in boarders from the first and briefly called his

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 23, 2000

(This space reserved for official comments)

(Sketch map with north arrow required)

CONTINUATION SHEET

Page 4 of 6

Resource Identifier: 2230 Amherst St

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

property Goodell Club. From 1914 until 1920, Nellie Goodell's profession is identified in the directories as "landlady." After 1920, however, there is no indication that the structure served as anything but a single family dwelling. From 1920 to 1927, Maxwell M. Pyle lived here. In 1925, the address was changed to 630 Amherst. Pyle was employed primarily as a telegraph operator. From 1930 to 1938, Olaf P. Jenkins and his family lived here. Olaf P. Jenkins (not to be confused with his father, Oliver P. Jenkins, who was an original member of the Stanford faculty) was the state mineralogist, Chief of the State Division of Mines, and editor of at least two popular geologic guidebooks to California regions (in 1948 and 1951). Jenkins' wife Dorothy and their son-in-law Robert F. Heizer were contributing authors of these books. A letter to the City of Palo Alto Zoning Administrator in 1957, describes Jenkins contributions to the property and its condition at that time as follows:

Our present garage, situated with one wall on the property line, as shown on the accompanying map, has deteriorated to the point where it should be razed.

The adjoining property to the northwest, now owned by Mr. Robert Dodds, was a part of this property at the time that Dr. Olaf Jenkins, the then owner, built the studio cottage at the rear of Lot 29. This was later sold, together with 13½ feet of Lot 30 to the wall of our garage.

Dr. Jenkins landscaped the whole property, putting in terraced lawns, planting trees and shrubs and retaining the beautiful Sequoia Sempervirens already dominating the front of the lot, and the Monterey Pine at the rear.

The whole was planned with both practical and aesthetic values in mind. The garage, trees and shrubs give maximum privacy to Mr. Dodd's house and garden as well as to our own. In the thirteen years we have lived here, everyone who has occupied this adjoining cottage has valued that privacy.

The driveway to our garage is on a slight grade, approximately the level of Mr. Dodd's lower lawn, and some three to four feet below the rest of our lot.

To build a garage on the higher level would entail digging into the lot, tearing out long established trees and shrubs, and creating such an eyesore as to greatly depreciate the value of our property.

For these reasons we respectfully request a variance to build a new garage on the site of the old one.

Evaluation

This house at 2230 Amherst appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1909, when the house was built, to 1938, when Olaf P. Jenkins moved out.

Under criterion A, the house represents a variation of an important early pattern of development — construction of a residence by its owner, a Stanford student who built it as a residence and for income. It also is an early example of Stanford student housing in College Terrace and an early student boarding house.

Under criterion C, this house is a large example of a Craftsman style residence in College Terrace. Although it is not clear what has happened, there appears to have been alterations in the projecting wing on the northwest side of the house. This wing was originally one story and was a porch of some kind. This porch was enclosed, probably in 1973, and a second story added in 1974. Although this alters the appearance of the house, it is not a major change and leaves the essential features of the house intact.

The house is not significant under criterion B for its association with Olaf P. Jenkins. Jenkins was an important figure, but his accomplishments appear to have come after 1938 when he lived elsewhere.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 2230 Amherst St

Recorded by Michael Corbett

*Date February 23, 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.

Jenkins, Olaf P., editor. *The Mother Lode Country*. State of California Bulletin. San Francisco: 1948.

Jenkins, Olaf P., editor. *Geologic Guidebook of the San Francisco Bay Counties*. State of California Bulletin. San Francisco: 1951.

Palo Alto City Directory. 1904-1950.

Palo Alto Daily News. 6 March 1998.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 9 January 1935, 7 April 1944, 18 January 1952, 6 August 1975.

Sanborn Map, Mayfield. 1925, 1945; *Map of Palo Alto*. 1889.

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

Stanford Alumni Directory. Stanford, California.

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



2230 Amherst Street
137-07-062

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

538 CHURCHILL AVENUE

APN: 124-01-006

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1921-1970s

Summary of Significance: 538 Churchill Avenue was found significant under Criteria A and C for its association with a pioneering automobile woman Vida Vandervoort and as an imposing example of a Colonial Revival style residence.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Fence and gates installed along front of property ca. 2009; no other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to end in 1945 (instead of the 1970s), to correspond to the date that the Vandervoorts moved away from the subject building.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

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

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

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

Statement of Significance: The residence at 538 Churchill Avenue is associated with Vida (née Ducker) Vandervoort, who was known locally as “a daring sportswoman, [who] bought and drove one of the first automobiles in California and was the second woman to drive up the Redwood Highway to Eureka, California.”¹ The building was constructed for Vida and Samuel Vandervoort in 1921 and served as their home until the mid-1940s. While Vida Vandervoort’s earliest solo automotive exploits took place prior to her marriage, she and her husband continued to take adventurous car trips “over hazardous terrain, [with] Vida driving and Sam on the running board.”² Both Vida and Samuel Vandervoort were active in the Palo Alto community. The subject building, which was built for the Vandervoorts as their personal residence in 1921, is the property that is most significantly associated with the personal achievements of Vida Vandervoort. The building is also significant for its architecture as an imposing example of the Colonial Revival style, specifically in the Georgian Revival style, which is rare in California.

Period of Significance: 1921-1945

Palo Alto Historic Inventory Category: Category 2

¹ “Pioneer Palo Altan Honored on her Birthday.” *Palo Alto Times*, March 21, 1970.

² “Pioneer Palo Altan Honored on her Birthday.” *Palo Alto Times*, March 21, 1970. The full quote reads “They took many auto trips over hazardous terrain, Vida driving and Sam on the running board with a log ready to hurl under the wheels in case the car slid backward down the grade.”

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) 538 Churchill Ave

- P1. Other Identifier: 538 Churchill 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 538 Churchill 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 01 006

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

The house at 538 Churchill is a two-story, wood-frame structure with one-story wings at the sides and rear. The house is clad in stucco and covered by a hip roof with overhanging eaves and paneled soffits. It is embellished with classical details including orders in the side wings and a central entrance surround consisting of pilasters and a segmental pediment with a broken bed. This is a Palladian composition that is different from similar houses in the Colonial Revival style because of its stucco walls.

*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 #) _____
538 Churchill Ave; view southeast;
09/16/99; by B. Vahev; roll BRV-81,
neg #24

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1921; Palo Alto Times

*P7. Owner and Address:
Nicholas & Linda Varveris
538 Churchill 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 538 Churchill Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1921: Built (*Palo Alto Times*)
ca. 1949-1952: Addition of cottage
unknown date: Kitchen remodel and addition of upstairs bath

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: unknown

*B10. Significance: Theme A; Development of Seale Addition; C: Colonial Revival style Area Palo Alto

Period of Significance 1921-1970 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 house at 538 Churchill is located on what was formerly numbered Block 29 of South Palo Alto. This property lies just outside the original borders of Palo Alto to the south in the Seale Addition. The *Revised Map Showing the City Limits on January 1, 1921* shows the boundary change and shows Block No. 29 divided into 22 parcels with 50 foot frontages. These were sold almost exclusively in pairs so that 538 Churchill was, by 1924, a 100-by-200-foot lot. It has retained these dimensions unchanged to the present.

Structure: The *Palo Alto Times* of 1 December 1921 published a notice of a building permit for a house at 538 Churchill. The *Palo Alto Times* of 21 March 1970 printed a brief biography of Vida Ducker Vandervoort in which it says that she and her husband, Sam Vandervoort built the house and lived there with her mother, Lois Peers Ducker, and sister, Edith Ducker. The same profile says that when Lois became bedridden, a cottage was built on the property for her. The 1949 Sanborn does not identify any cottage and, as Lois died in 1952, it must have been built between those two dates. At the time of the 1970 newspaper profile, Vida Vandervoort lived in the cottage with her companion, Rose Kimura. The permit history notes a number of repairs and minor alterations to the main house that include a remodeling of the kitchen and the addition of an upstairs bathroom.

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: 538 Churchill Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation

Update

History (continued)

Use: Sam and Vida Vandervoort built the house at 538 Churchill in 1921 and lived there with Vida's mother and sister. They lived at the address through the whole time of our study. Lois Ducker died there in 1952, and Vida Vandervoort was still in a cottage on the property at least as late as 1970. Mr. Vandervoort worked as a grocery wholesaler while his sister-in-law Edith Ducker, worked as a teacher. Vida Vandervoort was from a pioneer Mayfield family. Her mother and two uncles arrived in the 1860s-1870s. Her uncle, Alexander Peers, lived in a house on a site now called Peers Park. Vida was born in Mayfield and attended Castilleja School and Stanford. According to the *Palo Alto Times* in 1970, "Vida was locally known as a daring sportswoman. She bought and drove one of the first automobiles in California and was the second woman to drive up the Redwood Highway to Eureka, Calif."

Evaluation

This house at 538 Church appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1921, when it was built, to sometime past 1970 (the original family remained until at least that date).

Under criterion A, this house may be significant for its association with a pioneering automobile woman, Vida Vandervoort, pending further research.

Under criterion C, it is an imposing example of a variation of the Colonial Revival style.

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.

Palo Alto City Directory. 1923-1948.

Palo Alto Historic Survey Update. Property File.

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

Palo Alto Times. 1 January 1921, 21 March 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, 1966, 1967.

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

LOCATION MAP

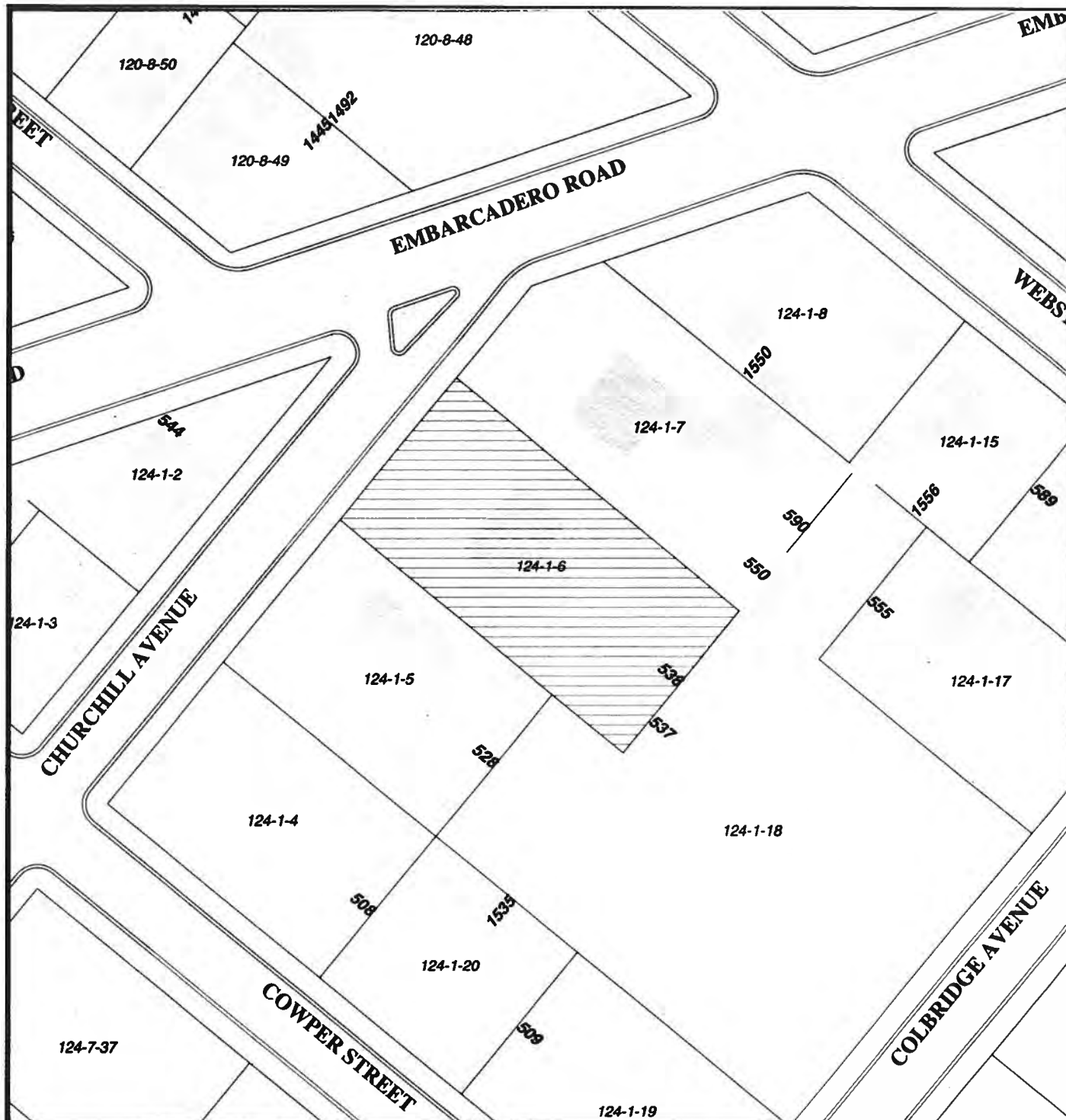
Page 4 of 4

*Resource Name or # (Assigned by recorder) 538 Churchill Ave

*Map Name: Palo Alto Planning Dept. GIS

*Scale: 1":80'

*Date of Map: 1999



538 Churchill Ave
124-01-006

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



CRITERIA 1, 2 & 5 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 1, 2 and 5:

- 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 5 (The architect or building was important)

Address	Criteria	Category
1990 Newell Road	1, 2, 5	1
211 Quarry Road	1, 2, 5	1

1990 NEWELL ROAD

APN: 003-57-060

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1939

Summary of Significance: 1990 Newell Road was deemed eligible under Criterion A as an Exposition Homes Tour house, which reflected the importance of the Golden Gate International Exposition on Bay Area architecture and showcased many modern local residential buildings. Under Criterion C, it was deemed eligible as a notable example of a variation of a Modern Ranch Style home built before World War II by a prominent Palo Alto architect David Clark, of the firm of Birge Clark, and important local builders Aro & Okerman.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: No alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: 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 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

- Criterion 5 (The architect or building was important)

Statement of Significance: 1990 Newell Road is significant as a notable pre-World War II variation on the Modern Ranch style by important local builders Aro & Okerman and designed by prominent Palo Alto architect David Clark, of the firm of Birge Clark (and brother to Birge). It is also significant for its use as an Exposition Homes Tour house, which reflected the importance of the Golden Gate International Exposition on Bay Area architecture and showcased many modern local residential buildings.

Period of Significance: 1939

Palo Alto Historic Inventory Category: Category 1*

**Note, this is one of the few properties with significance as an "Exceptional Building" of pre-eminent national or state importance. It is a meritorious work of important local builders Aro & Okerman and architect David Clark, and played a role in the exhibition of local residential Modernism trends.*

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) 1990 Newell Rd

- P1. Other Identifier: 1990 Newell Rd
P2. Location: Not for Publication Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ____; R ____; ____ of ____ of Sec ____ B.M.
c. Address 1990 Newell Rd City Palo Alto Zip 94303
d. UTM: (Give more than one for large and/or linear resources) Zone ____; ____ mE/ ____ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 003 57 060

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

The house at 1990 Newell Road is a one-story, wood-frame structure clad in brick veneer and covered by a low hip roof. It is arranged in an L-plan with its wings radiating from the corner along each street front so that the back of the house is oriented to the southwest. Under a very simply shaped roof, the walls of the house are irregular with various jogs along the Newell Road frontage and in both wings at the rear. These jogs provide sheltered outdoor space. Within the main volume of the house, in 1949 the Tax Assessor identified the following rooms: living room, dining room, den, four bedrooms, three baths, kitchen, and service porch. In addition, an attached, two-car garage was incorporated in the main house.

In style, this house is a variation of a Modern Ranch style design. Its low profile, horizontality, orientation to the garden, provision of sheltered outdoor spaces, and transparency (the house is one-room wide in places so that the rear yard can be glimpsed from the street) are all attributes identified with the Modern Ranch Style. While such houses often allude to adobe buildings from pre-American California in the use of stucco walls, rough wood, and other features, this house makes no such allusions. In its details, this house is a descendant of the Prairie houses of Frank Lloyd Wright.

***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 #) _____
1990 Newell Rd; view southwest;
09/20/99; by B. Vahey; roll BRV-84,
neg #25

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1939; PAHA files

*P7. Owner and Address:
Frank Morsman Jr.
PO Box 63700 San Francisco CA
94163

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

*P9. Date Recorded:
March 17, 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) 1990 Newell Rd

- B1. Historic Name: _____
- B2. Common Name: _____
- B3. Original Use: _____ B4. Present Use: Single family property
- *B5. Architectural Style: Modern Ranch
- *B6. Construction History: (Construction date, alterations, and date of alterations)
1939: Built (PAHA files)
- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: _____

- B9a. Architect: David Clark b. Builder: Aro and Okerman
- *B10. Significance: Theme A: Influence of Golden Gate International Exposition; C: Modern Ranch and work of David Clark
Area Palo Alto
Period of Significance 1939 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 1990 Newell Road is situated on a 134-by-85-foot lot at the south corner of Newell and Northhampton streets in Block 145 of South Palo Alto. It was part of a subdivision called Leland Manor.

Structure: According to the memorandum called "Residences in Palo Alto and Stanford Designed by the Office of Birge M. Clark" in the files of the Palo Alto Historical Association, the house at 1990 Newell was built by the Palo Alto building firm of Aro and Okerman for the Palo Alto realty firm of Hare, Brewer, and Kelley to designs by David Clark in 1939. According to the same memorandum, the builders participated with the owners in the financing of the project. The *Palo Alto City Directory* first listed the address in the edition of 1940 at which time the house was occupied by its owners, Frank S. Morsman, Sr. and his wife Virginia. Mr. Morsman resided there until his death in 1954, and the house is currently the property of his son, Frank S. Morsman, Jr. According to "Residences in Palo Alto and Stanford Designed by the Office of Birge M. Clark," this house was promoted in relation to the 1939 World's Fair on Treasure Island: "There were several houses built in isolated cities on the Peninsula to be visited by Exposition Home Tours. They were all so-called model houses and were for sale."

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 17, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 1990 Newell Rd

Recorded by Michael Corbett/Steve Hardy (history)

*Date March 17, 2000 Continuation Update

History (continued)

Use: According to an obituary which appeared in the *Palo Alto Times* on 6 September 1954, Frank S Morsman, Sr. who was with his wife Virginia, the owner and occupant of the single family residence at 1990 Newell during our period of inquiry, was born in Omaha, Nebraska about 1879. He moved to Palo Alto in 1939 when he would have been about 60 years old, and though the obituary does not identify his occupation, it says that he was a member of Telephone Pioneers of America.

Evaluation

This house, at 1990 Newell Road, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is 1939, when the house was built.

Under criterion A, as an Exposition Homes Tour house, this house reflects the important influence of the Golden Gate International Exposition (GGIE) on Bay Area architecture — the first modern looking buildings that many people ever saw were at the GGIE. Many commercial buildings were remodeled in that period with modern imagery. This house represents the importance of residential modernism in relation to the GGIE as well.

Under criterion C, this house is a notable example of a variation of a Modern Ranch Style home built before World War II by a prominent Palo Alto architect David Clark, of the firm of Birge Clark.

References

Baker Graphic Service. "Exposition Home. Leland Manor," photograph. [1939].

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. 1940-1955.

Palo Alto Historic Survey Update. Property File.

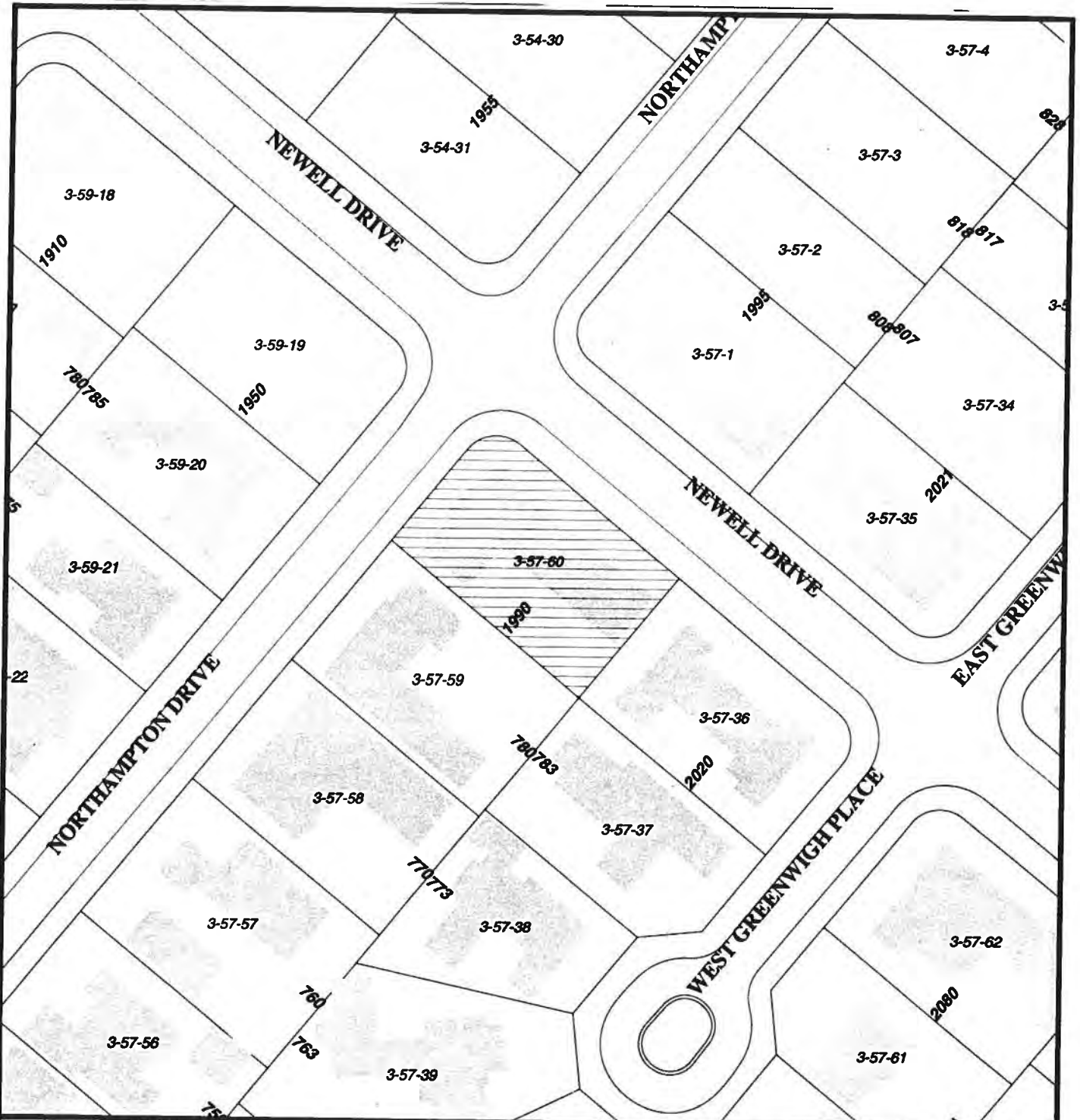
Palo Alto. Historic Resources Board. Staff report on 1990 Newell. 7 May 1997.

Palo Alto Times. (obituary Frank S. Morsman, Sr.) 6 September 1954.

"Residences in Palo Alto and Stanford Designed by the Office of Birge M. Clark." PAHA files.

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*.



1990 Newell Rd
003-57-060

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



211 QUARRY ROAD

APN: 142-04-019

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1931-1959

Summary of Significance: 211 Quarry Road was deemed eligible under Criteria A and C. Under Criterion A, the building is one in a series of Palo Alto municipal hospitals. Under Criterion C, the building is a late and rare surviving example of a hospital based on the pavilion plan, and is significant as an Art Deco-style hospital designed by the important Oakland-based architecture firm Reed & Corbett.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Glass in windows possibly replaced; no other 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 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)

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

Statement of Significance: The subject building is significant as a late and rare surviving example of a hospital based on the pavilion plan and was designed in the Art Deco style by the important Oakland firm of Reed and Corbett. It is also significant as an example of one of several Palo Alto municipal hospitals.

Period of Significance: 1931

Palo Alto Historic Inventory Category: Category 1*

**Note, this is one of the few properties with significance at the national level given its Art Deco pavilion plan design. Due to this stylistic importance, it has been assigned a Category 1 rating for the Palo Alto Historic Inventory.*

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) 285 Quarry Rd

- P1. Other Identifier: 285 Quarry Rd
 P2. Location: Not for Publication Unrestricted *a: County Santa Clara
 and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
 *b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___/___ of ___/___ of Sec ___; ___ B.M.
 c. Address 285 Quarry Rd City Palo Alto Zip 94304
 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 142 04 012

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

The Palo Alto Hospital is a 6-story structure in an irregular T-shaped plan, the result of its initial construction in 1931 and an expansion by the same architect in 1942. It is a reinforced concrete structure with concrete exterior walls and terra cotta decorative panels. The building is in the Art Deco style with three, flat-roofed wings radiating from a hip-roofed tower. The wings step down from the tower in the way that was popularized by skyscraper builders following the New York Zoning Law of 1916. Like many Art Deco buildings, the styling is the result of a combination of sources including classical and Renaissance models taught at the Ecole des Beaux Arts, decorative arts, and romantic notions about technology. In the Palo Alto Hospital, the base is rusticated and the wings are given a vertical character by alternating light colored pilasters with darker recessed window bays — to express height and modern structural technology. Moreover the pilasters project slightly above the parapet — unlike buildings with conventional classical orders that terminate in a cornice. The central tower culminates in a chimney or exhaust stack which originally was capped by a metal finial that participated in the verticality of the design.

See continuation sheet

*P3b Resource Attributes: (List attributes and codes) HP41 Hospital

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



P5b. Description of Photo:
 (View, date, accession #) _____
285 Quarry Rd; view south;
09/21/99; by B. Vahey; roll BRV-85,
neg #18

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1931; Western Hospital Review

*P7. Owner and Address:
Leland Stanford University BOA
2770 Sand Hill Rd Menlo Park CA
94025

*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) _____

CONTINUATION SHEET

Page 2 of 5 Resource Identifier: 285 Quarry Rd
Recorded by Michael Corbett *Date May 11, 2000 Continuation Update

Description (continued)

Decorative details include terra cotta spandrel panels between windows and light fixtures at the exterior entries. Inside, murals were painted in the Children's Ward by the artist, Wolo.

The plan of the hospital is a late example that followed the idea of the pavilion plan. The pavilion plan was first built in the 1860s and became prevalent in the 1890s to 1930s. In an original pavilion plan, wards were one- or two-story structures wide enough for beds next to windows on each wall. In this way, every patient had access to natural light and ventilation. Late examples like this hospital were built with taller wings in larger buildings but were based on the same principle.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 285 Quarry Rd

- B1. Historic Name: _____
- B2. Common Name: _____
- B3. Original Use: _____ B4. Present Use: Hospital
- *B5. Architectural Style: Art Deco
- *B6. Construction History: (Construction date, alterations, and date of alterations)
1931: Built (*Western Hospital Review*)
1938: Wing addition (80-bed)
- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: _____

- B9a. Architect: Reed and Corlett (1931); Will G. Corlett (1938) b. Builder: K.E. Parker and Company (1931)
- *B10. Significance: Theme A: Municipal hospitals in Palo Alto; C: Design of hospitals Area Palo Alto
Period of Significance 1931-1959 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 now called the Hoover Pavilion at 285 Quarry Road is situated on a 9.61 acre lot with Stanford University property on three sides of it.

Structure: *Western Hospital Review* reported in its May issue of 1931 that the firm of Reed and Corlett were the architects and K.E. Parker and Company the general contractors of the new Palo Alto Hospital located at 285 Quarry Road. The *Palo Alto Times* reported, on 27 January 1938, that Will G. Corlett, architect and engineer, was also the designer of the wing that was to be added. According to the article "Four Hospitals Mark Palo Alto History" which appeared in the *Palo Alto Times*, on 15 September 1959, the 100-bed, four-story wing was completed in 1942 after many delays.

The firm of Reed and Corbett were well known in the east bay for several of the major buildings in downtown Oakland in the 1920s.

Use: A Stanford University instructor named Dr. William Freeman Snow established Palo Alto's first hospital in a frame building at the corner of Lytton and Cowper in the 1890s. This was "a student hospital guild" which gave low cost care to University

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 4 of 5

Resource Identifier: 285 Quarry Rd

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 11, 2000

Continuation

Update

History (continued)

students and faculty. In 1908, a group of private physicians incorporated to found the Peninsula Hospital, which consisted of 48 beds in a three-story frame structure located on Block 28 of South Palo Alto that was bordered by Embarcadero, Cowper, and Churchill. Never a profitable enterprise, the Peninsula Hospital investors convinced the city to buy it in 1921. A \$55,000 hospital bond issue was passed and a contract made with Stanford which arranged for the University to operate the institution while the city owned it. In 1929, a \$250,000 bond issue passed for a new hospital to be situated on the 10-acre site at 285 Quarry Road which had been offered to the city by the University. Gifts, amounting to \$145,200, were an integral part of the budget. In May 1931, the up-to-date, 80-bed hospital was completed. Situated on land leased at a nominal yearly rental from Stanford, the city owned the hospital plant, but it was managed by the University. In 1937, a \$175,000 bond issue was approved to finance an 80-bed addition which was not completed until 1942. Plans were drawn in 1954 for a further 200-bed addition and a \$4,000,000 bond issue was passed. A competing scheme for an entirely new facility, however, was also advanced at just about this time. Another \$4,000,000 bond issue was passed, canceling out the earlier plans for an addition to the 1931 structure, and in 1959, the Palo Alto-Stanford Medical Center was opened. According to the article "Renovation of old hospital scheduled for later in year" that appeared in the *Palo Alto Times*, on 15 September 1959, the intention at that time was to refurbish the old hospital on Quarry Road later in the same year. The tentative plan was to have twenty beds for convalescing patients who did not require nursing care, space for sixty patients in a psychiatric section, and to use the rest of the hospital for Medical Center overflow.

Evaluation

The Palo Alto Hospital appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1931, when it opened, to 1959, when the Stanford Medical Center opened.

Under criterion A, this building is significant as one in a series of Palo Alto municipal hospitals.

Under criterion C, it is a late and rare surviving example of a hospital based on the pavilion plan. It is also a notable example of the Art Deco style designed by the important Oakland firm of Reed & Corbett.

References

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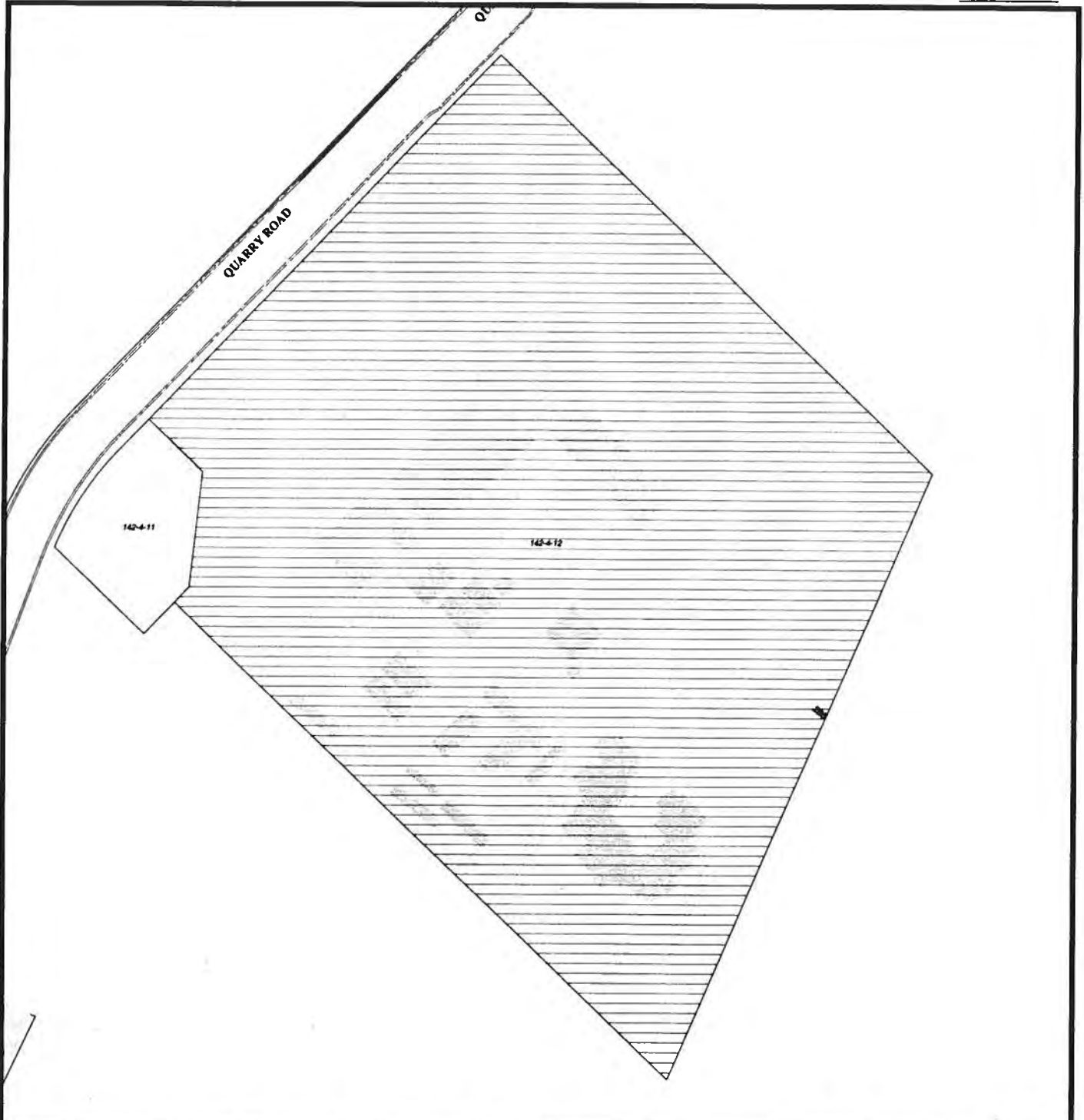
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285 Quarry Rd
142-04-012

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



CRITERIA 1 & 6 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 1 and 6:

- 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 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship)

Address	Criteria	Category
695 Arastradero Road (Alta Vista Cemetery)	1, 6	2
720 Waverley Street	1, 6	2

695 ARASTRADERO ROAD

Historic Name: Alta Mesa Cemetery

APN: 167-04-001

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1904-1952

Summary of Significance: The Alta Mesa Cemetery was found significant under Criterion A as the only local burial ground in Palo Alto, and for its connection to a local history of anti-Asian sentiment that led to the creation of a segregated area for graves of those of Japanese descent. Under Criterion C, the property is a significant picturesque cemetery design by Oscar Niedermuller that features organized lawns, winding roadways, oaks, and carefully sited buildings.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Chapel (1904, designed by Alexander F. Oakley) was replaced with a new main building ca. 2010; no other 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)

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: The cemetery at 695 Arastradero Road is significant as the only local burial ground in Palo Alto. It is an important cultural resource that documents discriminatory burial practices towards the Asian community, and specifically Japanese American community. The cemetery is also significant for its picturesque organization and landscape design by Oscar Niedermuller.

Period of Significance: 1904-1952

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 7 *Resource Name or #: (Assigned by recorder) 695 Arastradero Rd

P1. Other Identifier: 695 Arastradero Rd
 P2. Location: Not for Publication Unrestricted *a: County Santa Clara
 and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
 *b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ___; R ___; ___ ¼ of ___ ¼ of Sec ___ B.M.
 c. Address 695 Arastradero Rd 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 167 03 019

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

As it exists today, Alta Mesa Memorial Park at 695 Arastradero is in at least three zones: the original cemetery; an adjacent area on the south that includes the columbarium, crematorium, and mausoleum built in the 1930s-1940s; and areas purchased in 1952 and later.

Cemetery. The original cemetery is a roughly rectangular 25-acre property oriented east-west. The property stretched from its entrance on Arastradero Road at the northeast corner of the cemetery to a creek that forms its eastern border. The *Palo Alto Times* (11 April 1904) described it as follows: "Its name, Alta Mesa, indicates that it is a high point and the ground slopes beautifully and gently, leaving no depressions to become boggy or fill with stagnant water. It is in plain view from the county road and a fine view of the bay can be had from all points of the tract."

See continuation sheet

*P3b Resource Attributes: (List attributes and codes) HP40 Cemetery

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



P5b. Description of Photo: (View, date, accession #) _____
695 Arastradero Rd; view southeast; 09/21/99; by B. Vahev; roll BRV-87, neg #4A

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

*P7. Owner and Address: Alta Mesa Memorial Park
695 Arastradero Rd 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 6, 2000

*P10. Survey Type: (Describe)
Intensive

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

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

CONTINUATION SHEET

Page 2 of 7

Resource Identifier: 695 Arastradero Rd

Recorded by Michael Corbett

*Date May 6, 2000

Continuation

Update

Description (continued)

On this site, the landscape architect, Otto Niedermuller, designed the cemetery so that, "This plan follows the main design of Cypress Lawn cemetery." (26 April 1904). Cypress Lawn in Colma was the most fashionable and prestigious cemetery on the San Francisco Peninsula at that time. Cypress Lawn was designed in two parts: the first 47 acres was designed by Hamden Noble in 1892; an additional 100 acres was purchased in 1900 and may have been designed by B.J.S. Cahill. Like Cypress Lawn, Alta Mesa was laid out, "with beautiful winding avenues offering an ideal scheme for ornamentation." (8 July 1904). "All the grewsome [sic] features of the old-time cemeteries have been discarded and an effort has been made to make the burial plots and avenues as parklike and attractive as possible." (Alta Mesa, 1905). The plan itself indicated groves of trees, especially at the intersections of the avenues. Existing and newly planted groves of trees were separated by lawns which were divided into plots. The buildings were situated within the grounds to provide picturesque views. The Mission Revival style of the buildings was an effort to adapt an approach to landscape planning that developed in England and the eastern United States to the particular conditions of California.

The approach to design is in the same tradition that includes picturesque cemeteries, parks, and suburbs. Among earlier American cemeteries in this tradition are Mt. Auburn Cemetery of 1835 in Cambridge, Massachusetts and cemeteries in Philadelphia, Brooklyn, Baltimore, St. Louis, and Oakland (Mountain View Cemetery) built from the 1830s to 1860s. The tradition also includes Central Park in New York and Golden Gate Park in San Francisco.

Especially in those areas of the cemetery that are closest to the gate, monuments include family mausoleums and a variety of types of headstones, many elaborately carved.

Columbarium, Crematorium, Mausoleum. The cemetery was expanded to the south by the 1930s, when new structures were built that added new services and resulted in a new name — Alta Mesa Memorial Park. This new area was laid out with curving roadways and picturesquely sited buildings in the spirit of the original cemetery. In accordance with new trends in the funeral business, a mausoleum was built with 50 crypts. Incorporated in the same building was a chapel, a crematorium, and a columbarium to store ashes. This building was designed by Birge Clark in 1933 in the Moderne style. In this part of the cemetery, there are clusters of Japanese graves, apart from the rest.

1952 Expansion. Along with the most recent expansion of the cemetery, new walls were built along Arastradero Road of adobe-style cement blocks and iron railings.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 7

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 695 Arastradero Rd

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: Cemetary

*B5. Architectural Style: Mission Revival, Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)
1904: Built (*Palo Alto Times*)
1930s: Expansion
1933: Mausoleum
1952: Expansion

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

*B8. Related Features:

B9a. Architect: Otto Niedermuller (1904) landscape; Alexander F. Oakley (1904), gate house and chapel; Birge Clark (1933)
b. Builder: Gustav Laumeister (1904)

*B10. Significance: Theme A: Development of Palo Alto; C: Picturesque style cemetary, work of Otto Niedermuller, work of Alexander F. Oakley Area Palo Alto
Period of Significance 1904-1952 Property Type Cemetery Applicable Criteria A anc 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 the "Alta Mesa Cemetery Minutes" of 3 March 1904, a meeting to consider the question of a public cemetery was held at the Bank of Palo Alto on that date. Officers were elected and nine subscribers were enlisted to purchase the twenty-five acres below Mayfield known as the Huff property for a price of \$5,000. The Palo Alto realtor J.J. Morris, one of the original subscribers for the Alta Mesa Cemetery, was authorized to close the deal. On 22 March 1904, the minutes recorded that the deed for those twenty-five acres had been secured.

According to the article "Alta Mesa firm buys land for expansion of cemetery" that appeared in the *Palo Alto Times* on 1 October 1952, the owner of the cemetery, the Alta Mesa Improvement Company, had just acquired nearly twenty-five more acres fronting on Arastradero and immediately adjoining the existing cemetery on the northeastern side. The price was \$100,000. While this land was purchased for eventual expansion, the seller, Joseph E. Galantine, continued to operate his orchard on 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 6, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 7

Resource Identifier: 695 Arastradero Rd

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 6, 2000

Continuation

Update

History (continued)

under lease. The cemetery consisted of 47.80 acres according to the Santa Clara County MetroScan of 1993. According to the article "The Business of Dying" that appeared in the *Los Altos Town Crier* on 29 October 1986, Warren Peters, the general manager and secretary of the cemetery, said that in 1986 the Alta Mesa Improvement Company owned seventy-two acres, forty-two of which were developed. Thirty acres that were reserved for future use were being cultivated as an apricot orchard.

Structures: According to the article "New Cemetery Grounds" which appeared in the *Palo Alto Times* on 11 April 1904, the directors of the Alta Mesa Cemetery Association commissioned the San Francisco landscape architect Otto E. Niedermuller to design the grounds of the new cemetery. Nothing more is currently known about Niedermuller. The plan of his design was printed in a pamphlet published in 1905 by the Association. According to the current Assessor's Parcel Map provided by MetroScan, Mr. Niedermuller's plan remains largely intact, being that section of the cemetery to the north of Mulberry Drive. It appears, however, that some alterations have been made. A new road has been introduced, the paths of some roadways have been adjusted and at least some of them seem to have been widened. According to the notices in the *Palo Alto Times*, "the well-known San Francisco architect," Alexander F. Oakey designed two buildings — a gate house and a chapel. These were both wood frame, stucco clad buildings in the "modified mission" style. According to the article "Contracts for building let" which appeared in the *Palo Alto Times* on 8 July 1904, the Palo Alto builder Gustav Laumeister won the \$17,355 contract.

The gate house, located at the site of the present entrance gate to the cemetery on Arastradero Road, was in three parts: a narrow arched gateway with a one-story office on the west and a 75-foot tower on the east. The tower incorporated a three-story residence for the superintendent at its base. The tower rose in three square tiers of decreasing size and culminated in a dome on a drum with a lantern (a shorter precursor of the Hoover Tower). This building was removed at an unknown date, possibly as early as 1906 in the earthquake. On 7 May 1906, the directors of the Alta Mesa Cemetery discussed the damage to the gatehouse caused by the earthquake. On 20 September 1906, they described it as "unfit for occupancy." The superintendent, who had lived in the gatehouse moved to a rented house. It is not known if the gatehouse was demolished at that time. The directors authorized construction of new gates at the entrance to the cemetery on 14 January 1936. A photograph of these gates was shown on the cover of a 1938 Alta Mesa Cemetery brochure. These gates are still in place today (2000).

The chapel was described in November 1904 as follows: "A short way down the main avenue is the mortuary chapel and receiving vault . . . The nave has a domed ceiling and the apse and transepts are arched recesses. On one side is the receiving vault, with fourteen compartments." The structure is still standing.

Alexander Forbes Oakey was born in New York about 1848. He worked for Richard Norman Shaw, the leading architect in England, and in New York for Richard Morris Hunt, described as "the most eminent architect in the United States." (Baker, p. 436). He worked for A. Page Brown in New York and relocated with him to San Francisco about 1889 along with Willis Polk and Albert C. Schweinfurth who would become leaders in the profession in California. According to Longstreth (1982, p. 292), "Brown and his chief draftsman A.C. Schweinfurth pioneered in developing a regional mode derived from California's Franciscan missions and other Hispanic sources." In 1893, in association with C.J. Colley and Emil S. Lemme, Oakey submitted a proposal for a "Moorish" ziggurat for the California Midwinter International Exposition in Golden Gate Park. In 1897, he formed a partnership with Henry Jordan in San Francisco. In 1898, he was one of only three Californians to enter the International Competition for the Phoebe Hearst Architectural Plan for the University of California. From research in published building notices, several houses designed by Jordan have been identified in San Francisco — all of which have been substantially remodeled or demolished. The only building outside of Alta Mesa cemetery which was designed by Oakey and which remains generally as it was built is a 4-story mansion built in 1902 at the northwest corner of Sutter and Gough streets in San Francisco for Milton Schmitt who made a fortune in railroads and served in the state legislature. One story was added to the original when it was converted to a hotel at an unknown date (1906?). Oakey was listed as an architect in San Francisco city directories from 1895 to 1908.

The notice "New mausoleum at Alta Mesa Memorial Park" which appeared in the *Mayfield News* on 10 January 1933, said that the Palo Alto architect Birge Clark was designing a new building to house columbarium, chapel, and crematory. In 1947, Birge Clark and Walter Stronquist designed a \$50,000 addition to the mausoleum, to be built by Wells P. Goodenough: "Interior and

CONTINUATION SHEET

Page 5 of 7

Resource Identifier: 695 Arastradero Rd

Recorded by Michael Corbett

*Date May 6, 2000 Continuation Update

History (continued)

exterior of the 3,100 square foot addition will conform with the present design." The *Daily Pacific Builder* reported on 1 January 1949 that a \$5,000 addition was being made to the columbarium. According to the record in the Assessor's documents the crematory was altered and two new mausoleums added and subsequently expanded in the 1960s. The twenty-five acres bought in 1952 seem to have been developed in the mid-1970s. There was a \$200,000 addition to an existing building in 1978 and another 1,300 square foot addition costing \$60,000 in 1979. There were a number of other additions of and to service buildings in the same period.

Use: The *Palo Alto Times* printed on 22 July 1902 a short article, "A Municipal Cemetery," in which it makes clear that, as Mrs. Stanford would no longer permit interments in the arboretum, the citizens of Palo Alto were discussing the city's need for a public cemetery. On 3 March 1904, nine city fathers, most of them significant local businessmen, met, decided to buy the Huff property below Mayfield for the creation of a cemetery and contributed \$500 each toward the purchase price of \$5,000. These city fathers were G.R. and J.F. Parkinson, T.S. Crandall, Marshall Black, W.S. Vandervoort, J.S. Lakin, D.L. Sloan, J.W. Roller, and J.J. Morris. By November of 1904, while work on the first buildings continued, there had already been 15 burials. The *Palo Alto Weekly* published on 13 April 1994 an Alta Mesa Memorial Park advertisement which stated that descendants of the founders continue to operate it.

Evaluation

Alta Mesa Cemetery appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance runs from 1904, when it was built, to 1952, when it was expanded.

While additional research is necessary to clarify various aspects of its history and significance, it appears significant under criterion A as the only local burial ground from 1905 to the present. It is also significant for its representation of local social values in the segregation of Japanese graves.

Under criterion C, it is significant as an example of a picturesque cemetery in the Bay Area designed by Otto Niedermuller. It is characterized by lawns, winding roadways, groves of oaks, and carefully sited buildings. The buildings are also of interest, especially the original Mission Revival style chapel which is one of only two buildings left by the San Francisco architect, Alexander F. Oakey.

The cemetery has changed in significant ways, notably the loss of the gate house and the construction of new walls along Arastradero Road. Nevertheless, the essential features of the early cemetery are sufficiently in place to maintain the integrity of the site in relation to the NRHP.

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CONTINUATION SHEET

Page 6 of 7

Resource Identifier: 695 Arastradero Rd

Recorded by Michael Corbett

*Date May 6, 2000 Continuation Update

References (continued)

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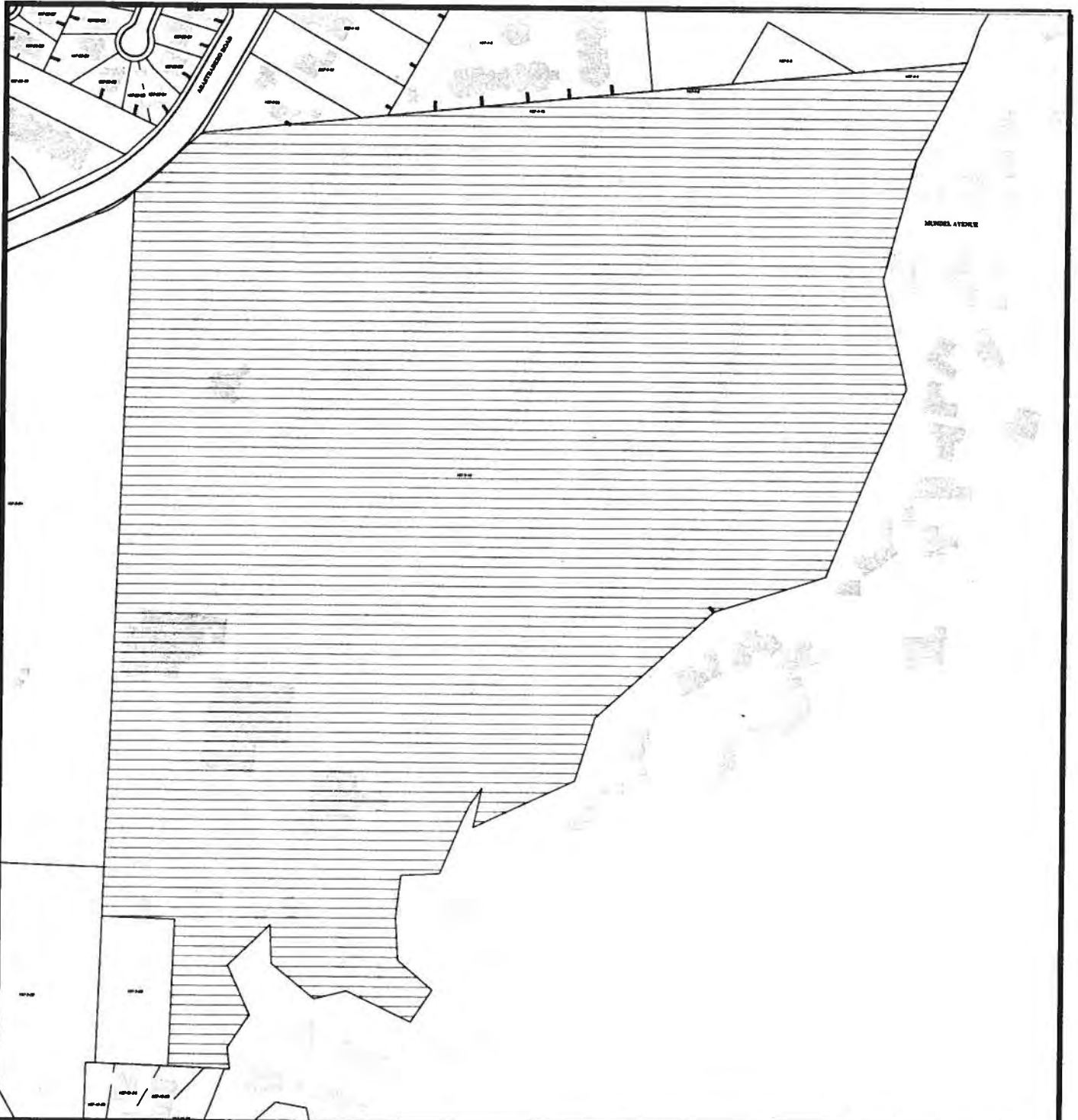
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LOCATION MAP



695 Arastradero Rd
167-03-019

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



720 WAVERLEY STREET

APN: 120-16-061

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1911-1924

Summary of Significance: 720 Waverley Street was found significant under Criteria A and C. Under Criterion A, the building is associated with an early large-scale residential development in Palo Alto that aimed to build-out the 700-block of Waverley Street with a series of “first class” bungalows. Under Criterion C, the building is an excellent example of a builder’s interpretation 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 period of significance has been revised to 1911, consisting of 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 1 (The structure or site is identified with the lives of historic people or with important events in the city, state, or nation)

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

- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship)

Statement of Significance: 720 Waverley Street is significant both as an excellent example of a builder's interpretation of a Craftsman style bungalow and is an intact surviving building that is associated with an early speculative residential development in Palo Alto that built-out the 700-block of Waverley Street with "first class" bungalows.

Period of Significance: 1911

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) 720 Waverley St

P1. Other Identifier: 720 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 720 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 16 061

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

This house, at 720 Waverley Street, is a 1 1/2-story, wood-frame structure clad in shingles and covered by a gable roof. Because the Sanborn map of 1924 recorded this as a one-story structure and the Sanborn map of 1949 recorded it as a 1 1/2-story structure, it appears that the attic space was originally unfinished but, like many early Palo Alto buildings, built with enough space that it could be finished when the need arose or the money was available. The expansion into the attic was made prior to the conversion of the building to a duplex which did not occur until 1953. The expansion into the attic was anticipated in the original design of the house. It is also possible that the attic was finished when the house was first built but was recorded imprecisely on the 1924 Sanborn map. One source that might indicate how many bedrooms were in the house is the 1920 census. Because there is only one bedroom downstairs, the number of people residing in the house in 1920 — and their relationships — could indicate the likelihood of additional bedrooms upstairs at that time. Whatever the case, the expansion of living space into the attic did not represent a significant change in the building. The conversion to a duplex in 1953 represented

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 #) _____
720 Waverley St; view southwest;
09/13/99; by B. Vahey; roll BRV-76,
neg #31

*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1911; Palo Alto Times

*P7. Owner and Address:
Lucy Cabrera
704 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: 720 Waverley St

Recorded by Michael Corbett

*Date March 24, 2000

Continuation

Update

Description (continued)

a significant change in use, but, as it was accomplished at a cost of \$500.00, does not appear to have involved substantial changes to the fabric of the building.

The footprint of the house is rectangular — the inside space on the ground floor is nearly square, and there is a full porch across the front. The 1949 Tax Assessor's report recorded a living room, dining room, one bedroom, bath, kitchen, and service porch on the ground floor. Upstairs there were three bedrooms and a bath.

In appearance, this is a classic builder's Craftsman bungalow with shingled siding, a gable roof with overhanging eaves and exposed rafters and braced beams. Most importantly is the single arch of the porch that shelters space for outdoor living and provides a simplified image of a house (in contrast to the more complex forms recently popular). Decorative details include beveled glass in the front door and iron hardware.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 720 Waverley 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)
1911: Built (Palo Alto Times)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: John Dudfield (materials); George Mosher (contractor)

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

Period of Significance 1911-1924 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 720 Waverley is located in Block 23 as it appeared in the original subdivision of University Park in 1889.

Structure: In an article headlined "Ten New Homes to be Built in One Block," the *Palo Alto Times* reported, on 20 January 1911, that "Building was given a great impetus in Palo Alto today when the announcement was made that not less than ten modern up-to-date bungalows" were to be erected on the open block of land between Homer and Forest on Waverley. This development was undertaken by a consortium of capitalists from San Francisco and Palo Alto that included the local builders John Dudfield and George Mosher, with Mosher functioning as contractor and Dudfield providing the materials from the Dudfield Lumber Company. The development as described in the paper was somewhat different from what was actually built. Instead of ten buildings, which would have occupied forty foot lots, eight buildings were built on fifty foot lots. This was a more spacious plan, more typical of the time, and more in keeping with the promotional language in the newspaper: "Buildings will be First Class: Every home that is erected will be a first-class bungalow having all the modern up-to-date improvements that go to make up the 1911 residence. Statements were made today by interested parties that the buildings will surpass any similar structures in this city and that special pains are being taken to put up model homes. They will cost no less than \$4,500 each." This house, occupied in 1912, was among the first of the group to be built. The houses were not built all at once -- 704 Waverley was built in 1913. The 1924 Sanborn map showed the completed row of eight bungalows. Each bungalow was set back 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: March 24, 2000

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 720 Waverley St

Recorded by Michael Corbett/Steve Hardy (history)

*Date March 24, 2000

Continuation

Update

History (continued)

same distance from the street but otherwise had different features. They were of different widths and the footprints were all different — 704 and 720 Waverley were both square with full front porches, but 704 was larger. Some had bay windows, some had projecting wings. All houses except 744 Waverley had porches but they varied in size, type, and relation to the house. Six of the houses, including 720 Waverley, had garages, 704 Waverley had a rear building with no use indicated on the Sanborn maps, and 734 Waverley had no out buildings. This was an early if not the first example in Palo Alto of a large scale residential development.

The *Palo Alto City Directory* first listed 720 Waverley as a single family residence in 1912 as the home of William S. Slade, the manager of the Slade Cigar Company, located at 183 University. The Sanborn map of 1924 identified the building as one-story while that of 1949 has it at one and a half stories. The Assessor's records note the alteration in 1953 from a single family dwelling to a duplex, which is reflected in the *City Directory*. The Assessor's records further note \$500 worth of improvements made to the residence in 1954.

Use: According to the record in the *Palo Alto City Directory*, 720 Waverley was built as a single family residence and served as such from 1912 until 1953. Ten family names were listed as residents during this period, only one of which, Edward and Katherine Latimer, lived at the address for an extended length of time. Mr. Latimer was identified as a linotypist and printer who with his wife occupied the house from 1923 to 1946. After the conversion of the house to a duplex in 1953, it was the site of the Downtown Nursery School (1954-1958), of the Southern Peninsula Community Center (1967-1969) and of the Church of Scientology (1970). The second unit was listed as 724 Waverley.

Evaluation

This house, at 720 Waverley Street, appears individually eligible to the NRHP under criteria A and C at the local level of significance. The period of significance is 1911 to 1924, during which time the 700 block of Waverley was built.

Under criterion A, this house represents the early development of a large scale residential development in Palo Alto.

Under criterion C, this house is a classic example of a builder's version of 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. 1912-1970.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 20 January 1911.

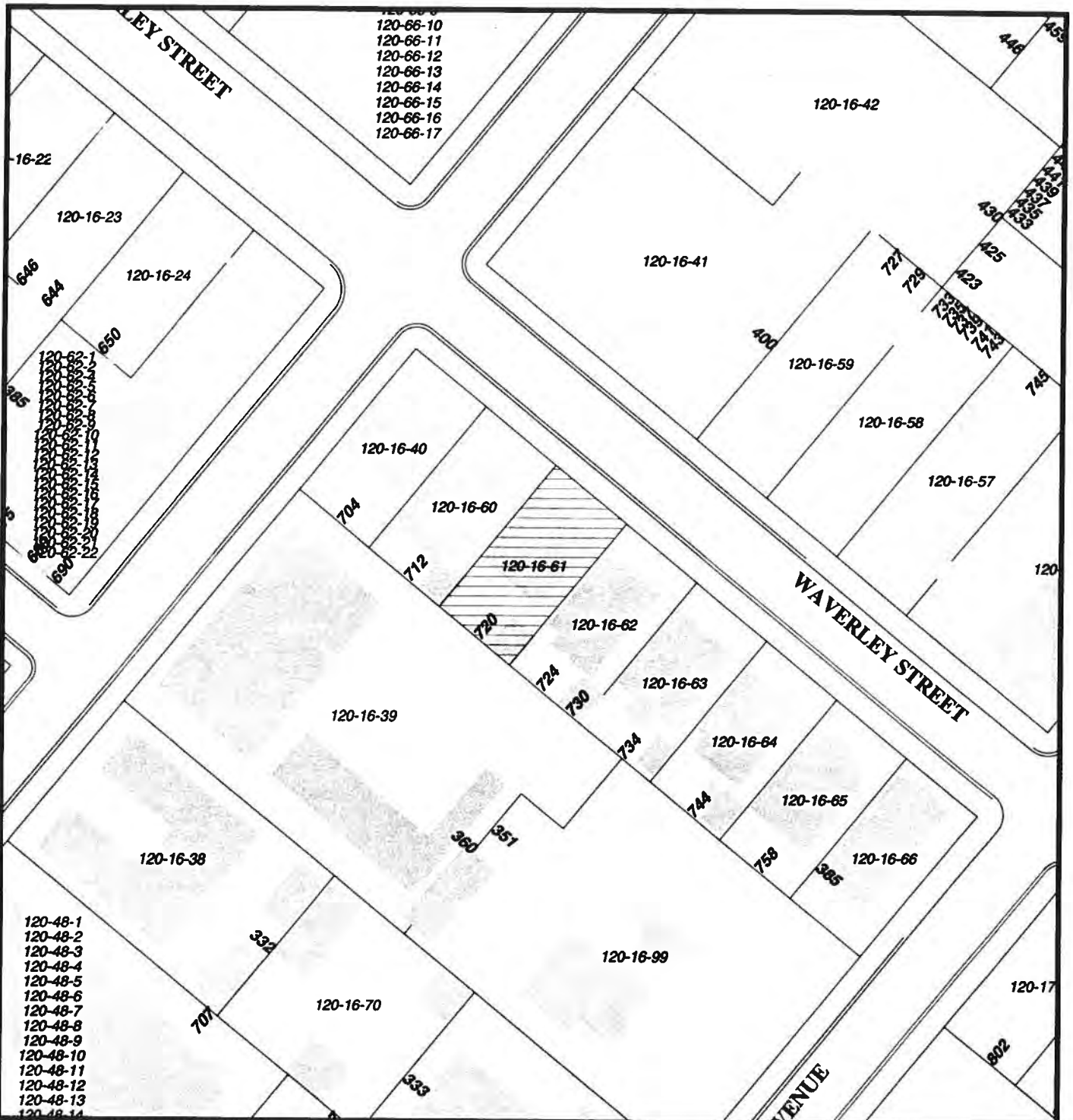
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1954, 1955, 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



720 Waverley St
120-16-061

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



The City of Palo Alto



CRITERIA 4 & 6 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 4 and 6:

- Criterion 4 (The structure or site is connected with a business or use which was once common, but is now rare)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship)

Address	Criteria	Category
132 Hamilton Avenue	4, 6	2
260 Homer Avenue	4, 6	2

132 HAMILTON AVENUE

APN: 120-27-003

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1924-1950

Summary of Significance: 132 Hamilton Avenue was deemed significant under Criterion A for its association as a local ice company, a now vanished industry; and under Criterion C as a purpose-built Revival-style commercial building that adapted the practical needs of the ice factory typology.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: An awning was removed, and windows were most likely replaced. No other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1924-1930, the years in which buildings were constructed and expanded for the use of the ice factory (the left portion of the building was constructed first (1924) and right portion followed (1930)).



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

- Criterion 4 (The structure or site is connected with a business or use which was once common, but is now rare)
- 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: The subject building is significant for its association as a local ice company, a now vanished industry and rare typology. It is also significant as a purpose-built Revival-style commercial building that adapted to the practical needs of the ice factory typology and was designed to blend in with the Spanish Revival character of downtown Palo Alto.

Period of Significance: 1924-1930

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) 132-136 Hamilton Ave

P1. Other Identifier: 132-136 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 132-136 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 120 27 003

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

The property at 132-136 Hamilton Avenue is occupied by a small complex of one-story structures designed to accommodate several functions of an ice company: manufacturing, delivery, retail sales, and business office. It was built in two indistinguishable phases in a six-year period from 1924 to 1930. Two parallel structures facing Hamilton Avenue are provided with an architectural finish where the public will do business with the company. The office and ice house at 132 Hamilton Avenue were built first in 1924. This building is recessed from the building line (for parking or walk-up business?). The adjacent building at 136 Hamilton Avenue was built in 1930. At the rear is an L-shaped garage with a utilitarian appearance. The structure is reinforced concrete with hollow clay tile infill walls. The facades of the two buildings on Hamilton Street are clad in stucco. These buildings are decorated with Spanish and Mediterranean details including red-tiled coping and false roof and turned mullions in the transom windows.

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

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



P5b. Description of Photo:
 (View, date, accession #) _____
132-136 Hamilton Ave; view
southeast; 09/20/99; by B. Vahey;
roll BRV-84, neg #17

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1924-1930; Palo Alto Times

*P7. Owner and Address:
Zacharia Inc
2917 24Th St San Francisco CA
94110

*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 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 132-136 Hamilton Ave

B1. Historic Name: Palo Alto Ice Delivery Company

B2. Common Name: _____

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

*B5. Architectural Style: Spanish and Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1924: 132 Hamilton (office, garage and ice house) built (*Palo Alto Times*)
1930: 136 Hamilton (ice house) built (*Palo Alto Times*)
1964, 1971, and 1984: Interior alterations
1984: Roof replaced

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: R.W. Folmer

*B10. Significance: Theme A and C: Local ice company Area Palo Alto

Period of Significance 1924-1950 Property Type commercial 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 *Map of the City of Palo Alto* (ca. 1916) showed that the site of the commercial building at 136 Hamilton Avenue was the site of a residence situated on a 50-by-100-foot lot. The boundaries of this lot have not changed.

Structure: The *Palo Alto Times* printed two building permit notices for 136 Hamilton Avenue, on 1 April 1924, for the Palo Alto Ice Delivery Company. The first notice was for an office and ice house (132 Hamilton Avenue) at a cost of \$2,500. The other notice was for a \$500 garage at the same site. The same newspaper printed another building permit notice on 10 January 1930 for an ice house at the same site (136 Hamilton Avenue) for Palo Alto Ice Delivery built by R.W. Follmer. The *Palo Alto City Directory* first listed Palo Alto Ice Delivery at 136 Hamilton Avenue in 1927. In 1915, it was listed at 540 High Street, in 1918, it was listed at 542 High Street, and from 1920 to 1925, it was listed at 560 High Street. The Assessor's documents recorded

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 4 Resource Identifier: 132-136 Hamilton Ave
Recorded by Michael Corbett/Steve Hardy (history) *Date May 19, 2000 Continuation Update

History (continued)

interior alterations in 1964, more interior alterations in 1971, and the demolition of all of these alterations in 1984 at which time the roof was replaced.

Use: According to an article published in the *Palo Alto Times*, of 30 December 1922, Palo Alto Ice Delivery was acquired by Union and National Ice Companies, Inc. of California at that time. The sellers, Frank E. and J.D. Woodward, continued to operate the business under the original name. The *Palo Alto City Directory* listed Palo Alto Ice Delivery at 136 Hamilton Avenue from 1927 to 1944. From 1946 to 1950, the address was listed as the location of Union Ice Company. In 1953 a mortgage company was located in the building.

Evaluation

This property, at 132-136 Hamilton, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1924 when it was built to 1950 when it ceased serving as an ice business.

Under criterion A, this property represents a vanished but once essential business — the local ice company. Under criterion C, this property is a surprisingly complete plant for all aspects of a local ice business in a downtown location.

References

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

Palo Alto. Fire Run Maps. 1997.

Palo Alto City Directory. 1915-1953.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 30 December 1922, 1 April 1924, 10 January 1930. 3 December 1932, 13 October 1938.

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

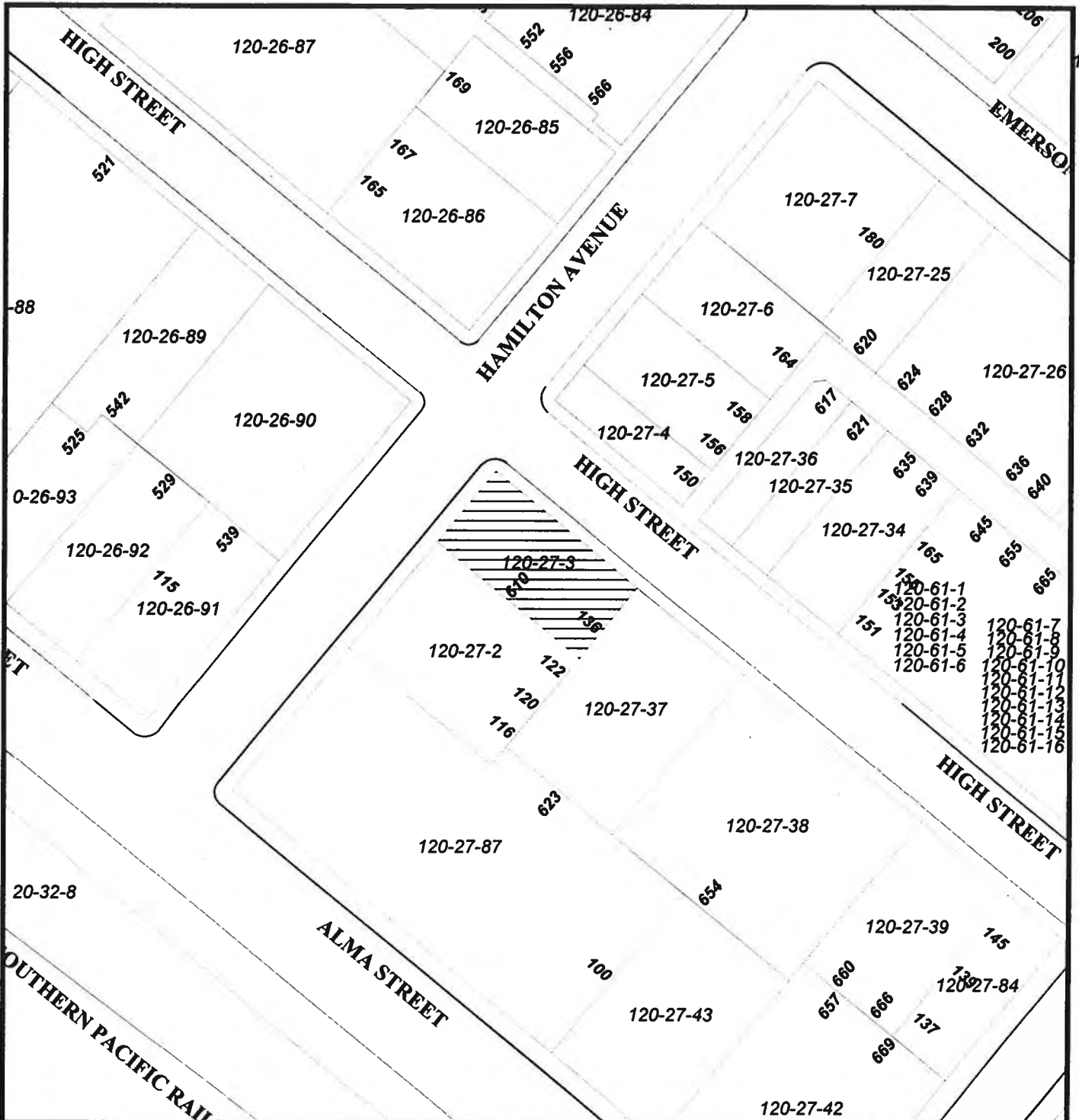
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1960.

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*.

LOCATION MAP



260 HOMER AVENUE

APN: 120-27-003

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1931-1989

Summary of Significance: 260 Homer Avenue (originally the Cardinal French Laundry) was found eligible under Criterion A as a representative of the laundry industry in Palo Alto, and represents a period in the laundry industry when mechanization and capital investment were important elements of a business' success. Under Criterion C, 260 Homer Avenue was found eligible as a good example of the urban laundry building type that housed industrial equipment while architecturally blending into its surrounding residential and low-scale mixed-use setting.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Projecting sign removed; building rehabilitated as part of adjacent project.

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 4 (The structure or site is connected with a business or use which was once common, but is now rare)
- 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: 260 Homer Avenue is significant for its historic use as the Cardinal French Laundry, an urban laundry business. The building is also significant for its Mediterranean Revival stylistic influences that architecturally blend into the surrounding residential and low-scale mixed-use setting of the neighborhood.

Period of Significance: 1931-1989

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) 260 Homer Ave

P1. Other Identifier: 260 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 ___; ___ ¼ of ___ ¼ of Sec ___ B.M.
 c. Address 260 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 28 013

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

The Cardinal French Laundry at 260 Homer Avenue is a one-story, reinforced concrete structure on a mid-block lot. It is rectangular in plan and has a flat roof with a parapet that steps up toward the front. The side and rear walls are exposed concrete with the marks of wood form boards visible. The front wall is clad in stucco. Described in the building permit notice in the *Palo Alto Times* as a "class C laundry," the interior structure that supports the roof and mezzanine or loft levels presumably consists of columns and beams or trusses of wood.* (In California building codes of the period, class C denoted a fireproof building envelope of brick or concrete with an interior structure of wood.) The roof is pierced by ten steel skylights with wireglass, by an iron chimney over the boiler, and by fans and ventilating equipment. The front and the northeast side are pierced by openings filled by pivoting steel industrial sash with wireglass for windows lighting the laundry machinery and work spaces, and by windows and doors that include wood and clear or obscured glass for areas used only for customer service or offices.

See continuation sheet

*P3b Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building
 *P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)



P5b. Description of Photo:
 (View, date, accession #) _____
260 Homer Ave; view southeast;
09/16/99; by B. Vahey; roll BRV-83,
neg #12
 *P6. Date Constructed/Age and
 Source: Historic
 Prehistoric Both
1931; Building Permit
 *P7. Owner and Address:
Louis Grandona
268 Homer Ave Palo Alto CA 94301
 *P8. Recorded by: (Name,
 affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105
 *P9. Date Recorded:
November 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 6

Resource Identifier: 260 Homer Ave

Recorded by Michael Corbett

*Date November 16, 1999

Continuation

Update

Description (continued)

The plan of the interior is indicated by the fenestration on the street front of the building which consists of an irregular series of wide and narrow openings at the ground level below a symmetrical arrangement of three horizontal mezzanine level windows above. At the ground level, doors lead to the large work space at the rear, into the storefront space for interaction with retail customers, and presumably into office and accounting space with stairs to the mezzanine. A wide vehicle opening, with a wooden roll-down door, provides access for delivery trucks. In the rear corner (the easternmost part of the building) is a boiler room enclosed by two hollow tile partition walls and the concrete exterior walls of the building.

In appearance, this structure, which is primarily industrial in its use, is similar to commercial buildings in the nearby downtown area and is intended to be compatible with its mixed surroundings of residences, commercial buildings, and other laundries. Several features of the building combine to create a Spanish or Mediterranean character — white stucco walls, red tile parapet coping, and classical references in the moldings on the inside facings of ground level columns and the moldings across the top of the parapet. The tiled bulkhead at the base of the street-front office window (the tile on a second bulkhead in the storefront appears to have been removed), the tiled paving in the vestibule of the storefront entry, and the hardware (including door handles, a mail slot, and a vestibule light fixture) add touches of color, texture, and craftsmanship that contribute to the domesticated character of this industrial building. Despite the irregular pattern of its ground level, the building has an orderly character established by the symmetrical composition of its mezzanine windows and reinforced by the placement of a cantilevered metal sign at its center.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 260 Homer Ave

- B1. Historic Name: French Cardinal Laundry
- B2. Common Name: _____
- B3. Original Use: _____ B4. Present Use: 1-3 story commercial building
- *B5. Architectural Style: Mediterranean
- *B6. Construction History: (Construction date, alterations, and date of alterations)
1931: Built (Building Permit)
- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: _____

- B9a. Architect: Erwin Reichel b. Builder: W.P. Goodenough
- *B10. Significance: Theme A: Laundry industry; C: Urban laundry building Area Palo Alto
Period of Significance 1931-1989 Property Type Commercial building 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: In 1908, two one-story houses were built at 262 and 268 Homer Avenue (*Palo Alto Times* 24 December 1908). In the late 1920s, the house at 262 (260) Homer was the site of services conducted by the Japanese Methodist Mission. The Cardinal French Laundry, built in 1931, replaced the 1908 house at 262 (260) Homer. Since 1949, the separate parcels for 260 and 268 Homer have been merged into a single parcel.

A laundry, with the address of 270, was built at the rear of 268 Homer Avenue in 1923. This laundry, called the French Laundry and run by the Candevans, is listed at 270 Homer in the city directories until 1930. This building, a wood structure clad in galvanized iron, is still standing.

Building: A building permit for construction of this building was reported in news sources in March 1931. The building was a one-floor, class C laundry designed by Erwin Reichel and built by Wells P. Goodenough. The cost was \$7,000 to \$7,200. Under various owners, the Cardinal French Laundry operated in this building from 1931 until 1989 when it was closed to comply with a 1974 zoning law. The building was vacant in the early 1990s. Since that time it has been leased for storage by the Palo Alto Medical Foundation.

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: November 16, 1999

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 6

Resource Identifier: 260 Homer Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date November 16, 1999

Continuation

Update

History (continued)

Use: The original owners of the Cardinal French Laundry were Alfred E. Dalmon and Leopold Berdoulay. Both men were born in France. Dalmon came to California in 1912 and previously owned the University French Laundry with Leon Arrouzet. Dalmon lived next door at 268 Homer from 1932 until 1971. Berdoulay, who was known as Frenchy, came to Palo Alto in 1923 and lived at 268 Homer from 1933 to 1941. A newspaper advertisement in November 1931 promoted the Cardinal French Laundry as "The Laundry That Knows How," proved by washing a Roos-Manhattan broadcloth shirt 52 times.

In the mid 1940s, Dalmon and Berdoulay sold the business to Beverly Davis and Stanley Blois, Sr. Since 1924, Davis had been a driver for the Stanford laundry, which was owned by J. Byron Blois, who was mayor of Palo Alto from 1934 to 1948. Stanley Blois was the brother of J. Byron Blois. In 1974, the business was sold to Louis Grandona who continued to run the Cardinal French Laundry until it closed in 1989 and who still owns the building (1999). An article about the company in 1987 discussed the two parts of the business — one which catered to individual customers and one which catered to more profitable commercial customers.

Evaluation

The Cardinal French Laundry building at 260 Homer Avenue appears to be eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is 1931 to 1989.

Under criterion A, the building represents the laundry industry in Palo Alto. The laundry industry was an important if not very glamorous local industry that employed cheap workers and is associated with the social history of the area including issues of women workers, racial prejudice, and labor struggles. The laundry industry was concentrated in this neighborhood along Homer, Ramona, and Emerson streets, near black, Chinese, and Japanese residents. The term "French Laundry" originated as a code for a business that did not hire Chinese workers. This building represents a period of the industry when mechanization and capital investment were important elements of a businesses' success.

Under criterion C, this is a good example of a particular building type — the urban laundry. This was a building type which had to accommodate an industrial function near its customers. The competing demands of these functions produced buildings that housed big, noisy machinery in fire-resistant structures and that looked like they belonged next door to houses and neighborhood businesses. Significant features of the building include both those associated with its function (e.g. concrete walls, industrial windows, roof top skylights, and fans) and with its compatibility with nearby commercial and residential buildings (e.g. stucco front, red tile roof, and details of paving, hardware, and decoration).

Among many laundries built in Palo Alto, this is among the best preserved. In relation to the NRHP, it possesses 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.

Building and Engineering News. 14 March 1931.

Donnelly, Kathleen. "The Cardinal Laundry has been washing Palo Alto's dirty linen since 1925. But for Lou Grandona and the Cardinal crew, a 1974 land use decision means that today the laundry's on the line. *Palo Alto Weekly*. April 1, 1987.

Haines Criss Cross Directory. 1988-1992.

Palo Alto City Directory. 1914-1976.

Palo Alto Historic Survey Update. Property File.

Palo Alto Historical Association. Subject file on laundries.

CONTINUATION SHEET

Page 5 of 6

Resource Identifier: 260 Homer Ave

Recorded by Michael Corbett

*Date November 16, 1999

Continuation

Update

References (continued)

Palo Alto Telephone Book. 1978.

Palo Alto Times. "Japanese Mission Founder Passes." 14 January 1928.

Palo Alto Times. "Building Permits." 11 March 1931.

Palo Alto Times. "52 Washings . . . Cardinal French Laundry." 18 November 1931.

Palo Alto Times. "Palo Alto Couple Wed 50 Years." 23 September 1969.

Palo Alto Times. "Stanley Blois, Sr." 6 December 1971.

Palo Alto Times. "Alfred Dalmon." 24 January 1972.

Palo Alto Times. "Leopold Berdoulay Dies in SF." 17 September 1973.

Peninsula Times Tribune. "Beverly Davis." 11 January 1982.

Peninsula Times Tribune. "Beverly Davis." 13 January 1982.

Peninsula Times Tribune. "Ruby Blois." 8 July 1982.

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.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1962.

Santa Clara County Assessor. Property data for 260 Homer. 1997 microfiche edition.

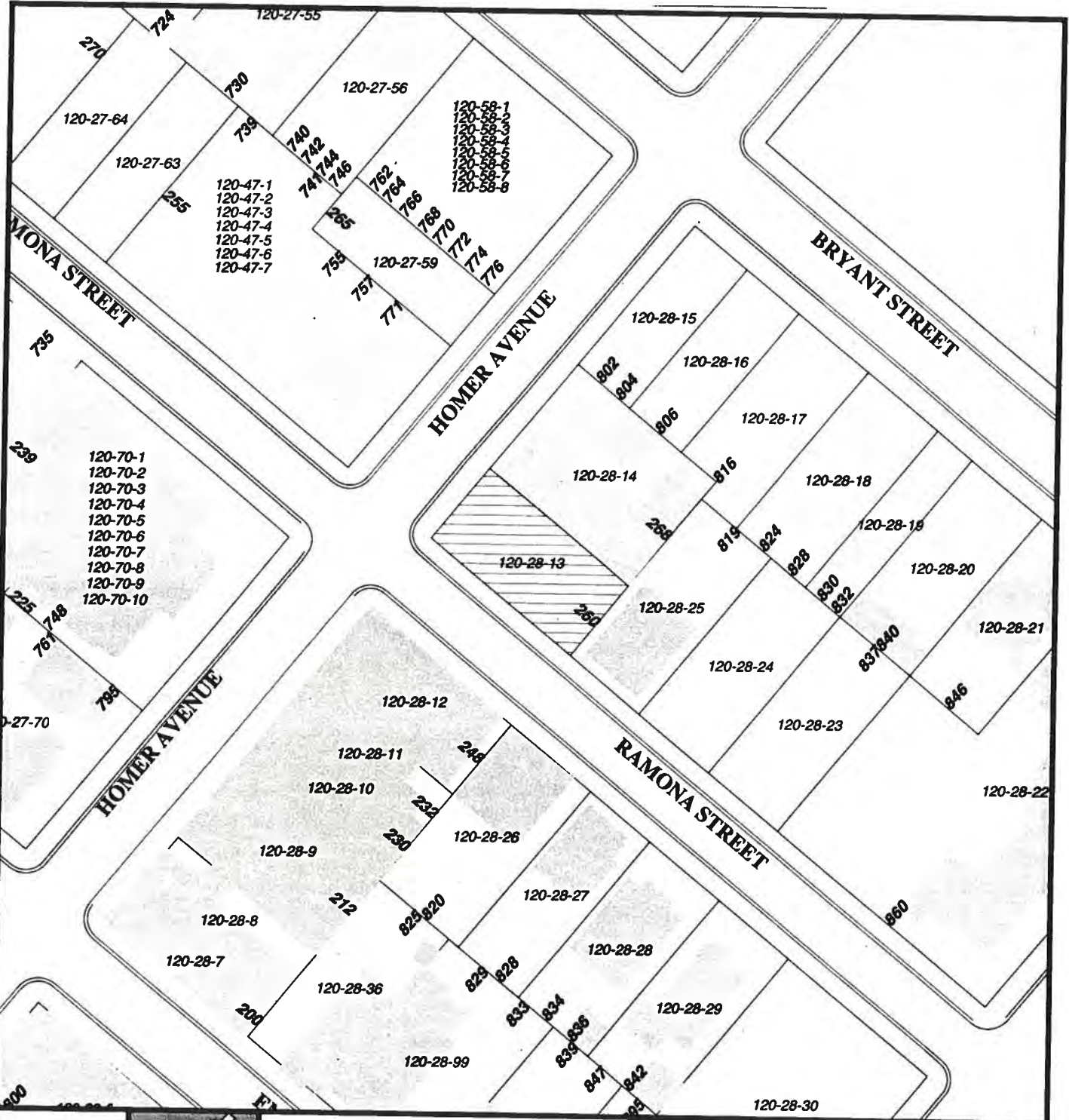
United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

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

Wolff, Emily. "Looking into the Laundry Industry." *California Chronicle*. vol. 10:4 (Fall 1999).



Wolff, Emily, California Historical Society Curator of Photography. Telephone conversation with Michael Corbett. September 15, 1999.

LOCATION MAP



260 Homer Ave
120-28-013

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



CRITERIA 2 & 4 NOMINATIONS

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

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

Address	Criteria	Category
212 Emerson Street	2, 4	2

212 EMERSON STREET

APN: 120-25-033

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: 212 Emerson Street was deemed eligible under Criterion A as an early example of multi-unit housing in Palo Alto. Under Criterion C, it was deemed eligible as an early example of an apartment house.

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.



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

Statement of Significance: 212 Emerson Street is significant as an excellent and early example of the Foursquare house type with Colonial Revival and Prairie characteristics. It is also significant as an early example of duplex multi-family housing in Palo Alto.

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 4 *Resource Name or #: (Assigned by recorder) 210-216 Emerson St

- P1. Other Identifier: 210-216 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 ___; ___ ¼ of ___ ¼ of Sec : ___ B.M.
 c. Address 210-216 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 25 033

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

The apartment building at 210-216 Emerson Street is a two-story, wood-frame structure clad in two-lap siding and covered by a hip roof. There is a full porch across the ground floor at the front, with a deck above. There is also a one-story porch extension at the rear. The building is rectangular in plan, with two apartment units or flats on each floor stretching from front to back.

In each unit there is a living room, dining room, bedroom, bath, and kitchen. Each unit has a separate entry on the front porch. In appearance, this building mixes imagery from different sources. Its size, box-like shape, and symmetry are features associated with a traditional house type for single family dwellings with a room in each corner and usually with a central corridor. The horizontality of the design and the overhanging eaves with paneled soffits are associated with the Prairie Style. The symmetry of the design, the two-lap siding, the porch posts and railings treated like classical columns, and the frieze under the eaves are derived from the Colonial Revival Style.

***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 #) _____
210-216 Emerson St; view southwest;
09/20/99; by B. Vahey; roll BRV-84,
neg #6

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1905; Assessor's Records

*P7. Owner and Address:
Oleg D Sherby
428 Sherman Ave #100 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) 210-216 Emerson St

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Prairie and Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1905: Built (Assessor's Records)

*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: Apartment house Area Palo Alto

Period of Significance 1905-1945 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-unit dwelling numbered 210, 212, 214 and 216 Emerson Street is situated on a 50-by-112.5-foot lot in Block 2 of the 1889 subdivision of University Park.

Structure: The *Palo Alto City Directory* first listed 210, 212 and 214 Emerson in the edition dated January 1906. This corroborates the Assessor's records which date the construction of the building to 1905. The building does not appear on the Sanborn map of 1904 but does appear in 1908.

Use: According to the record in the Palo Alto City Directory, the four apartments numbered 210, 212, 214, and 216 have each been occupied by working people, often listed as living singly and very seldom listed at the address for more than one year. Among the occupations represented by tenants in the building between 1906 and 1944 were salesman, carpenter, barber, confectioner, dressmaker, driver, seamstress, teacher, steamfitter, clerk, engineer, telephone repairer, electrolygist, nurse, teller, waiter, and auto lubricator. Howard J. Canine, a real estate man, was first listed at 210 Emerson in the directory of 1934 and continued there, usually sharing the apartment through the 1940s. He was identified as the owner of the property on Assessor's records prepared in 1949.

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: 210-216 Emerson St

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 10, 2000

Continuation

Update

Evaluation

This building, at 210-216 Emerson Street, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1905, when it was built, to 1945, when multiple-unit housing began to be designed in very different ways.

Under criterion A, this building is an early example of multi-unit housing in Palo Alto.

Under criterion C, it is an early example of an apartment house — or flat building.

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. 1905-1944.

Palo Alto Historic Survey Update. Property File.

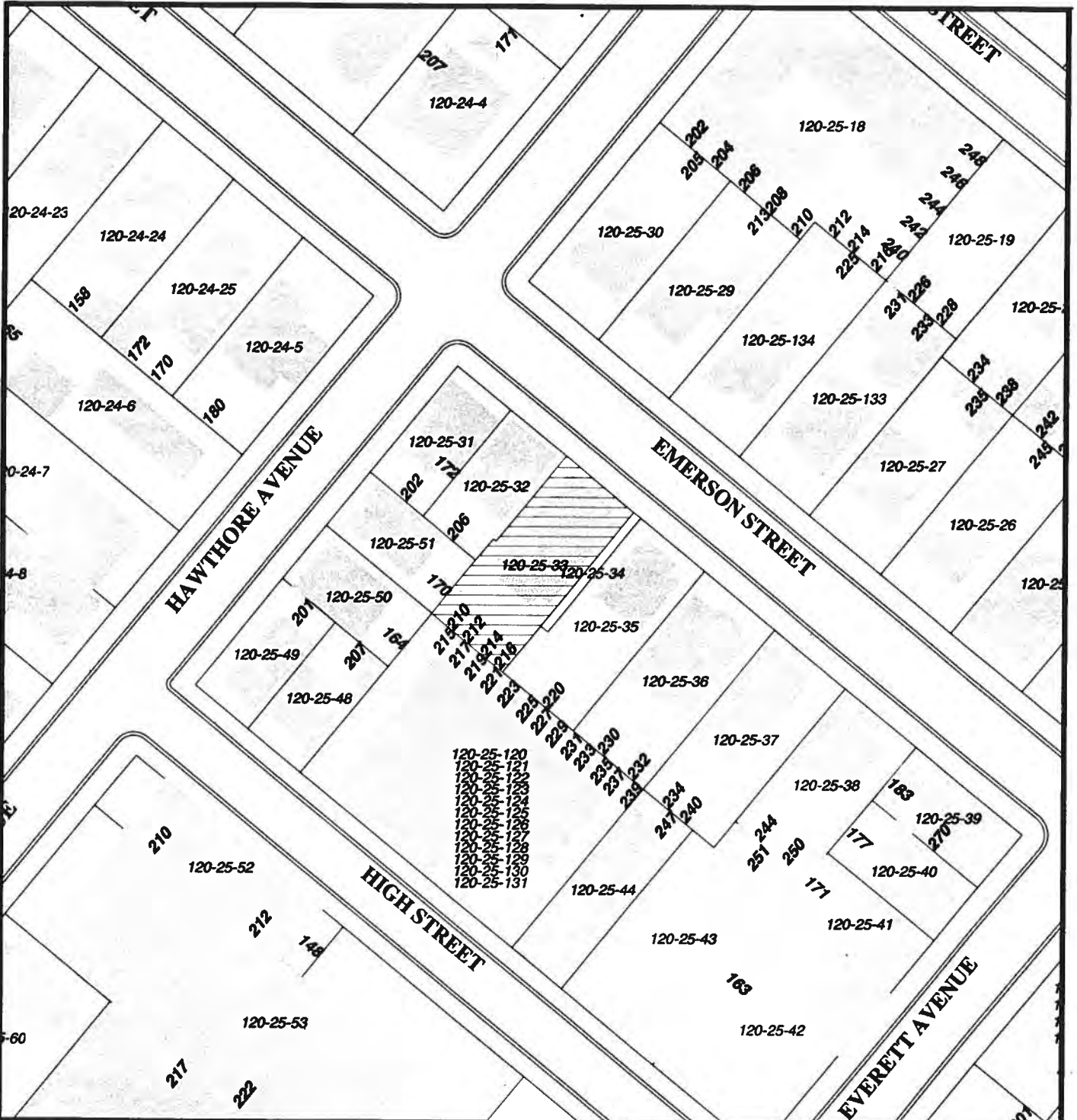
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1904.

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

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



210-216 Emerson St
120-25-033

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



CRITERIA 1, 5 & 6 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 1, 5, and 6:

- 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 5 (The architect or building was important)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship)

Address	Criteria	Category
555 Forest Avenue	1, 5, 6	2

555 FOREST AVENUE

APN: 120-04-031

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1940-1948

Summary of Significance: 555 Forest Avenue was found eligible under Criterion A as a symbol of the impact that automobiles had on architecture through the building's association with the excitement generated by the opening of the Golden Gate Bridge in 1937, and under Criterion C as a building that utilizes humor in paying homage to the Golden Gate Bridge toll plaza.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Garbage enclosure constructed at Forest Avenue façade; no other alterations identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1940, consisting of the year of the building's construction. The statement of significance for listing on the Palo Alto historic Inventory includes mention of the original owner-designer-builder William F. Klay, who was a prominent local builder.



Figure 1: 1997-2001 Survey Update photograph.



Figure 2: 2023 Reconnaissance Survey photograph.

RECOMMENDATION FOR LISTING IN THE PALO ALTO HISTORIC INVENTORY

Palo Alto Historic Inventory Criteria for Designation:

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

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

- Criterion 5 (The architect or building was important)
- Criterion 6 (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship)

Statement of Significance: 555 Forest Avenue is significant as a rare example of a building designed to celebrate the construction of the Golden Gate Bridge through the application of a design inspired by the bridge's toll plaza to a small apartment building. The building is a unique product of the ethos of the era that celebrated this regional accomplishment of spanning the Golden Gate and memorializes a time when the automobile and automobile infrastructure inspired Moderne design. The building is further significant as the work of William F. Klay, a prolific and important local builder, who owned, designed, and built the building.

Period of Significance: 1940

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) 555 Forest Ave

P1. Other Identifier: 555 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 ___; ___ ¼ of ___ ¼ of Sec ___; ___ B.M.
c. Address 555 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 04 031

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

This highly unusual building at 555 Forest is an apartment house designed to look like the toll plaza at the Golden Gate Bridge. Designed in 1940, three years after the bridge was completed, this building was associated with the excitement generated by the bridge and with the rapidly growing use of automobiles by Americans. This building was designed with seven parking spaces separated by round bays, all covered by a flat roof. The parking spaces correspond to the drive-through lanes at the toll plaza, and the round bays, each with windows and a door, correspond to the toll booths. These features and the flat roof with curving ends were the three basic elements of the toll plaza. Turning a toll plaza into an apartment house required walls, windows, rooms, and other features. These were provided as follows. The building was designed as a long, narrow rectangle on a deep lot, so that units were entered parallel to the street from a driveway the length of the building. In its footprint, the building consisted of two attached, parallel rectangles, one slightly larger than the other. The larger rectangle houses the covered parking spaces and the toll booth entries. The slightly smaller rectangle houses seven nearly identical units, each with an interior patio,

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 #) _____
555 Forest Ave; view northwest;
09/13/99; by B. Vahey; roll BRV-76,
neg #20

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1940; Daily Pacific Builder

*P7. Owner and Address:
Katrina Woodworth
301 Addison 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: 555 Forest Ave

Recorded by Michael Corbett

*Date March 24, 2000 Continuation Update

Description (continued)

a living room, two bedrooms, a bath, and a kitchen. The end wall facing the street is articulated by engaged fluted columns or pilasters at the corners and at the junction between the two rectangles. These are bridged by scored horizontal bands which are interrupted only by a vent opening and a tall, narrow, glass-block window. These details continue the Moderne detailing on the Golden Gate Bridge and its toll booth. This building is a wood-frame structure clad in stucco and covered by a flat roof.

The Sanborn map of 1949 noted "13 Apts." However, this seems to be an error for the following reasons: the 1949 Tax Assessor's report included a site plan and identified seven units with a total of 13 bedrooms (perhaps this is the source of the error); and with seven parking spaces, it makes sense that there would have been seven living units.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 555 Forest Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)
1940: Built (Daily Pacific Builder)

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: W.F. Klay

*B10. Significance: Theme A: relationship of automobiles to architectural design,

C: Moderne style apartment building 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 *Map of the City of Palo Alto* ca. 1917 indicates that 555 Forest Avenue was at that time the site of a residence. The present boundaries of the property had been determined by the time of the preparation of the *Map of the City of Palo Alto* dated 1 January 1921. It was then as it has remained a 75-by-200-foot lot in Block 39 of the original University Park.

Structure: The *Daily Pacific Builder* printed, on 17 September 1940, a notice that William F. Klay was the owner and builder of an apartment building at 555 Forest costing \$18,000. The *Palo Alto City Directory* first listed the address in 1941 as the Klay Apartments. The *Daily Pacific Builder* reported, on 31 July 1945, that the owner, G.S. Paddleford, had hired the builder Mark McIngraham to undertake repairs required by fire damage and that the cost of the repairs was to be \$6,000. The Assessor's records make no note of alteration.

Use: Called the Klay Apartments until the 1960s, the builder and original owner, William F. Klay, had sold the property by 1945 when the *Palo Alto Times* (27 July 1945) printed a building permit notice that the owner was George S. Paddleford. Paddleford lived in one of the apartments at 555 Forest after he separated from his wife, Constance, in about 1942 and continued living there with a new wife named Dorothy. Paddleford owned the Palo Alto Cadillac-Oldsmobile dealership for over 50 years.

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: 555 Forest Ave

Recorded by Michael Corbett/Steve Hardy (history)

*Date March 24, 2000

Continuation

Update

History (continued)

According to a 1991 profile in the *Times-Tribune*, when he "retired in 1987, Paddleford was a patriarch of General Motors and his Oldsmobile franchise was the oldest under the same ownership in California." He was also the co-founder and organizer of the Palo Alto Concours d'Elegance, an antique car show established as a charity event. As the owner and sometime resident of this building, he was associated with the ultimate car building of Palo Alto — fitting for someone described as, "the car man of Palo Alto." The other occupants of the apartments were identified by the *Palo Alto City Directory* in working class occupations.

Evaluation

This building, at 555 Forest Avenue, appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1940, when it was built, to at least 1948 (as long as George Paddleford owned it).

Under criterion A, this building represents in the most literal way the relationship of automobiles to architecture, one of the most powerful forces to affect building in the 20th century.

Under criterion C, this building is an original and striking design that utilizes humor, a rare characteristic in architecture, in combining a powerful image of 20th-century design to everyday purpose — a small apartment building. While there are many apartments and other buildings in the Bay Area designed and built in the Moderne style in the period between completion of the Golden Gate Bridge and the beginning of World War II (1937 to 1941), no others have been identified that take the toll plaza as a model.

It may also be significant under criterion B for its association with George Paddleford, "the car man of Palo Alto." Further research would be necessary on Paddleford's residences and ownership of this property to determine this area of significance.

References

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

Crowe, Michael F. *Deco by the Bay: Art Deco Architecture in the San Francisco Bay Area*. New York: Viking Studio Books, 1995.

Daily Pacific Builder. 17 September 1940, 31 July 1945.

Dillon, Richard. *High Steel: Building the Bridges Across San Francisco Bay*. Millbrae: Celestial Arts, 1979.

Palo Alto Community Book. c. 1952.

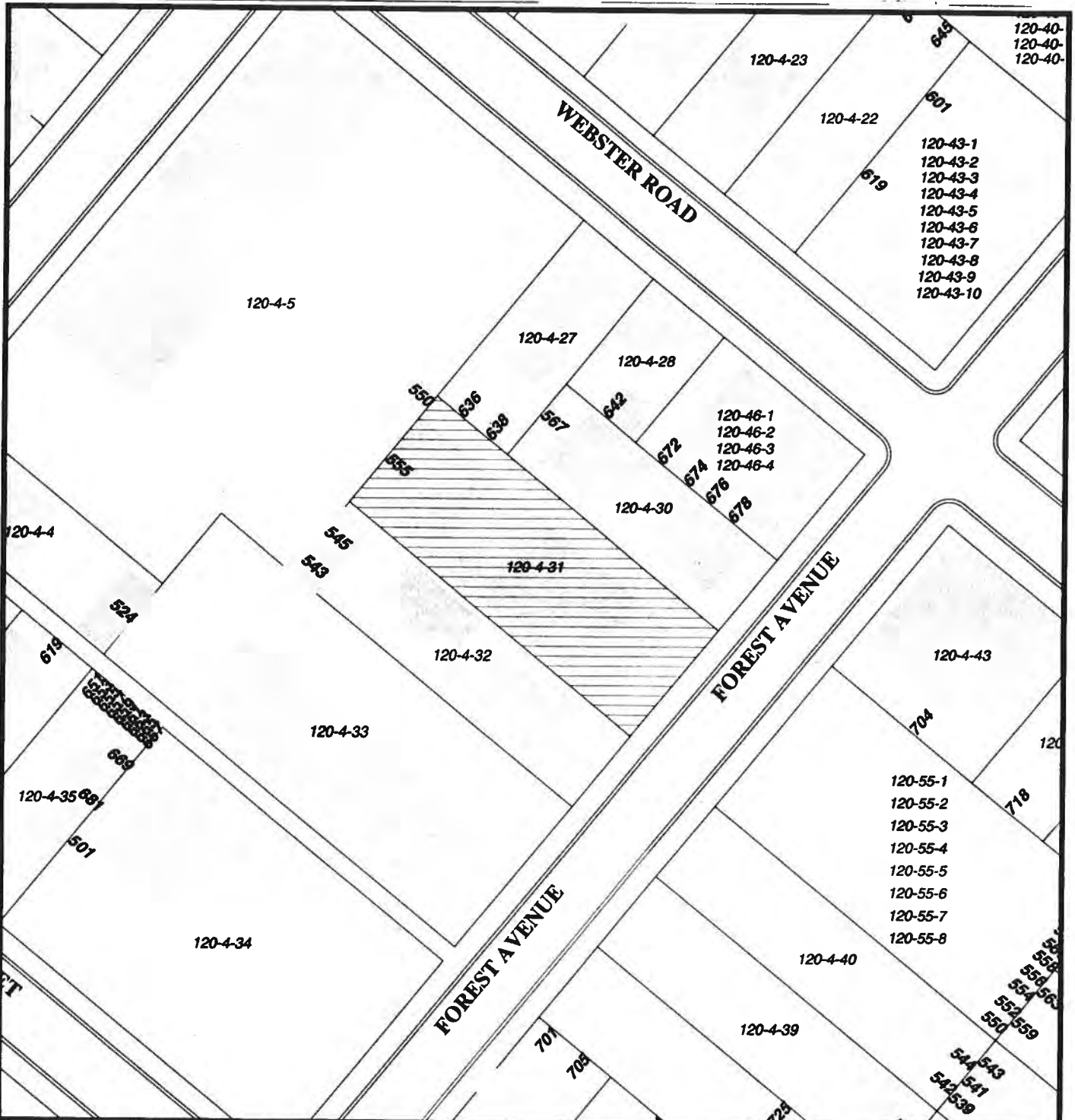
Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 17 September 1940, 25 July 1945.

Peninsula Times Tribune. 27 August 1991.

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*.



555 Forest Ave
120-04-031

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

CRITERIA 3 & 5 NOMINATIONS

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

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

Address	Criteria	Category
334 High Street	3, 5	2

334 HIGH STREET

APN: 120-25-107

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1899-1927

Summary of Significance: 334 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. Under Criterion C, it was found eligible as a distinctive example of the typical square cottage type with Queen Anne characteristics. It is also significant as the work of important early builder H.L. Upham.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: There is a new front entrance to the garden; no other alterations were identified.

Status in 2023: Extant, retains historic integrity.

Recommended Revisions to Significance: The period of significance has been revised to 1899, 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 3 (The structure or site is an example of a type of building which was once common, but is now rare)

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

- Criterion 5 (The architect or building was important)

Statement of Significance: 334 High Street is significant as an excellent example of a square cottage with Queen Anne characteristics and as the work of important early builder H.L. Upham.

Period of Significance: 1899

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) 334 High St

P1. Other Identifier: 334 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 ___; ___ 1/4 of ___ 1/4 of Sec ___ B.M.
 c. Address 334 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 25 107

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

The house at 334 High Street is located on a mid-block lot on the southwest side of High Street between Everett and Lytton avenues. It is located on a 50-by-112½-foot lot, typical of suburban lots of its day. When it was first shown on the Sanborn map of 1901, there were no other structures on the lot. In 1904, there was a very small wood structure behind the house at the south corner of the lot. This structure had two open sides. By 1924, the structure had been removed. By 1949, a wood garage was built near the south corner of the lot.

The main house is a stud-frame structure on a brick wall foundation. It is covered by a hip roof with gabled roofs over a projecting wing and a bay window on the front and northeast sides. The stud frame is clad in V-groove siding. Inside, the basement has an earth floor and the main floors are pine and walls are plastered. In 1949, there was no heating system. Fenestration consists primarily 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 #) _____
334 High St; view southwest;
09/20/99; by B. Vahey; roll BRV-84,
neg #10

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both
1899; Palo Alto Times

*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: 334 High St

Recorded by Michael Corbett

*Date February 23, 2000

Continuation

Update

Description (continued)

In plan, this is a square cottage with a projecting wing and half porch at the front and angled bay window on the southeast side. A small entrance vestibule is built into the otherwise rectangular space of the front porch. By 1924, a room was added at the rear in the corner diagonal from the front projecting wing. In 1949, the Tax Assessor identified an 18-by-20-foot basement area and on the main floor, a living room, dining room, den, two bedrooms, one bath, a kitchen, and a service porch. The 1999 MetroScan data identified seven main rooms including four bedrooms and a living room. While the arrangement of the interior is unknown, the central front door is often associated with a central hall plan, opening to rooms on either side. While the high attic space was probably intended as an area that could be finished as living space, it remains unfinished.

In appearance, this is a variation of the common early Palo Alto house type, the square cottage (see context of building types in final survey report). This example was built with a projecting gabled wing and a main hip roof that covers a two-thirds porch at the front. Unlike most examples of this type that survive, this has the look of a Queen Anne cottage of the 1890s. It is more irregular in plan, with its entrance vestibule on the front porch, the bay window at the end of the projecting front wing, and the angled side bay window. It has a higher roof and its siding is characteristic of many earlier houses. Finally, its decorative detail, notably the richly profiled turned porch posts and the jigsawn brackets are characteristic of houses built in the 1880s and 1890s. Although these details could be original to this house, there have been alterations — the porch railing has been replaced, and it appears that spindles or other decorative features may be missing at the top of the porch.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 334 High 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)
1899: Built (*Palo Alto Times*)
1914: Sleeping porch addition

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: H. L. Upham

*B10. Significance: Theme A: Pattern of development in Palo Alto, C: square cottage Area Palo Alto
Period of Significance 1899-1927 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 *Plat of the Town of Palo Alto* ca. 1894 shows Block 3 yet to be subdivided into parcels and with no building on it. The Sanborn map of 1901 shows the lot at 334 with its present borders.

Structure: The *Palo Alto Times* printed, on 24 November 1899, a notice that a new cottage was being built for James and Catherine Brophy on High Street in Block 3. The builder of the cottage was reported in the same notice to be H.L. Upham and the cost \$1,500. The *Palo Alto City Directory* listed the Brophys at this address until 1927. The *Palo Alto Times* mentioned the address again, on 2 January 1919, in relation to a building permit for the addition of a sleeping porch. 334 High Street first appeared on the Sanborn maps in 1901. The 1924 Sanborn map showed the sleeping porch at the rear of the building. The 1949 Sanborn map showed no further additions or alterations. The Assessor's records have no indication of alteration.

Use: James and Catherine Brophy arrived in Palo Alto in 1898. Mr. Brophy worked as a butcher, and with his wife had the house on High Street built, raised their two children, sending at least one of them to Stanford University, and were instrumental in the establishment of the Catholic community in Palo Alto. The *Palo Alto City Directory* listed a foreman in the city's gas construction department, Raymond J. White, and his wife Lillian at the address from 1930. Mrs. White continued to reside 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 4 of 5

Resource Identifier: 334 High St

Recorded by Michael Corbett/Steve Hardy (history)

*Date February 23, 2000

Continuation Update

History (continued)

after her husband's death in 1940 until 1949. The four bedroom house has never been used as anything but a single family residence.

Evaluation

This house at 334 High Street appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1899 to 1927.

Under criterion A, this house represents the characteristic construction of single family houses in Palo Alto in its first decade.

Under criterion C, this house is a distinctive example of a common early Palo Alto house type, the square cottage. This house has the look of a Queen Anne style house of the 1890s. In addition, this house was built by the important early builder, H.L. Upham. Although there appear to be some changes to the decorative detail on the porch, the house is largely intact and retains integrity.

References

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

Palo Alto City Directory. 1904-1953.

Palo Alto Community Book, ed. Guy Miller.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 24 November 1899, 2 January 1919, 22 July 1940.

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.

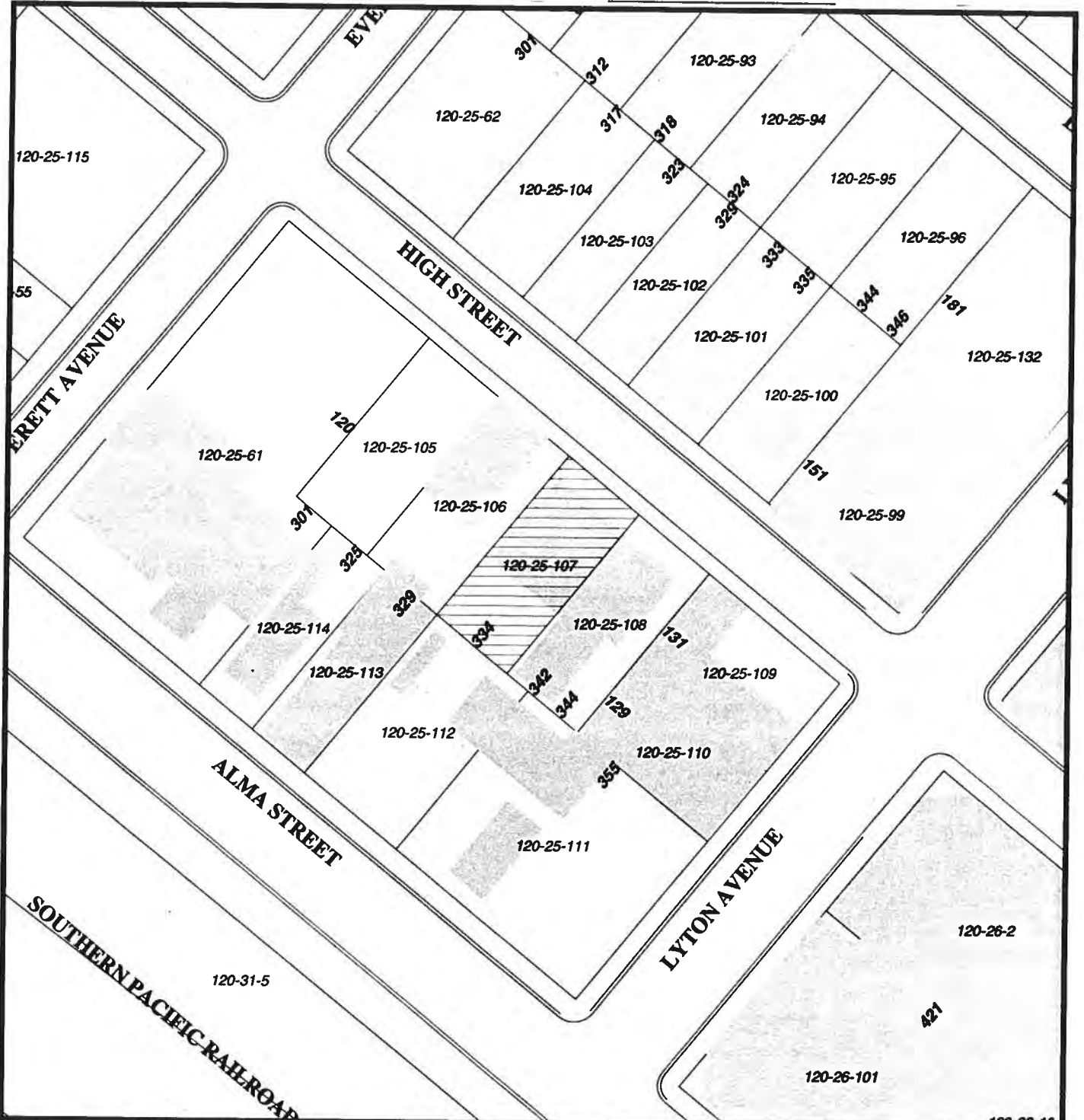
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

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

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



334 High St
120-25-107

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



CRITERIA 1, 2 & 4 NOMINATIONS

Properties proposed for designation under Palo Alto Criteria 1, 2, and 4:

- 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)

Address	Criteria	Category
437 Kipling Street	1, 2, 4	2

437 KIPLING STREET

APN: 120-15-020

1997-2001 SURVEY UPDATE SUMMARY

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

Identified Period of Significance: 1902-1947

Summary of Significance: 437 Kipling Street was found eligible under Criterion A for representing early urban patterns of development in Palo Alto that were characterized by large buildings on narrow lots and short-term occupancy by boarders and/or lodgers. Under Criterion C, the property was deemed eligible as an example of an early purpose-built Palo Alto boarding house.

2023 RECONNAISSANCE SURVEY SUMMARY

Alterations Since 2001: Exterior repairs; no other 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 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.)

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

Statement of Significance: 437 Kipling Street is significant for its use as a boarding house with a converted dress shop on the first floor. It is also a unique building type that combines stylistic elements of Queen Anne, Foursquare, and Colonial Revival.

Period of Significance: 1902-1947

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) 437 Kipling St

- P1. Other Identifier: 437 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 ___; ___ ¼ of ___ ¼ of Sec ; ___ B.M.
c. Address 437 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 15 020

***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 437 Kipling is a two-story balloon or platform frame building on concrete foundation walls that is covered by a hip roof. The frame is enclosed on the exterior by V-groove siding without sheathing. Fenestration consists of double-hung windows and paneled doors. Inside, the Tax Assessor identified pine and linoleum floors and plaster walls in 1949. There was a single gas floor furnace.
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 #) _____
437 Kipling St; view northeast;
09/20/99; by B. Vahey; roll BRV-83,
neg #27
*P6. Date Constructed/Age and
Source: Historic
 Prehistoric Both
1902; Metroscan
*P7. Owner and Address:
Thoits Bros Inc
PO Box 21 Palo Alto CA 94302
*P8. Recorded by: (Name,
affiliation, and address)
Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105
*P9. Date Recorded:
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: 437 Kipling St

Recorded by Michael Corbett

*Date December 27, 1999

Continuation

Update

Description (continued)

In plan, as built this house was a generally square building consisting of two stories at the front and a narrow one-story extension across the rear. The second story originally overhung a half porch at the front in the south corner. Between 1904 and 1924, there were changes at the rear of the building. The 1924 Sanborn map shows that the one-story rear extension had been enlarged to two stories. In addition, there was an additional two-story projection in the center of the rear and a rectangular two-story addition in the north corner. There was also a tile chimney in the main part of the house. These changes were made while the first known owner, Mrs. Wilson, was still residing in the house. When the Tax Assessor recorded the building in 1949, as noted, the ground floor was converted to a dress shop. On the ground floor, one storage room and three living rooms were recorded (presumably three existing rooms occupied by public areas of the dress shop). Upstairs, there were three bedrooms, a bath, and a kitchen.

In appearance, this house, like many buildings in working class neighborhoods of cities like Oakland and San Francisco, was built for large families or as boarding or lodging houses. Its ground floor is in the familiar style of a square cottage with a projecting wing, an angled bay window, and a half porch. The upstairs is a simple rectangle. Ornamental features are the shingled gable above the bay window on the front facade, paneled soffits, pendants in the two corners above the angled faces of the bay window, and round porch columns. These are minimal gestures to the Queen Anne style of the 1890s. The building can be characterized primarily by its form, use of standard materials, and lack of ornamentation.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 437 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)
1902: Built (MetroScan)
ca. 1904-1924: Two-story addition 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; C: Early Palo Alto boarding house Area Palo Alto
Period of Significance 1902-1947 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 437 Kipling is located in Block no. 30 of the *Original Map of the University Park* of 1889. Between the publication of that map and the *Plat of the Town of Palo Alto* in 1894, Block no. 30 was bisected by Kipling. The lot appears with its present dimensions on the Sanborn map of 1904. The lot measures 36 by 95 feet, an unusual size that was somewhat wider than a standard city lot of the time.

Structure: The *Palo Alto City Directory* first lists 437 Kipling in 1902, and the dwelling first appears on the Sanborn map of 1904. The Santa Clara County MetroScan lists the year built as 1902. At some time between the preparation of the Sanborn map of 1904 and that of 1924, a two-story wing was added to the rear of the structure. The 1924 footprint is unchanged on the Sanborn map of 1949. The Assessor's records bear no evidence of later alterations.

Use: The *Palo Alto City Directory* named six people with three family names living at 437 Kipling in 1902. One of the six is identified as Mrs. M.F. Wilson, wife of the confectioner T.H. Wilson, in 1908's directory; as Mrs. Matilda F. Wilson in 1916-17; and as Mrs. T.W. Wilson in 1917-18. She was listed alone at the address from 1915 to 1927. The Wilsons may well have been the first owners. There was a Wilson's Confectionery at 151 University in 1904. No business 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: December 27, 1999

(This space reserved for official comments)

CONTINUATION SHEET

Page 4 of 5

Resource Identifier: 437 Kipling St

Recorded by Michael Corbett/Steve Hardy (history)

*Date December 27, 1999

Continuation

Update

History (continued)

conducted out of the house prior to the establishment there, in 1948 or thereabouts, by Irma Schwabel of her notions shop which operated at the address at least into the 1980s. The *Student's Boarding House Directory* of 1904-1905 lists Mrs. Wilson at 437 Kipling: "Good rooms for young men. Excellent location." No boarders were listed with Mrs. Wilson between 1908 and 1927. Beginning in 1930, again there were several people listed in most years until Mrs. Schwabel arrived in 1948. Residents between 1930 and 1948 included a salesman, printer, painter, student, gardener, laborer, carpenter, and janitor.

Evaluation

This building, at 437 Kipling Street, appears eligible for the NRHP under criteria A and C at the local level of significance for the period 1902 to 1947, when it was last occupied as a boarding house.

Under criterion A, this represents the brief period in Palo Alto when there was an urban pattern of development characterized by large buildings on narrow lots and occupancy by frequently changing boarders or lodgers.

Under criterion C, this is an example of an early Palo Alto boarding house, apparently built for the purpose.

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.

Original Map of the University Park. 1889.

Plat of the Town of Palo Alto. 1894.

Palo Alto City Directory. 1902-1953.

Palo Alto Historic Survey Update. Property File.

Palo Alto Weekly. 4 November 1998.

Revised Map Showing the City Limits on January 1, 1921. 1921.

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

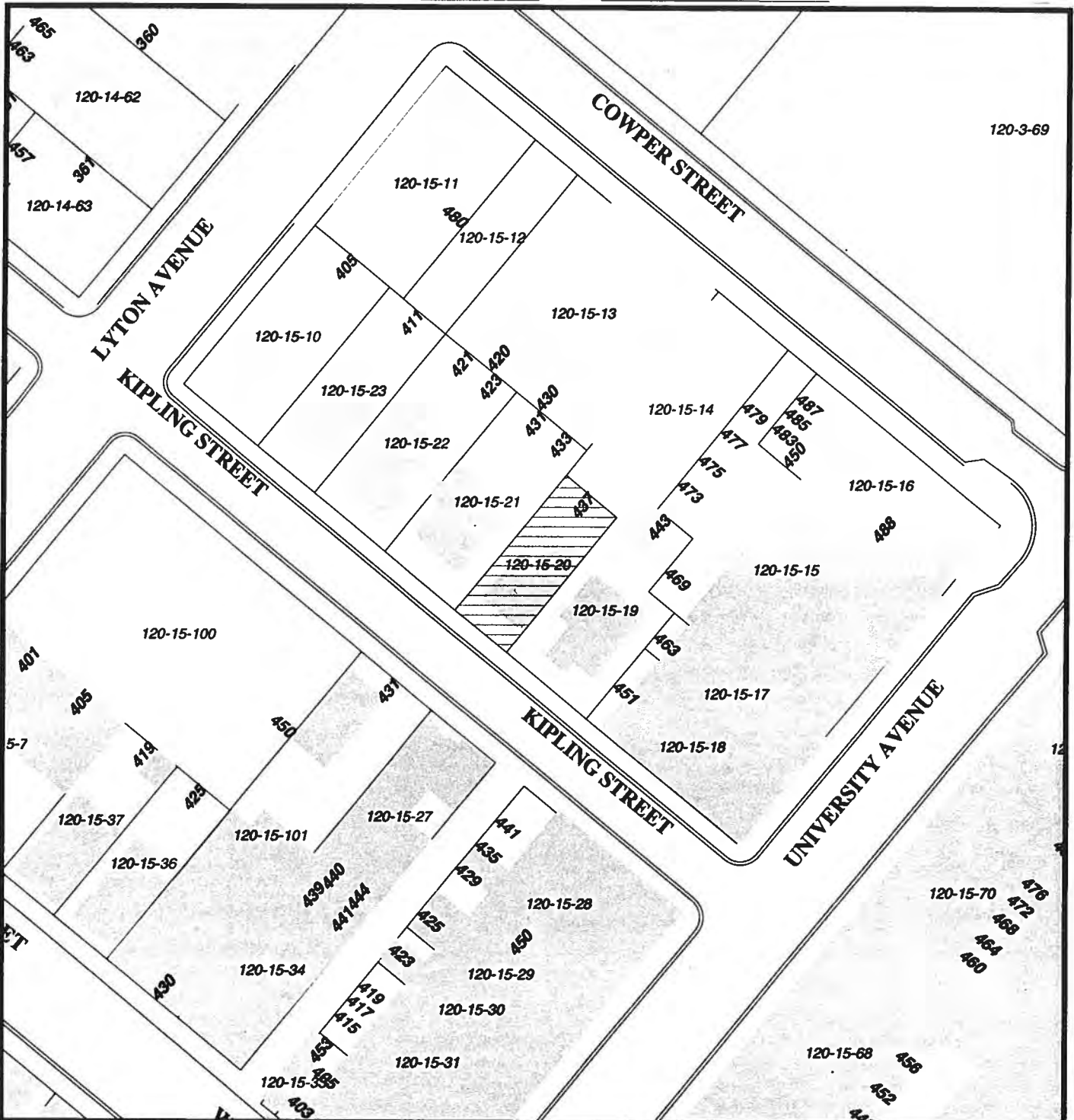
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Santa Clara County. Tax Assessor. Assessment Record. 1949, 1966, 1967.

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. and Y.W.C.A. *Student's Boarding House Directory: Approved List*. 1904-1905.



437 Kipling St
120-15-020

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

