

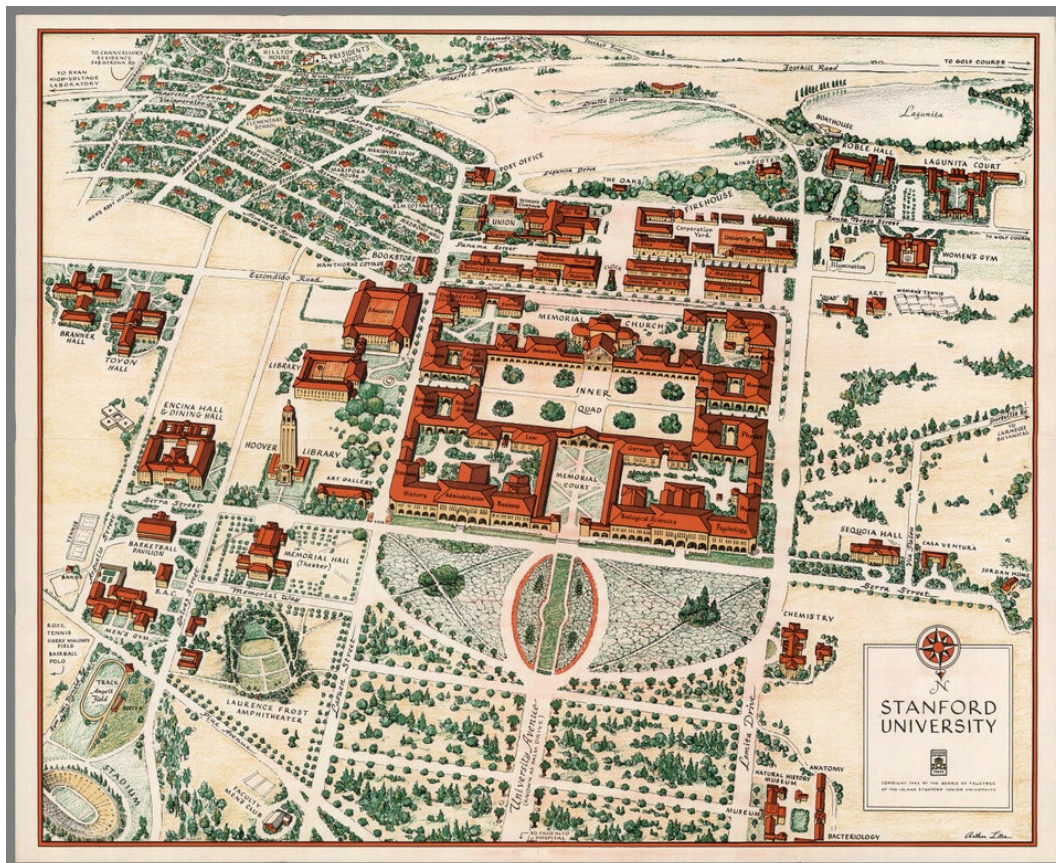
Final

SAN JUAN RESIDENTIAL DISTRICT HISTORIC SURVEY

Historic Resources Survey Report

Prepared for
County of Santa Clara

March 2021



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2600 Capitol Avenue
Suite 200
Sacramento, CA 95816
916.564.4500
esassoc.com



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TABLE OF CONTENTS

San Juan Residential District Historic Survey Historical Resources Survey Report

	<u>Page</u>
Chapter 1, Introduction.....	1-1
Chapter 2, Regulatory Framework and Methods.....	2-1
Individual v. District Eligibility	2-1
Santa Clara County General Plan	2-2
2000 Stanford Community Plan	2-2
National Historic Preservation Act and the National Register of Historic Places	2-4
California Register of Historical Resources.....	2-4
Santa Clara County Historical Heritage Commission and Heritage Resource Inventory	2-5
Heritage Resource Inventory Designation Criteria	2-6
Methods	2-7
Chapter 3, Historic Context.....	3-1
Stanford University Residential Development.....	3-1
Chapter 4, Evaluation	4-1
Lower San Juan Neighborhood.....	4-1
Integrity	4-4
Chapter 5, Conclusions and Recommendations.....	5-1
Recommendations	5-2
Chapter 6, References	6-1

Appendices

- A. San Juan Neighborhood Property Matrix
- B. Frenchman's Hill Neighborhood Property Matrix
- C. Pine Hill I Neighborhood Property Matrix
- D. Pine Hill II Neighborhood Property Matrix
- E. Lower San Juan Neighborhood Historic District DPR523
- F. Architects and Builders

List of Figures

Figure 1 Survey Area Map	1-2
Figure 2 Lower San Juan and San Juan Hill Neighborhoods	1-4
Figure 3 Proposed Lower San Juan Historic District.....	4-2

	<u>Page</u>
List of Tables	
Table 1 Historic-Age Resources by Neighborhood.....	2-7

CHAPTER 1

Introduction

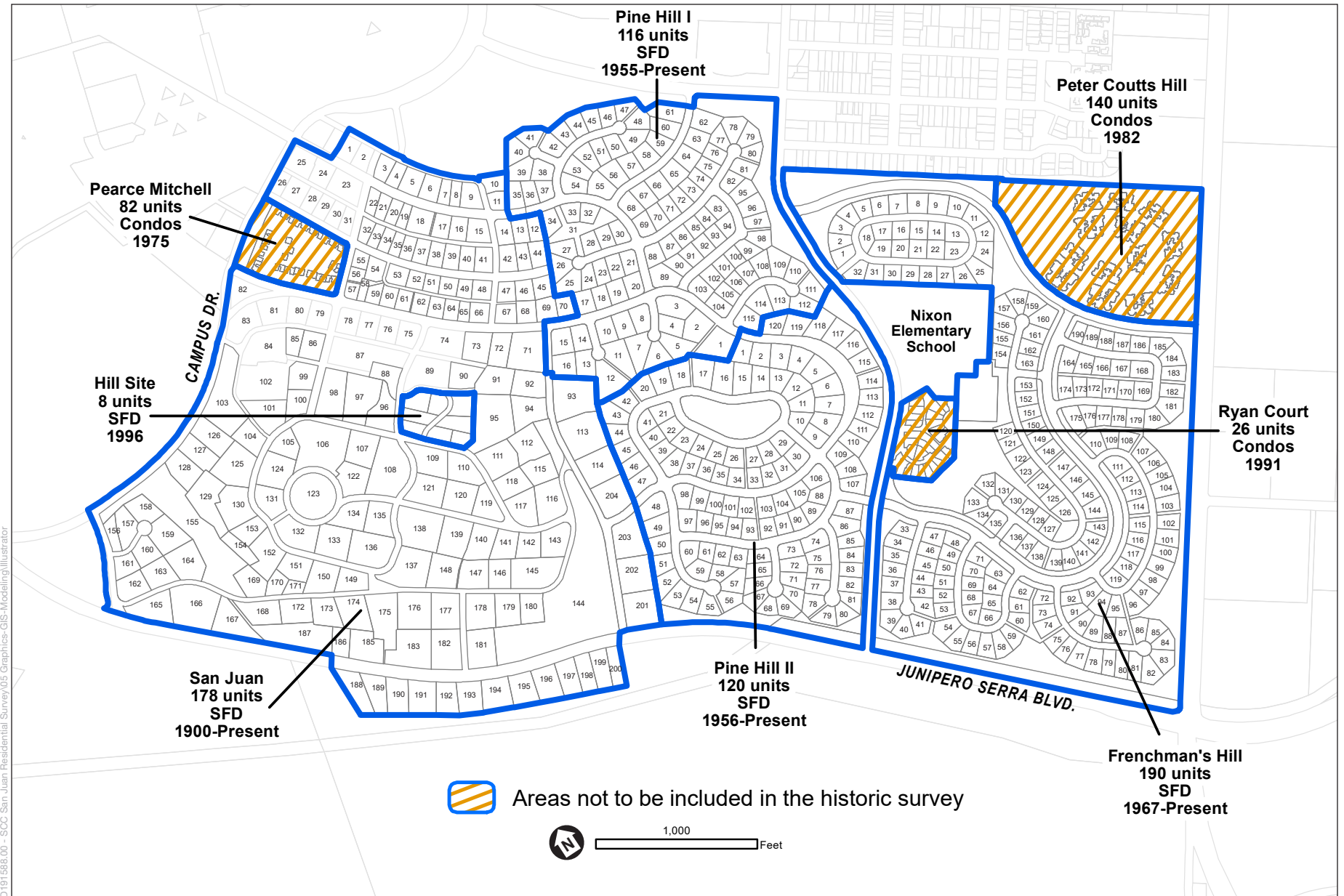
The County of Santa Clara (County) requested that Environmental Science Associates (ESA) prepare this Historic Resources Survey Report (HRSR) for the Historic Survey of the San Juan Residential District (Residential District). ESA was tasked with determining “if the Residential District or portions of it merit designation as a Historic District.” This is part of a larger planning effort to ultimately determine if specific development standards need to be established. The Residential District (**Figure 1**) includes eight neighborhoods:

- Frenchman’s Hill
- Hill Site
- Peter Coutts Hill
- Pearce Mitchell
- Pine Hill I
- Pine Hill II
- Ryan Court
- San Juan

Between 1898 and the 1990s, 860 faculty residences that were constructed. The study area was defined by the County during the request for proposals (RFP) process and includes the four of the eight neighborhoods that contain historic-age buildings (i.e., 50 years old or older), which are those with buildings constructed in, or prior to, 1970. The four neighborhoods (**Figure 1**) that were studied are:

- Frenchman’s Hill
- Pine Hill I
- Pine Hill II
- San Juan

The Frenchman’s Hill, Pine Hill I, and Pine Hill II neighborhoods were dropped from consideration as potential historic districts. Other than being planned as residential subdivisions, none of the three neighborhoods appear to have the potential to qualify as historic districts. Survey did not reveal any distinctive architectural style that dominated any of the neighborhoods and archival research did not reveal any significant shared history that would rise to the level of significance as a historic resource. The effort was then focused on the San Juan Neighborhood (**Figure 1**). Through research and survey, ESA evaluated two identified sub-districts within the San Juan Neighborhood as Lower San Juan and San Juan Hill neighborhoods, due the shared

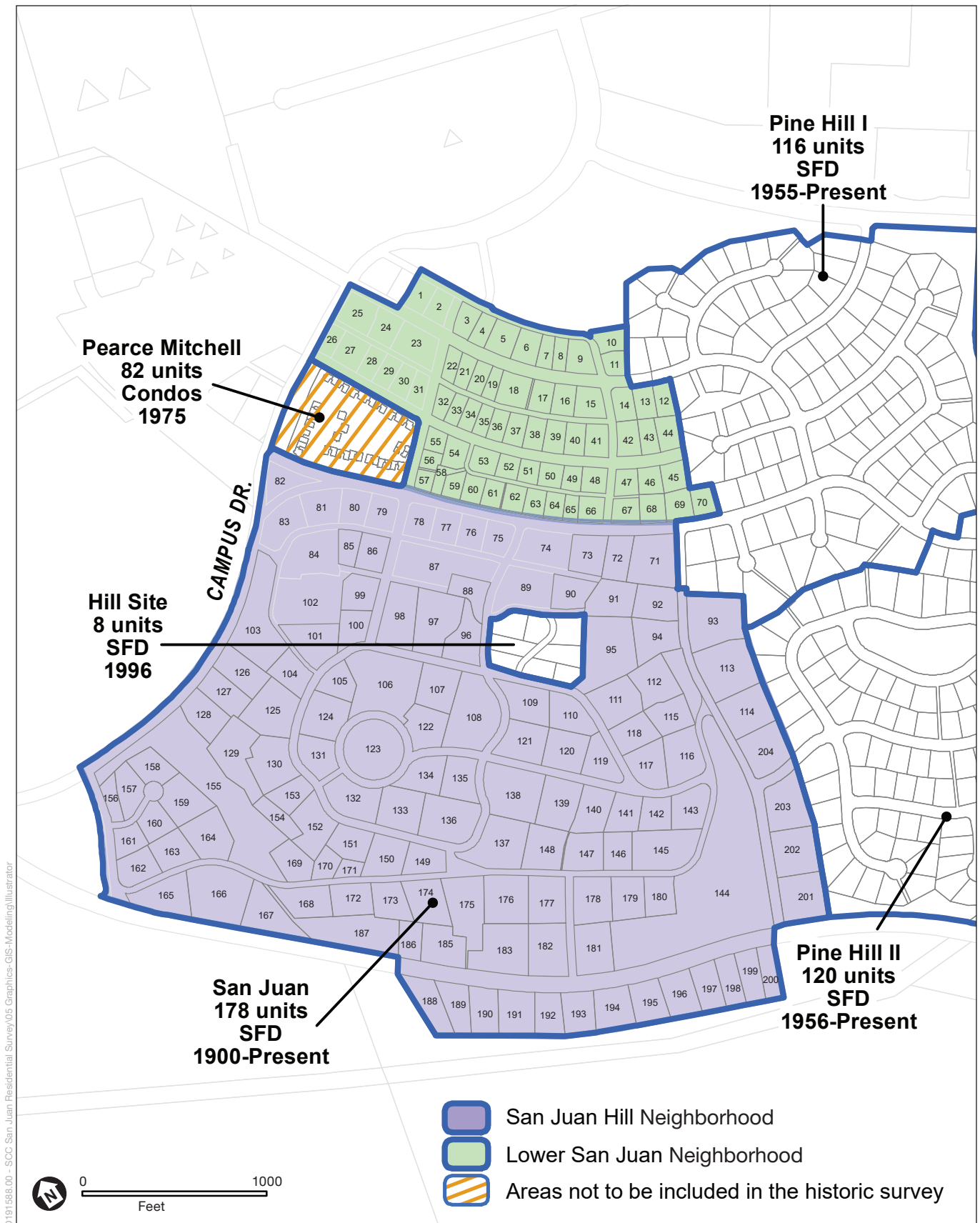


SOURCE: San Juan Residential District

SCC San Juan Residential District Survey

Figure 1
Survey Area Map

characteristics and history that made these logical areas of study as potential historic districts (**Figure 2**).). Based on initial findings and in consultation with the County, ESA focused its evaluation on the Lower San Juan Neighborhood as a potential historic district. Based on this, while this report provides a broader context for the larger San Juan Neighborhood, as defined in the RFP, including information about all known architects of buildings within the San Juan Neighborhood, a more detailed context is only provided for the Lower San Juan Neighborhood. The broader context of the San Juan Neighborhood is included to inform the analysis of the Lower San Juan Neighborhood as a potential historic district and to provide a foundation for future historic resource eligibility analysis. The next chapter presents the regulatory framework by which resources were analyzed for eligibility and the methods used throughout the survey. This is followed by chapters for the Historic Context, Architects and Builders, Evaluation, Conclusions and Recommendations, and References.



SOURCE: County of Santa Clara, Department of Planning and Development

SCC San Juan Residential District Survey

Figure 2
Lower San Juan and San Juan Hill Neighborhoods

CHAPTER 2

Regulatory Framework and Methods

The County’s General Plan (Pages O-45 to O-49) and Historic Preservation Ordinance (Ord. No. NS-1100.96, Division C17) directs the County to protect historic resources (i.e., heritage resources) wherever possible. Additionally, the Stanford Community Plan (Pages 115-117) includes strategies, policies, and implementation recommendations aimed at the identification and protection of historic resources (i.e., heritage resources) on Stanford University lands. The first step in a protection effort is identification. In the County, historic resources are recognized as those properties listed or determined as eligible for listing on the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and/or the Santa Clara County Heritage Resource Inventory (HRI).

Individual v. District Eligibility

Historic resources can be determined eligible either individually or as a contributor to a historic district. When considering individual eligibility only the history and integrity of that building or property is considered. For example, the Lou Henry and Herbert Hoover House is individually listed as a National Historic Landmark and California Historical Landmark No. 913.

When considering whether a potential district exists in an area and, if one does, which buildings or properties contribute to it, common linkages/histories must be explored. Code of Federal Regulations, Title 36 (36 CFR Part 60.3), which includes the definitions used by the National Park Service, defines a district as “a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.”¹ For example, Green Gables is a residential subdivision in Palo Alto that is listed on the National Register of Historic Places. It was determined to be “architecturally significant in the context of post-World War II residential development” as a “well-preserved example of Mid-Century modern design applied to one of the early tract housing development building by developer Joseph Eichler.”² Of the 63 properties surveyed in the Green Gables study area, 45 were determined to be contributors to the Green Gables Historic District.³

¹ Code of Federal Regulations, Title 36. Parks, Forests, and Public Property, Chapter I. National Park Service, Department of the Interior, Part 60. National Register of Historic Places, <https://www.law.cornell.edu/cfr/text/36/60.3>.

² Arbunich, Marty. Green Gables National Register Nomination, 2005, accessed July 23, 2020, <https://www.cityofpaloalto.org/civicax/filebank/documents/61600>.

³ Arbunich, Marty. Green Gables National Register Nomination, 2005, accessed July 23, 2020, <https://www.cityofpaloalto.org/civicax/filebank/documents/61600>.

Santa Clara County General Plan

The County's General Plan provides the goals and policies regarding heritage resources. Heritage resources are defined as resources, both natural and man-made, which, due to their vulnerability or irreplaceable nature, deserve special protection if they are to be preserved for current and future generations. Types of resources addressed as heritage resources include:

- Historical sites, structures, and areas;
- Archeological and paleontological sites and artifacts; and
- Historical and specimen trees.

Goals

C-RC 49: Cultural heritage resources within Santa Clara County should be preserved, restored wherever possible, and commemorated as appropriate for their scientific, cultural, historic and place values.

C-RC 50: Countywide, the general approach to heritage resource protection should include the following strategies:

1. Inventory and evaluate heritage resources.
2. Prevent or minimize adverse impacts on heritage resources.
3. Restore, enhance, and commemorate resources as appropriate.

C-RC 51: Inventories of heritage resources should be maintained as the basis for local decision making regarding such resources.

C-RC 52: Prevention of unnecessary losses to heritage resources should be ensured as much as possible through adequate ordinances, regulations, and standard review procedures. Mitigation efforts, such as relocation of the resource, should be employed where feasible when projects will have significant adverse impact upon heritage resources.

C-RC 54: Heritage resources should be restored, enhanced, and commemorated as appropriate to the value and significance of the resource.

C-RC 55: Public awareness and appreciation of existing heritage resources and their significance should be enhanced through community organizations, neighborhood associations, the educational system, and governmental programs.

2000 Stanford Community Plan

The primary purpose of the Stanford Community Plan (Community Plan) “is to guide future use and development of Stanford University lands in a manner that incorporates key General Plan principles of compact urban development, open space preservation, and resource conservation.”⁴ It is a component of and consistent with the General Plan. The Resource Conservation chapter of the Community Plan addresses historic resources.

⁴ 2000 Stanford Community Plan, p. ii.

The Heritage Resources portion of Chapter 6 – Resource Conservation includes the following strategies, policies, and implementation recommendations that are applicable to historic buildings.

Heritage Resources

Strategy #7: Inventory and Evaluate Heritage Resources

Policy

SCP-RC 22. Maintain informational databases and formal inventories of heritage resources as the basis for local decision-making regarding historic buildings, archaeological and paleontological sites, heritage trees, and landscape features.

Implementation Recommendation

SCP-RC (i) 19. Review existing and potential historic resources at Stanford for possible inclusion on the County’s Heritage Resources Inventory, including heritage trees.

Strategy #8: Protect Heritage Resources Through Avoidance, Adaptive Reuse and Sensitive Planning and Design

Policy

SCP-RC 23. Protect heritage resources, including sites, structures, and trees in campus development through careful campus land use planning, individual project design, project review, use of appropriate guidelines, and other implementation measures.

SCP-RC 24. Protect the integrity of significant archaeological sites and other heritage resources. Ensure the confidentiality of archaeological site locations in conformance with state laws.

SCP-RC 26. Give priority to the avoidance or adaptive reuse of historic structures over demolition whenever possible.

Implementation Recommendation

SCP-RC (i) 20. Require adequate background information and site plans to assist in evaluation of potential impacts to heritage resources resulting from project development.

SCP-RC (i) 21. Acknowledge and make use of the information contained within the University’s Historic Values Index, as appropriate, when considering individual project applications.

SCP-RC (i) 22. Identify appropriate incentives and seek opportunities to encourage preservation of historic structures on the campus.

The Community Plan land use designation for a majority of the Residential District is “Campus Residential – Low Density.”⁵ The Campus Residential-Low Density designation applies to lands

⁵ Faculty/staff housing units located along Constanzo Street have the land use designation of “Academic Campus” (2000 Stanford Community Plan, Figure 2.2: Land Use Designations, p. 27).

immediately adjacent to the Stanford Academic Campus area that have a low-density residential character and are used for housing University faculty and staff.

National Historic Preservation Act and the National Register of Historic Places

Cultural resources are considered through the National Historic Preservation Act (NHPA) of 1966, as amended (54 U.S.C. 306108), and its implementing regulations. Under the NHPA, a property is considered significant if it meets the National Register listing criteria at 36 Code of Federal Regulations (CFR) 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- a) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- b) Are associated with the lives of persons significant in our past, or
- c) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- d) Have yielded, or may be likely to yield, information important in prehistory or history.

For a resource to be eligible for the National Register, it must also retain enough integrity to be recognizable as a historic resource and to convey its significance. Historic integrity is defined as “the unimpaired ability of a property to convey its historical significance.”⁶ Integrity is evaluated using seven aspects: location, design, setting, materials, workmanship, feeling, and association.⁷

California Register of Historical Resources

The State Historical Resources Commission designed the California Register program for the identification, evaluation, registration, and protection of California's historical resources. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for eligibility are based on National Register criteria (PRC Section 5024.1(b)). Certain resources are determined by the

⁶ NPS, National Register Bulletin: How to Apply the National Register Criteria for Evaluation, p. 44 and 53, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

⁷ NPS, National Register Bulletin: How to Apply the National Register Criteria for Evaluation, p. 44-45, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

statute to be automatically included in the California Register, including California properties formally determined eligible for or listed in the National Register.

To be eligible for the California Register, an historical resource must be significant at the local, state, and/or federal level under one or more of the following criteria.

- 1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- 2) Is associated with the lives of persons important in our past.
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- 4) Has yielded, or may be likely to yield, information important in prehistory or history (PRC Section 5024.1(c)).

For a resource to be eligible for the California Register, it must also retain enough integrity to be recognizable as a historical resource and to convey its significance. A resource that does not retain sufficient integrity to meet the National Register criteria may still be eligible for listing in the California Register. "Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance."⁸

Santa Clara County Historical Heritage Commission and Heritage Resource Inventory

The County's Historical Heritage Commission (HHC) supports the County's effort for overseeing the protection of historical resources throughout the unincorporated areas of the County. The County's Heritage Resource Inventory (HRI) is the official, but not definitive, listing of historic resources in the unincorporated County which are listed in the National and/or California registers or have been designed as Landmarks pursuant to Ord. No. NS-110.96, Division C-17. The HRI was first published in 1962 and was last updated in 2013. It is an important component of preservation planning efforts and informs the land use and development decisions regarding properties listed in the HRI that are subject to a demolition review process, for review by the HHC and the Board of Supervisors (Santa Clara County Code, Division C17, Article IV, Section C17-23). The HRI is codified under Sec. C17-4 Heritage resource inventory (Ord. No. NS-1100.96, 10-17-06) and states:

- A. In order to help carry out the goals and policies of the County's General Plan, and in particular, to further the purposes of this chapter, an inventory of historic resources and designated Landmarks shall be maintained. This inventory shall be known as the heritage resource inventory. The heritage resource inventory shall serve as a resource document which can be added to and used as a foundation for the future designation of landmarks, heritage trees and -h Historic Preservation Combining Districts, and evaluating proposed development of historic resources identified therein.

⁸ Office of Historic Preservation, Technical Assistance Series #6, California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), p. 2, <https://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

- B. Historic resource surveys shall be conducted by the County in accordance with the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation, as may be amended. In order to identify and evaluate the significance of a building, structure, site or object the following information is documented: 1) description of the property's physical appearance, 2) assessment of its historic, architectural, or archeological integrity; 3) statement of its significance, 4) map with clearly delineated boundaries, and 5) photographs. The survey results in a list of evaluated properties that may be consulted for future designation. The survey process shall involve public participation and the evaluation results shall be made available to the public.
- C. Historic resources evaluated in a historic resource survey that potentially meet the designation criteria outlined in Article II of this Chapter, Chapter 3.50 of the Zoning Ordinance or Division C16 of the County Code or listed in federal or state registers may be added to the heritage resource inventory by the Board of Supervisors with consideration of a recommendation by the HHC. Notice shall be provided by mail to the property owner and occupant of the subject historic resource at least 30 days prior to the scheduled HHC and Board of Supervisors meetings, in accordance with all applicable laws. Notice shall include the date, time and place of the meeting, a general explanation of the proposed listing to be considered, and a general description of the property location.
- D. The heritage resource inventory shall be kept on file in the Department of Planning and Development and reviewed every five years, and revised if necessary, to ensure that the document remains up to date according to current preservation planning practice.

Heritage Resource Inventory Designation Criteria

A heritage resource is defined as “any evaluated buildings, structure, object, or site that potentially meets the designation criteria outlined in Article II of the Chapter, Chapter 3.50 of the Zoning Ordinance or Division C16 of the County Code, or that is listed in a federal or state register.” In order to be considered for listing on the HRI, a heritage resource (i.e., historic resource) must meet the designation criteria established in Article II, Landmark Designation:

Sec. C17-5. Designation criteria.

For the purposes of this Chapter, the Board of Supervisors may designate those historic resources as “landmarks” which meet the following designation criteria:

- A. Fifty years or older. If less than 50 years old, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the historic resource and/or the historic resource is a distinctive or important example of its type or style; and
- B. Retains historic integrity. If a historic resource was moved to prevent demolition at its former location, it may still be considered eligible if the new location is compatible with the original character of the property; and
- C. Meets one or more of the following criteria of significance:
 - 1. Associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. Yielded or has the potential to yield information important to the pre-history or history of the local area, California, or the nation.

In addition to meeting one or more of the criteria listed above, a historic resource must also retain sufficient integrity. Integrity is defined in Division C17- Historic Preservation (Ord. No. NS-1000.96) as “the authenticity of a resource’s historic identity, evidenced by the survival of physical characteristics that existed during the resource’s historic or prehistoric period.”

Methods

The regulatory framework discussed above explains the Federal, State, and County historical significance criteria that were used in evaluating potential resources. It also clarifies the difference between individual eligibility and eligibility as a contributor to a historic district. The following section lays out the methods, or steps, that were taken to assess whether the Residential District, or portion(s) of it, constitutes a potential historic district(s). These steps include determining the study area, performing a literature review, conducting the survey, and evaluating the potential resource(s) with the findings ultimately compiled into a this HRSR.

Study Area

The Residential District includes eight neighborhoods (Frenchman’s Hill, Hill Site, Peter Coutts Hill, Pearce Mitchell, Pine Hill I, Pine Hill II, Ryan Court, and San Juan) and 860 faculty residences. The study area was defined by the County during the RFP process and includes the four of the eight neighborhoods that contain historic-age buildings (i.e., 50 years old or older), which are those with buildings constructed in, or prior to, 1970. These four neighborhoods that will be further studied are Frenchman’s Hill, Pine Hill I, Pine Hill II, and San Juan as delineated in Figure 1. **Table 1** below provides a summary of the number of potential historic-age buildings, based on archival data, in each of the four neighborhoods followed by a brief narrative discussion of each neighborhood.

TABLE 1
HISTORIC-AGE RESOURCES BY NEIGHBORHOOD

Neighborhood	# of parcels	# of historic-age buildings present	Listed Resources
Frenchman’s Hill	190	189	0
Pine Hill I	115	112	0
Pine Hill II	120	117	0
San Juan	204	189	7

Frenchman's Hill Neighborhood

Preliminary research conducted during the literature review, explained in greater detail below, indicates that as many as 189 of the 190 parcels in the Frenchman's Hill Neighborhood contain buildings that were constructed between 1968 and 1973. While not all are 50 years old, if a historic district is identified here, all buildings and structures would need to be assessed to determine if they were contributors to a potential district since the subdivision was planned prior to 1970. Research completed to date does not indicate that any of the buildings or structures in the Frenchman's Hill Neighborhood have been previously studied.

Pine Hill I Neighborhood

Preliminary research conducted during the literature review, explained in greater detail below, indicates that as many as 112 of the 115 parcels in the Pine Hill I Neighborhood contain historic-age buildings that were constructed between 1958 and 1961. Research completed to date does not indicate that any of the buildings or structures in the Pine Hill I Neighborhood have been previously studied.

Pine Hill II Neighborhood

Preliminary research conducted during the literature review, explained in greater detail below, indicates that as many as 117 of the 120 parcels in the Pine Hill II Neighborhood contain historic-age buildings that were constructed between 1960 and 1970. Research completed to date does not indicate that any of the buildings or structures in the Pine Hill II Neighborhood have been previously studied.

San Juan Neighborhood

Preliminary research conducted during the literature review, explained in greater detail below, indicated that as many as 189 of the 204 parcels in the San Juan Neighborhood contain historic-age buildings that were constructed between 1891 and 1966. It should be noted that the number of *buildings* is 183 because duplexes are split between two parcels. The San Juan Neighborhood was developed in phases starting in 1891, associated with Stanford University's goal to encourage faculty and staff to live on campus. This intention was facilitated by providing land to build faculty/staff housing.

Literature Review

Several studies have already been performed in the Residential District, primarily in the San Juan Neighborhood, as well as the larger Stanford University campus. These studies provide important historical contexts to determine potential periods of significance and provide a framework for evaluation. Also, several buildings are already listed on the National Register and/or the County's HRI. Individual building evaluations, district survey(s), National Register nominations, and other documents containing historical contexts were reviewed prior to the survey effort and used to the greatest extent feasible for resource evaluation recommendations. Contexts and evaluation documents for similar resources outside of the study area were also reviewed as case studies to formulate the appropriate evaluation approach. To date, the most comprehensive effort to document the Residential District has been the seven volumes of the *Historic Houses* series that was produced by the Stanford Historical Society between 1995 and 2016. All documents used to

support the findings of this report were reviewed by ESA's architectural historians for adequacy and found to be well-researched and accurate for the purposes of this evaluation. In-person archival research was not performed for this effort due to the restrictions of Executive Order N-33-20, a statewide shelter-in-place order, as well as local directives resulting from the COVID-19 pandemic including the closures of local archives. While in-person research was not possible a variety of source documents were obtained and used. A complete list of source documents is provided in Chapter 6: References.

Research completed during this effort does not indicate that any of the buildings or structures in the Frenchman's Hill, Pine Hill I, or Pine Hill II neighborhoods have been previously evaluated either individually or as a potential district(s) and found eligible for national, state, or local listing.

The San Juan Neighborhood already includes seven buildings that are listed resources (Table 2), including one listed on the National Register; four listed locally on the HRI; one listed on the HRI and designated as both a National Historic Landmark and California Historical Landmark (#913); and one listed on the HRI and as a National Historic Landmark.

The Community Stakeholder Group (CSG) is a nine-member body that includes a member of the Historical Heritage Commission, the Stanford Community Resource Group member, a Stanford University Representative, and six residents (three from the San Juan/San Juan Hill neighborhoods, two from the Pine Hill neighborhoods, and one from the Frenchman Hill neighborhood).⁹ At the 2nd CSG meeting on August 27, 2020, ESA made a request for information, providing contact information and noting that community involvement is essential in these types of efforts. ESA asked that if any of the CSG members, Stanford University, or the community had any information on the Study Area to please provide it. ESA spoke with several members of the CSG by individually by phone and received documents from them via email. Additionally, survey dates were also provided, and ESA met with several members of the CSG, Stanford University's representative Sapna Marfatia, and community members in the survey area to answer questions and collect information.

Survey

ESA architectural historians performed a reconnaissance survey in September and October 2020 from the public rights-of-way of all 629 properties in the Frenchman's Hill, Pine Hill I, Pine Hill II, and San Juan neighborhoods to supplement the existing data set. Access was provided to private property by a few homeowners. Using digital photography and field notes, ESA gathered visual information on the physical context of the study area as well as individual buildings. The survey was conducted after the County approved of the criteria and methodology.

The number of properties surveyed in the Study Area was focused as a result of the literature review; by using archival documents and previous evaluations to determine construction dates, ESA only documented those properties that include historic-age buildings that were zoned residential. A-1 zoned parcels and parcels that were vacant or only contained non-historic-age

⁹ County of Santa Clara: Department of Planning and Development website, accessed July 28, 2020, <https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/SanJuan.aspx>.

buildings were not documented during survey. Surveyors verified addresses, ages, and styles of buildings and noted additions and modifications that were clearly visible from the rights-of-way.

Appendices A-D includes a complete inventory of all 629 properties.

Evaluation

The Frenchman’s Hill, Pine Hill I, and Pine Hill II neighborhoods are not recommended for consideration as potential historic districts at the conclusion of the survey effort. Other than being planned as residential subdivisions, none of the three neighborhoods appear to have the potential to qualify as historic districts. Survey did not reveal any distinctive architectural style that dominated any of the neighborhoods and archival research did not reveal any significant shared history that would rise to the level of significance as a historic resource. Based on the archival data and survey, ESA recommended to the County potential historic districts within the San Juan Neighborhood portion of the Study Area (Figure 1). The Lower San Juan Neighborhood, a subarea of the San Juan Neighborhood, (Figure 2) was identified as a historic district for several reasons.

- Many of the houses in the San Juan Hill Neighborhood that could be part of a historic district are also likely individually eligible as outstanding examples of their architectural styles
- It is less likely that the more modest examples in the Lower San Juan Neighborhood would be individually significant for their architecture. These more modest houses in the Lower San Juan neighborhood are more vulnerable to modification or demolition as individual projects evaluated by the County per the requirements of the Stanford General Use Permit conditions only include evaluations for individually eligibility. As such, resources that may be eligible as part of a district could be missed and modifications or demolition approved based on incomplete information.
- The theme of providing more affordable¹⁰ housing for faculty and staff by Stanford was well documented in the historical record in the three distinct developments that are discussed below.

Based on this information and pursuant to County direction, ESA focused on the Lower San Juan Neighborhood to determine if a potential historic district was present (Figure 2), evaluating Lower San Juan Neighborhood in the context of affordable housing. Chapter 5 and Appendices A-D include ESA’s recommendations for future study including any potentially eligible historical resources (both individual and districts).

ESA did not re-evaluate any previously evaluated properties for individual eligibility; however, if previously identified resources fit within an identified context, they were identified as contributors to the potential district.

¹⁰ The term “affordable” is use throughout this document in context of housing costs in the Stanford/Palo Alto area in general, and in the historic conception of the area, in particular. It is not used in the modern planning context of low-income housing.

CHAPTER 3

Historic Context

From its inception, Stanford University was planned as a residential campus. Frederick Law Olmsted's 1887 master plan for Stanford University included a residential community surrounding the core academic campus with neighborhoods radiating diagonally from all four corners of the main quad.¹¹ Francis A. Walker, Massachusetts Institute of Technology president and consultant for Stanford University, advocated for housing students in small cottages.¹² Olmsted envisioned that the houses on each street would have a common architectural style, creating mini-villages of Romanesque, Gothic, Byzantine, and Colonial-style dwellings.¹³ The Olmsted plan for the surrounding residential community was largely unrealized.

The following chapter focuses on the history of the development of faculty housing at Stanford University in the Residential District. The Residential District is comprised primarily of faculty housing, with some student housing and other university functions present. It is located southeast of the main quad.

Stanford University Residential Development

The following description focuses on the San Juan Neighborhood (Figure 1). The neighborhood, located nearest the main quad, was laid out on the diagonal street grid along Alvarado, Salvatierra, and Lasuen streets in accordance with Olmsted's plan. It was the only neighborhood that followed that pattern. Stanford University evaluated the earliest of these homes as a potential historic district in 2015 in *The Row Neighborhood: Historic Context and District Evaluation*. The Row Neighborhood evaluation explored the history of these first 10 houses, constructed in 1891, some of which are within the Residential District while others are on the main campus or academic campus zone. "The homes were simply designed and nearly identical to each other, with cross-gabled roofs, porches and double hung windows. The early plans were drafted by Shepley, Rutan and Coolidge but the final design was implemented by Percy & Hamilton."¹⁴ Other sources have indicated that these were Pattern Book Houses.¹⁵

¹¹ Angoloti, Elena, Sapna Martatia, Felicia Bill, Laura Jones, and Koji Ozawa, *The Row Neighborhood: Historic Context and District Evaluation*, 2015, p. 5.

¹² Angoloti, Elena, Sapna Martatia, Felicia Bill, Laura Jones, and Koji Ozawa, *The Row Neighborhood: Historic Context and District Evaluation*, 2015, p. 5.

¹³ Orrin Leslie Elliot, Stanford University, the first twenty-five years 1891-1925 (Stanford University: Stanford University Press, 2007), p. 601.

¹⁴ Angoloti, Elena, Sapna Martatia, Felicia Bill, Laura Jones, and Koji Ozawa, *The Row Neighborhood: Historic Context and District Evaluation*, 2015, p. 5.

¹⁵ Stanford Historical Society. *Historic Houses VII: South San Juan Neighborhood and Stock Farm, Stanford University*, 2016, pp. 11–14).

The first of the Stanford Historical Society's books, *Historic Houses of San Juan Hill*, elaborates on this early residential development beyond the Row (text additions/clarifications are included in brackets):

Until 1900, faculty housing on campus was confined to Alvarado, Salvatierra, and Lasuen streets, close to the core of the university. That year, Jane Stanford gave her friends Mr. and Mrs. George B. Cooksey the opportunity to build a house on San Juan Hill (it is now Synergy House; 550 San Juan Street), but not until 1905, when William Durand and Harris J. Ryan built their shingle-style houses on Cabrillo Avenue [623 and 607 Cabrillo, respectively¹⁶], did any faculty choose to build on the hill. This area became known, informally, as the Durand-Cooksey tract.

[The trustees took control of the University on June 1, 1903, when Mrs. Stanford divested herself of the powers and duties given to her by the Founding Grant.¹⁷]

In October 1906, prompted by a notice from the Board of Trustees encouraging faculty to build houses on campus, 10 faculty members petitioned "that the semi-circular ridge east of Lagunita be opened for building purposes." The following March, more faculty members petitioned to build, while urging that fraternities and sororities not be given leases there. However, at least one fraternity (Zeta Psi) had a 10-year lease that preceded the request. Whether or not the possibility of coexisting with student housing deterred faculty from the Lagunita tract, by 1908 attention had moved to San Juan Hill.

From 1908 on, Board of Trustees housing documents mention at least three subdivisions on San Juan Hill: Cooksey, San Juan, and Reservoir. Insurance maps for 1917 show the Cooksey subdivision bordered by Santa Ynez, Cooksey Lane, Lasuen (now Mayfield), and County Road (now Campus Drive East). The San Juan subdivision was divided into two parts: San Juan I, bordered by Santa Ynez, San Juan, Lasuen (Mayfield), and Dolores; and San Juan II, the area within Cabrillo, which, with Dolores Street, circled the top of San Juan Hill and now comprises Dolores, Santa Ynez, and Cabrillo. Part of San Juan II was also called Reservoir or Water Tower after the water tower that still stands at the top of the hill. Today the Faculty Staff Housing Office refers to all three as the San Juan II subdivision.¹⁸

The need for more faculty housing grew and prompted development north of Mayfield Avenue (Lower San Juan) beginning in 1900 when Mrs. Stanford spent \$24,000 to construct four duplexes on Mayfield (then Lasuen) Avenue.¹⁹ Concerned about the quality of housing on campus, Mrs. Stanford twice set minimum financial limits on the construction costs for all

¹⁶ Stanford Historical Society. *Historic Houses III: San Juan Neighborhood Stanford University*, 2005, p. 5.

¹⁷ Elliott, Orrin Leslie. *Stanford University: The First Twenty-Five Years*, 1937, p. 466.

¹⁸ Stanford Historical Society, *Historic Houses of San Juan Hill: Book I*, revised 2006, p. 1.

¹⁹ Stanford University. Stanford Community Plan: 2018 General Use Permit, Appendix HIS, p. 11.42.

residences.²⁰ She initially allowed a few personal friends with no university affiliation to build private homes on campus; however, these houses were ultimately owned by the university and used as faculty or student housing.²¹

Lower San Juan Neighborhood

The Lower San Juan Neighborhood is generally bounded by Mayfield Avenue, Campus Drive, Lane C, and a just east of Coronado Avenue (Figure 2). The following excerpt is from *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*:

During 1908 and 1909, university officials commissioned the fledgling firm of Bakewell & Brown to design six double houses (duplexes) on Alvarado Row and Salvatierra Street, and in the mid-1920s Lou Henry Hoover commissioned architect Birge Clark to design a neighborhood of Spanish-style houses on Salvatierra, Santa Ynez, and Mayfield.

The double houses responded to the desire, first articulated by Leland and Jan Stanford, for a residential community that would include faculty and students [...]. The seven Hoover cottages [...] were a response, perceived and engineered by Mrs. Hoover, to the need for housing for junior faculty and senior staff. Single and childless couples found them attractive alternatives to building on a grander scale [...]. Both the double houses and Hoover cottages form “villages” within the lower San Juan subdivision and foretell future residential development from the late 1950s and on.

[...] In the early decades, these were often transitional housing for faculty before they moved on to (or built) more permanent housing on- or off-campus. Early faculty residents were usually renters. Numerous students also rented rooms or adjacent cottages, sometimes earning room and board by helping with housekeeping and caregiving. University directories even reveal a double-house unit full of students, with no faculty resident. In later decades, faculty became owners of the double houses, undertaking necessary upgrading and remodeling and often restoring and preserving original features.²²

With smaller lots containing smaller homes the Lower San Juan Neighborhood has always been a more affordable option on the Stanford campus. The following discusses three distinct projects within the Lower San Juan Neighborhood: the Double Houses, the Hoover Cottages, and the Bungalowcraft Co. Houses. Each of these clusters of homes were built as a consolidated effort to provide affordable housing to Stanford University faculty and staff as opposed to the rest of the Lower San Juan homes, which appear to have been built one at a time by individual homeowners.

²⁰ Stanford Historical Society, *Historic Houses of San Juan Hill: Book I*, revised 2006, p. 1.

²¹ Stanford Historical Society, *Historic Houses of San Juan Hill: Book I*, revised 2006, p. 1.

²² Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*, 2007, pp. 5.

Double Houses (1906-09)

Despite the intention to develop Stanford as a residential community for both students and faculty, few faculty lived on campus prior to 1906. The following excerpt is from *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*:

In 1899, Mrs. Stanford had raised the mandatory minimum construction price for faculty houses to \$4,000 (from her earlier base of \$3,000) to ensure that new houses would be sufficiently “attractive.” This made it difficult for the university to promote faculty housing on campus.

Seventeen months after Mrs. Stanford’s death, and three months after the 1906 earthquake, President David Starr Jordan, addressing the campus faculty housing issue, wrote to the Board of Trustees on July 6:

It seems to me very desirable that the matter of bringing the faculty back to campus should be decided as soon as possible, preferably before the opening of the next term.

In my judgment doing this would necessitate: The building of a series of cottages in the course of the year (to be ready in 1907) costing \$2000 to \$2500 each and renting at ten per cent of their cost.

This would undoubtedly be a good investment. If necessary to bring the cost of each up to \$4000, these could be made double houses [emphasis added], but single houses are desirable ...

In August 1906, a Board of Trustees study confirmed the widely belief that Stanford faculty were choosing off-campus housing because it was less expensive; the board recommended that the university develop some affordable housing.

Constructing double (two-family) houses could help meet these conditions. Such houses would provide more lodging for a greater number of faculty than would single-family residences. The larger structures would naturally cost more to construct, thereby surpassing Jane Stanford’s minimum base price, yet these structures could be less costly to rent or to buy than single-family dwellings. (Interestingly, in 1902 Mrs. Stanford had granted trustees flexibility to alter the base price if justified by changing conditions, an option they did not utilize.)

By spring 1907 trustees were feeling pressure to expand on-campus faculty housing. As Charles Eells, who headed the trustees’ 1906 committee looking into faculty housing, wrote to Crothers in June 1907:

The fact that our faculty in increasing numbers are establishing themselves away from the Campus is a condition which, in my opinion, warrants the trustees in taking any necessary steps to lessen that evil.

By 1908, action on double houses accelerated. The trustees in late April requested that one or two double houses be built at a cost of \$7,000 per house, and a month later authorized two more houses “in case there was an application.” By August, construction payments for four double houses were made, continuing until the end of the year. In November 1908, the board approved a fifth double house; permission for a sixth house that had specifically been requested by two faculty members was granted in March 1909, to be ready for the following fall semester.²³

The following excerpt is from *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*:

In the plans for the six campus houses, John Bakewell and Arthur Brown applied some of the knowledge about residential design and the Arts and Crafts or Craftsman style ... they had learned from Bernard Maybeck during their studies at the University of California. Though the style was most often seen in bungalows of the period, the two-story houses are also representative of this architectural tradition.

The partners’ architectural strengths allowed them to vary styles from one project to the next and even within a single project. According to historian and biographer Jeffrey Tilman, at the time they were planning the double houses, they also designed four houses on an Oakland block, two featuring Craftsman details. One of their first residential designs—the 1906 Hutchinson House, still at 16 Presidio Terrace in San Francisco—combines Georgian style, large bay windows, Doric columns at the entrance doors, and a widow’s walk; its Craftsman-style hipped roof, clapboard siding, and dormer windows recur in their Stanford houses.

The general style of the campus double houses can be considered as shingle or Craftsman. Shingles and unpainted wood were particularly favored because they represented humble materials favored in the Craftsman style.

Bakewell & Brown, initially commissioned to build two structures, developed two models, A and B. Originally, both were to be shingled, but model B has clapboard siding. The models had nearly identical floor plans (for each half, slightly more than 2,600 square feet on two stories, plus unfinished attic space), and each had its front entrance at the outer end of the front façade. Their differences lay on the exterior: in siding, trim, and roof and window configurations.

By the beginning of the 1909–10 school year, all six double houses were finished and inhabited. From that point, the history of these houses continues with the progression of faculty and their families (and a good number of students) who inhabited the houses up to the present. The stories of the many residents, and

²³ Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*, 2007, pp. 16.

their accomplishments and challenges, form a domestic history of Stanford life in its first hundred years. Changes made to the original structures indicate alterations in technology and lifestyles over this period. But the century-long presence of these houses on the campus and their continuing desirability as housing for 12 faculty families also attest to the fine design and lasting quality of Bakewell & Brown's first commission at Stanford.²⁴

Model A

The character-defining features of this model are identified in *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University* as well as site visits performed by ESA in 2020 and include:

- Cross-gabled roofs; the primary façade includes the eave end of a roof at the center flanked by two gables
- Exposed rafters
- Paired knee braces (Craftsman style)
- Long pent roof above first-floor windows on primary façade
- Entry porches with hipped roofs located at both ends of the primary façade
- Double-hung windows
- Wood shingle siding

Model B

- Steeply hipped roof
- Hipped dormer windows on the third (attic) floor
- Balcony –located under the four windows on the primary facade (later replaced with a long pent roof)
- Entries on both ends of the primary façade
- Wood clapboard siding

Model C

- Steeply sloped jerkinhead roof; the primary façade includes the eave end of a roof at the center flanked by two truncated gables
- Entries located side-by-side in the center of the primary façade
- Entry porches below a single pent roof on the primary façade

Model D (modified Model A)

- Cross-gabled roofs; the primary façade includes the eave end of a roof at the center flanked by two gables

²⁴ Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*, 2007, pp. 17.

- Bargeboards and single knee braces at second-floor gable ends
- Entry porches with gabled roofs located at both ends of the primary façade
- Double-hung windows
- Wood shingle siding

Mrs. Hoover's Cottages (1924-1926)

The following excerpt is from *Historic Houses II: Lower San Juan District Stanford University*:

Both Herbert Hoover and Lou Henry (who became Mrs. Hoover) had been students at Stanford. He studied geology and mining and she studied geology. Herbert Hoover later served on Stanford's Board of Trustees and was responsible for important changes in the functioning of the board. Mrs. Stanford had strong views on the manner of Stanford's operation during its early days, and Hoover made suggestions that helped modernize Stanford's governance. He suggested, for example, that the business affairs of Stanford be conducted by the Board, not by a small, separate unit, as in Mrs. Stanford's day. The earlier practice often had been thought to leave the Board uninformed on matters that it felt should be handled along with the other "business" on which it worked. He also was active in developing changes in the manner in which investments by Stanford were managed. As a result of his services, Hoover was held in high regard. After his family had rented houses on campus intermittently for some years, the privilege was extended to the Hoovers of building a "permanent" home on the campus.

Professor Arthur B. Clark taught in the Department of Art and Architecture and lived on campus. Birge Malcolm Clark was one of his children. The Hoover family returned to campus periodically to rent an available faculty home on San Juan Hill; thus, the Hoovers and the Clarks were often neighbors and their children were all good friends. Birge Clark earned his bachelor's degree at Stanford in 1914, then completed a degree in architecture at Columbia University in 1917. After front-line service in a tethered balloon in World War I, he returned to the family home at Stanford.

As it happened, Herbert and Lou Henry Hoover were eager to begin the planning and building of their first house. Arrangements for the Hoovers to build on campus were already in place. A San Francisco architect had been engaged to do the job and after a flurry of unwanted and exaggerated publicity about the project, which distressed the Hoover family terribly, he was excused from the project. The Clark father-and-son team was then invited to take on the project, and they accepted.

A. B. Clark and Birge Clark worked closely with Mrs. Hoover, planned and oversaw the design and finally the construction of the Hoover home. The complications of working with an often-absent client with very firm notions (which often changed as the building process was under way) presented one

challenge after another. According to Birge Clark's memoirs, Mrs. Hoover would often send sketches to the Clark team. One such feature which caused considerable reworking and experimentation on the job was the fireplace of the new Hoover house. Mrs. Hoover wanted the fireplace to be immediately around the right corner from the front foyer, on the interior wall of the living room. It was quite an effort to design and construct a properly functioning fireplace in accord with Mrs. Hoover's views.

Several years passed as the house project slowly progressed. The house was finally completed in the early 1920s as the Hoover family returned from England where the family had resided during most of World War I. Herbert and Lou Hoover had been extremely busy and active during that period with war relief work, including the Belgian war relief efforts. They were happy to return to the United States and eager to settle into their own home on campus.

In Birge Clark's "Memoirs about Mr. and Mrs. Herbert Hoover, with Particular Emphasis on the Planning and Building of their Home on San Juan Hill," he reminisces about the process. The following paragraph gives important clues about "Mrs. Hoover's Cottages":

"In 1923, because there had been a great deal of talk around the University that there was a great shortage of houses for young instructors, the University had let a contract for three or four small homes down on Alvarado Row. They were built by and designed by a speculative builder and were of a very undistinguished appearance. [Birge Clark indicated that the small homes that Mrs. Hoover was referring to were the Bungalowcraft Company houses at 587, 593, and 611 Alvarado Row, which were constructed in 1920–21.] Mrs. Hoover was quite disturbed about this, and also about the problem of what the young instructors could do, so she decided to build, as economically as possible, five or more architecturally good looking houses on Santa Ynez between Lasuen and Salvatierra, and around the corners on Lasuen and Salvatierra, to be sold at cost. There had been considerable publicity given to the fact that these houses would be built, and Mrs. Hoover was somewhat dismayed and amused when the first three purchasers who appeared were women employees of the University—executive secretaries, managers of dining rooms, dormitories, etc. I seemed to be somewhat cast in the role of a real estate agent, and asked Mrs. Hoover should I say that purchasers had to be instructors. She talked to someone and finally decided that since these women were permanently employed by the University and would need a place to live, they could buy the houses. The financial arrangement had been that they could buy the houses at actual cost and pay for them over a term of years at an interest rate which was to be 1% below the going rate. I believe 6% was the going rate, so they paid 5%. Mrs. Hoover was also amused at some of the requests they made for changes in the plans. She said as long as I didn't mind, she didn't, but not to let them do anything which would "hurt

the appearance.” The contract for the five houses was \$30,000 — the individual prices ranged from \$4,500 to \$7,200. Two young instructors did buy two of them, and if my memory is right, they were all bought before construction actually started. Later she built two more.”

Birge Clark adds another sentence in his memoirs linking this set of houses with Mrs. Hoover: “Because of being in Washington so much, she never got the fun she was entitled to out of building these houses, which I thought was a great shame, as she had so much fun and excitement out of planning their own home.”

Mrs. Hoover was very happy with Birge Clark’s involvement in the planning and building of the family home. Herbert Hoover was involved with so many other activities, he left the project in his wife’s hands.

In the files at Stanford’s Maps and Records unit, there is a long, narrow blueprint labeled “Five houses for Mrs. Herbert Hoover, Stanford University, Group Elevations.” There is no date, but it is called “Plot Plan Job #215” and was done by Birge Clark. Only elevations of three cottages on Santa Ynez between Salvatierra Street and Mayfield Street are shown. These three houses present a single, almost continuous façade with connecting patio walls and garages between them. A much smaller drawing on the same blueprint shows “Hoover Cottages” around the corner on the same block identified as “615 and 619 Lasuen.” The location for these five cottages was given as (left to right):

#1—657 Santa Ynez;

#2—671 Santa Ynez;

#3—607 Lasuen;

#4—615 Lasuen; and

#5—619 Lasuen (Lasuen later renamed Mayfield).

These are the original five “Hoover Cottages.”

Birge Clark was able to combine qualities from several informal and relatively simple architectural styles to create, at modest cost, five small houses that met Lou Henry Hoover’s specifications. Originally all were one story, with slightly gabled red tile roofs, and thick enclosing walls of white or earth colored stucco, together suggesting a cluster of homes in a Spanish or Mexican mission village. This style is now generally known as “Spanish Eclectic.” Details varied from house to house, but among them were turned wooden spindles in house or garden wall windows or in gates. Several had decorative stucco brackets, where garage and patio walls connected producing a pueblo-like quality. Some had round tile inclusions that look like the wooden poles often used with adobe.

Some interior features, such as display shelves and built-in storage in living and dining rooms, as well as in kitchens (some with ceramic tile decoration), appear

to be a more craftsman-like in influence, as do built-in nooks in dining areas. Large, single perforated ceramic tiles from China were set into exterior walls close to the roof lines. The whole exterior effect was informal, charming and homey, even if elements may have seemed somewhat eclectic. These five small houses were designed, sold to eligible buyers for the building cost (financed by Mrs. Hoover) and then built, all in 1924-25. It is clear that some of the buyers did make changes in the original designs. The cottages original floor plans are among the drawings given in 1996 by the Birge Clark family to the Stanford Archives.

Also present in the Birge Clark file is a drawing entitled “Three Houses for Mrs. Herbert Hoover, Job #248,” dated Sept. 1, 1925. This drawing shows details of cottage structures using the same basic forms as the original five, but three have more elaborate decorative details, such as cast spiraling columns set between windows.

In File #248 there are floor plans for all of the five original cottages and the three proposed additional cottages. Houses #1 to #5 are identified above. The three houses of the second phase were:

- #6—622 Salvatierra;
- #7—638 Salvatierra; and
- #8—625 Mayfield (next to 619 Mayfield).

This last house was not designed by Clark, but instead the architect of record is Warren P. Skillings of San Jose. It appears that Mr. Skillings designed a “sister” dwelling that borrowed the same “vocabulary” used by Clark and produced a compatible house that would fit well into the “village.”

The houses at 622 and 638 Salvatierra thus formed the second phase of the project designed by Birge Clark, bringing the total number of his houses in the Hoover project to seven. Mrs. Hoover commissioned and supported the designing and the financing (the houses were to be sold at cost, with loans provided at low interest rates by Stanford), so purchases of the houses were possible by members of the Stanford faculty and staff who otherwise probably could not have afforded them.²⁵

Details did vary from house to house. Character-defining features of the Hoover Cottages include:

- Spanish Eclectic
- One story
- Slightly gabled red tile roofs
- Thick enclosing walls of white or earth colored stucco
- Cast spiraling columns set between windows

²⁵ Stanford Historical Society. *Historic Houses II: Lower San Juan District Stanford University*, 1998, pp. 32-34.

- Turned wooden spindles in house or garden wall windows or in gates
- Decorative stucco brackets (connection between garage and patio walls)
- Round tile inclusions that look like the wooden poles.

Bungalowcraft Company

The following excerpt is from *Historic Houses VI: Lower San Juan Neighborhood, Continued*, Stanford University:

A century ago, as families became more mobile, they moved out of densely populated cities, particularly in the East, across the country as far as California. The need for housing followed, and a predesigned (and maybe prefabricated) house was an affordable and quickly finished alternative. Perhaps the most well-known source was Sears & Roebuck, which sold more than 70,000 prefabricated Sears Modern Homes between 1908 and 1940: houses, cabins, and cottages (not to mention garages, farm buildings, and outhouses). Prices ranged from a few hundred dollars to \$2,000 and up, depending on size and features.

Bungalowcraft Co. of Los Angeles was popular in the West, particularly California, and three cottages on Alvarado Row were built in 1920 and 1921 using its plans. The firm offered a range of house styles but seems to have specialized in Arts and Crafts. In a circa 1911 catalog, *Model and Modern Bungalow Plans: Outside and Inside*, proprietor Henry Menken warned prospective clients against using Eastern designers, who have trouble producing “the real bungalow ‘atmosphere’”. Their so-called bungalows are grotesque as compared with the graceful homes of Southern California, which are admired and talked about by tourists from every part of the world,” he wrote. Detailed plans shown in the catalog cost \$10; estimated construction costs, depending on the size and complexity of design, ranged from \$500 to \$2,400.

In the case of the houses in this book, a local contractor oversaw the building and finishing, sometimes revising and redrawing the plans.

Details on the company are limited to a few Web references and digitized copies of catalogs, as well as listings for now-expensive originals, and small advertisements in the Los Angeles Times of the early 20th century.

Four Craftsman Bungalows: 583, 587, 593, and 611 Alvarado

On Alvarado Row, just off today’s Campus Drive East, four small and charming bungalows built in the early 1920s show an almost do-it-yourself alternative to the other houses in this book, which are generally larger and designed by a variety of architects. The Craftsman style of these modest houses had its roots in the English Arts and Crafts movement, which influenced Frank Lloyd Wright’s Prairie houses in the Midwest, the Greene brothers in Southern California, and Bernard Maybeck and Bakewell & Brown in the Bay Area. By the 1920s, the

style had spread to speculative builders and mail-order firms, and the four houses in *Historic Houses VI* are variations on a theme. Nearly 90 years later, these cottages show few signs of the passage of time, and they suit the tastes and needs 21st-century families as well as they did for their original occupants.

Three of them (587, 593, and 611) were built in 1920 and 1921 from plans from the Bungalowcraft Company of Los Angeles; the fourth (583) was a mail order design from N. Montgomery Woods Jr. of New York. Plans were very reasonable—Woods’s could cost as little as \$40. In an ad in the *Los Angeles Times*, August 15, 1909, a catalog of Bungalowcraft plans cost \$1; detailed plans shown in a circa 1911 catalog were a thrifty \$10.

Though each house has distinctively different exterior details, all have gable roofs and pedimented entries; the interior arrangement of the original six rooms of 587, 593, and 611 is similar (see descriptions on pages 43 through 66), and fireplaces are on an end wall. The house at 583 ... built several years later, has a single broad gable ridgeline and an entrance on the right side; its chimney—of large blocks of sandstone (the original plan suggested river rock)—is in the center of the house, and the dining room is on the left front corner rather than behind the living room as in the Bungalowcraft houses.

Though popular with their occupants—some of them very long-term—not everyone has appreciated these houses. Architect Birge Clark recalled that Lou Henry Hoover had been “quite disturbed” about what in her view was the “very undistinguished appearance” of several small, early-1920s houses on Alvarado, an obvious reference to these bungalows. Around 1924, she hired Clark to design a group of Spanish eclectic cottages—now known as Mrs. Hoover’s Cottages—on Salvatierra, Santa Ynez, and Mayfield [...] ²⁶

²⁶ Stanford Historical Society. *Historic Houses VI: Lower San Juan Neighborhood, Continued*, Stanford University, 2012, p. 18-19.

CHAPTER 4

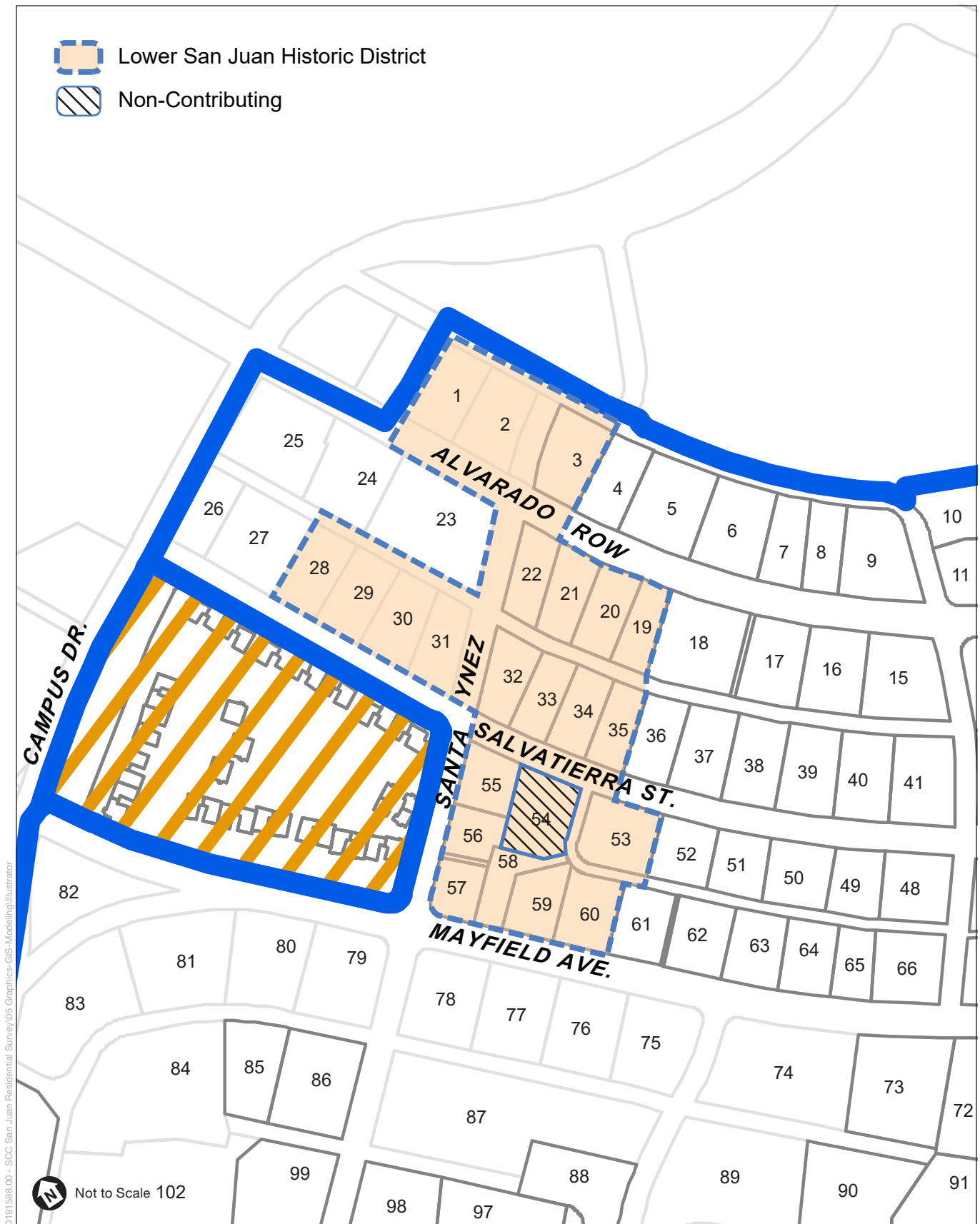
Evaluation

Lower San Juan Neighborhood

The Lower San Juan Neighborhood was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, and the County's HRI Designation Criteria 1 through 4. Of the 70 parcels in the Lower San Juan Neighborhood, 16 buildings situated on 22 parcels were identified as contributors to the proposed Lower San Juan Neighborhood Historic District (**Figure 3**). All of the contributors to the proposed Lower San Juan Neighborhood Historic District are over 50 years old. ESA has identified a period of significance of 1906-1929. An evaluation of the criteria is followed by an assessment of integrity.

Archival review indicates that there are significant associations between the development of the Lower San Juan Neighborhood and the provision of accessible/affordable housing on the Stanford University campus for faculty and staff (Criteria A/1/1). While Stanford University was always intended to be a residential campus for both students and faculty and the San Juan Neighborhood was always intended to be developed for housing, this was accomplished slowly. Stanford University opened in October 1891, and with only 10 homes initially built, The Row, the majority of faculty and staff were forced to live off campus in the surrounding area. For example, the City of Palo Alto was founded after Stanford University and became a popular location for faculty to build their residences. The National Register-listed Professorville Historic District in Palo Alto is an example of a high concentration of Stanford University faculty homes. With a period of significance starting in c. 1895, it represents an early concentration of faculty-built residences.

A challenge to building affordable housing on campus was Mrs. Stanford herself. During her tenure, Mrs. Stanford set strict minimum construction costs for any residence constructed on campus. This, in conjunction with the university's fluctuating salaries due to budget concerns made it difficult for junior faculty and staff to afford to build on campus. Initially, another factor was also that homes on Stanford land were leased and not sold to their occupants. Those who desired to own their home lived off campus. As a result of these circumstances, the first documented concerted effort to build more affordable housing in the San Juan Neighborhood came after Mrs. Stanford's death in 1905. This first tangible action came from the Board of Trustees in 1906 when the Double Houses were commissioned. The Double Houses are a group of six duplexes along Alvarado Row and Salvatierra Street that were built to address the shortage of affordable housing on campus.



SOURCE: San Juan Residential District

SCC San Juan Residential District Survey

Figure 3
Proposed Lower San Juan Historic District

Another significant effort occurred with an eight-home project spearheaded by Mrs. Hoover on Salvatierra Street, Santa Ynez Street, and Alvarado Row. These eight homes came to be known as the Hoover Cottages and were not only built with a focus on economy, but Mrs. Hoover paid for the construction of the homes herself, financed loans to the homeowners at below-market rates, and sold the homes at cost.

In the early 1920s, Stanford University allowed three homes along Alvarado Row (587, 593, and 611) using predesigned architectural plans from the Bungalowcraft Company to be built. This was a shift from early practice that implements individualized architectural plans developed specifically for the property. Bungalowcraft Company plans were popular on the west coast at the start of the 20th century, providing a more economical way for people to own homes by cutting out the cost of consulting with, and having plans provided by, an architect. Plans were as inexpensive as \$10.

For these reasons, a portion of the Lower San Juan Neighborhood, as delineated in Figure 3, is recommended eligible for listing as a historic district under Criteria A/1/1 for their association with the effort to provide affordable housing for faculty and staff at Stanford University.

While the homes that are recommended as contributors to the Lower San Juan Neighborhood Historic District were constructed at different times and by various individuals, they all share the common theme of providing more affordable housing to the staff and faculty of Stanford that wanted to live on campus. The period of significance for these criteria is 1906–1929, which corresponds to the initial action of the Board of Trustees to build the Double Houses and the construction of the last Hoover Cottage.

Archival review did not indicate that there are significant associations between the Lower San Juan Neighborhood as a whole with significant persons (Criteria B/2/2) that would rise to the level of eligibility as it would relate to the significance of the proposed Lower San Juan Neighborhood Historic District. While the Board of Trustees commissioned the construction of the Double Houses and Mrs. Hoover commissioned the construction of the Hoover Cottages and these are significant persons/groups, these associations do not rise to the level needed for eligibility and no single individual was associated with all of the homes identified as contributors to the proposed Lower San Juan Neighborhood Historic District. In order to be eligible for these associations their contributions to the Lower San Juan Neighborhood Historic District would have had to be associated with significant portions of their productive lives. Evidence of this was not found in the archival record. Therefore, the Lower San Juan Neighborhood Historic District is not recommended eligible under Criteria B/2/2. It should be noted that the historical record is full of significant persons that are associated with various individual buildings throughout the San Juan Neighborhood; however, this effort did not include the individual building evaluations including rather or not the presence of those significant persons would result in eligibility.

While the Double Houses, Hoover Cottages, and Bungalowcraft Company houses each exhibit cohesive architectural styles and elements within their small subgroups, as a whole the Lower San Juan Neighborhood Historic District does not. The Double Houses and Bungalowcraft Company

houses are designed in the craftsman style while the Hoover Cottages are designed in the Spanish Eclectic style. The three Bungalowcraft Company houses were constructed using predesigned architectural plans with no architect or builder noted in the archival record. Bakewell and Brown designed all of the Double Houses while the majority of the Hoover Cottages were designed by Birge Clark with one designed by Skillings. The 16 contributors to the Lower San Juan Neighborhood Historic District (Figure 3 and **Appendix A**), constructed between 1905-1929, are executed in a variety of architectural styles, by a number of architects and builders, and do not represent a cohesive grouping of any particular style, period of architectural development, or works by an architect (Criteria C/3/3). For these reasons, the Lower San Juan Neighborhood Historic District as a whole is recommended ineligible for listing under Criteria C/3/3.

Criteria D/4 is typically used to evaluate archaeological sites; however, it can be applied to buildings and structures where unique or innovative construction methods have been employed. For example, a building or structure “exhibiting a local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.”²⁷ The contributors to the Lower San Juan Neighborhood Historic District do not appear to have the potential to yield more information. Therefore, they do not appear eligible under Criteria D/4/4.

Integrity

In order to be eligible for listing in the National or California registers or the County’s HRI a resource must possess sufficient integrity to convey its significance. In Division C17- Historic Preservation (Ord. No. NS-1000.96) integrity is defined as “the authenticity of a resource’s historic identity, evidenced by the survival of physical characteristics that existed during the resource’s historic or prehistoric period.” The seven aspects of integrity have been analyzed below per National Register Guidance:

- Location – The buildings that contribute to the Lower San Juan Neighborhood Historic District exist on their original sites and therefore retain integrity of location.
- Setting – The Stanford University campus and the other Stanford neighborhoods that surround the proposed Lower San Juan Historic District continue to exhibit the physical characteristics of a university campus with residences adjacent to and associated with that university campus. The street patterns within the proposed Lower San Juan Neighborhood Historic District remain as they were originally planned. The Lower San Juan Historic District retains integrity of setting.
- Feeling – This and other Stanford neighborhoods and the Stanford University campus continue to exhibit the physical characteristics of a residential neighborhood adjacent to and associated with a university campus. The street patterns within the Lower San Juan Neighborhood Historic District remain as they were originally planned and the majority of the homes are recognizable from their original construction. The Lower San Juan Neighborhood Historic District retains integrity of feeling.

²⁷ U.S. Department of the Interior, National Parks Service. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, 1990 (rev. 1991, 1995, 1997), p. 21.

- Association – The contributors to the proposed Lower San Juan Neighborhood Historic District continue to function as residences adjacent to and associated with a university campus. They also continue to be more-affordable options than those residences to the south in the San Juan Hill Neighborhood. The Lower San Juan Neighborhood Historic District retains integrity of association.
- Design – While some alterations have been made to individual buildings changes appear to have largely been in the form of additions to rear facades, and the district as well as the individual contributors retain sufficient integrity of design to convey their significant associations from the period of significance.
- Materials – While some alterations have been made to individual buildings changes appear to have largely been in the form of additions to rear facades, retaining original materials, and the district as well as the individual contributors retain sufficient integrity of materials to convey their significant associations from the period of significance.
- Workmanship - While some alterations have been made to individual buildings changes appear to have largely been in the form of additions to rear facades, and the district as well as the individual contributors retain sufficient integrity of workmanship to convey their significant associations from the period of significance.

Overall, the Lower San Juan Neighborhood Historic District retains a high degree of integrity to convey the historic significance established above. ESA recommends the Lower San Juan Neighborhood Historic District eligible for listing in the National and California registers as well as for local listing in the County's HRI.

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CHAPTER 5

Conclusions and Recommendations

The Frenchman's Hill, Pine Hill I, and Pine Hill II neighborhoods are not recommended for further consideration as potential historic districts. Other than being planned as residential subdivisions, none of the three neighborhoods appear to have the potential to qualify as historic districts. ESA's survey did not reveal any distinctive architectural style that dominated any of the neighborhoods and archival research did not reveal any significant shared history that would rise to the level of significance as a historic resource. ESA separately evaluated the Lower San Juan and San Juan Hill neighborhoods within the San Juan Neighborhood due the shared characteristics and history that made these logical areas of study as potential historic districts (Figure 2). Recommendations for further study in the San Juan Neighborhood are detailed below. Based on the results of research and in consultation with the County, the Lower San Juan Neighborhood was identified as the specific area of study for this effort to determine if any historic district were present.

ESA recommends that the Lower San Juan Neighborhood Historic District as delineated in Figure 3 and documented in the attached DPR523 District form set (Appendix E) is eligible for the National Register under Criteria A (events), the California Register under Criteria 1 (events), and the County's HRI Designation Criteria 1 (events).

The scope originally included the evaluation of one potential historic district and 15 homes as potentially individually eligible resources. While no potential historic districts were identified by ESA in the Frenchman's Hill, Pine Hill I, or Pine Hill II neighborhoods, there could still be individually eligible properties present. During the course of research and evaluation, ESA identified more than one potential eligible historic district as well as potentially individually eligible historic resources. However, with the survey indicating over 150 potentially historic homes; the County recommended ESA evaluate one historic district with the strongest documented evidence available. In addition, the County directed ESA to provide comprehensive context documentation as part of the report, by which future evaluations could be based in lieu of individual 15 home evaluations.

ESA focused this effort on evaluating the Lower San Juan Residential Historic District because of the significant available documentation on its history and character-defining features. Furthermore, ESA provided a consolidated source for contextual information including the architects' biographies and lists of works that could be used by the community for future evaluation efforts. As a result, recommendations are also being made for future areas of study below. Appendix A-D includes a matrix of properties for each of the four neighborhoods and indicates which require further study to determine if they are historic resources.

Recommendations

Appendices A-D includes a full list of properties that was surveyed by ESA. This matrix provides basic property information including the corresponding map number, address, assessor's parcel number, construction date(s), historic name (if any), architect, architectural style, historic status, recommendations for further study, and a photo. The following provides recommendations for future tasks as they relate to the proposed Lower San Juan Neighborhood Historic District and other potentially eligible historic districts and individual properties:

- Redraw the neighborhood planning boundaries to move the following properties from the San Juan Neighborhood to the Pine Hill I Neighborhood. These two properties are officially part of the Pine Hill I Neighborhood per the tract map (Tract No. 1959) and their construction dates are consistent with that development.
 - San Juan #12 – 714 Alvarado Row
 - San Juan #70 – 723 Mayfield Avenue
- Develop design guidelines to protect the historic integrity of the Lower San Juan Neighborhood Historic District
- Evaluate potential for a future San Juan Hill Neighborhood Historic District (Figure 2)
- Explore the following themes to determine if other potential historic districts are present.
 - San Juan Hill Neighborhood – This area consists of a high concentration of excellent examples of a variety of architectural styles by a large number of prominent Bay Area architects. Potential historic districts could exist based on one or more architects.
 - Incubator concept – Preliminary research indicates that the San Juan Neighborhood was a starting point for many prominent Bay Area architects. Explore the possibility that this was a concerted effort to give young architects a change to advance their careers.
 - 1930s “Modernization” – There appears to have been a period of alteration to existing residences targeted at both initial cost savings and lower long term maintenance costs. These altered homes could have gained significance in their own right as an expression of need to fix up the homes during the Depression with an eye to cost saving maintenance even if they are no longer significant for a period of significance that dates to their original construction.
- Evaluate historic-age buildings, that have not been previously evaluated, for individual eligibility. See Appendices A-D for property specific recommendations.

The County will determine the priorities and timing of any future work based on availability of funds and staff.

CHAPTER 6

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Appendix A

**San Juan Neighborhood
Property Matrix**

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
1	142-07-014	587 Alvarado Row	1920		Bungalowcraft Company	Craftsman	Recommendation - Contributor to LSJN Historic District	2020-09-29	 Google Image		
2	142-07-075	593 Alvarado Row	1921		Bungalowcraft Company	Craftsman	Recommendation - Contributor to LSJN Historic District	2020-09-29	 Google Image	 SHS, Historic Houses VI	
3	142-07-073	611 Alvarado Row	1920		Bungalowcraft Company	Craftsman	Recommendation - Contributor to LSJN Historic District	2020-09-29	 Google Image	 SHS, Historic Houses VI	
4	142-07-011	621 Alvarado Row	1920			Likely originally a Craftsman (front façade remodeled)	Recommendation - Evaluate for individual eligibility	2020-09-29	 Google Image	 SHS, Historic Houses VI	
5	142-07-010	637 Alvarado Row	1914	Allen Bridges House/Allen Manor	John K. Branner	Shingle	Recommendation - Evaluate for individual eligibility	2020-09-29	 Google Image		
6	142-07-009	649 Alvarado Row	1916			Shingle	Recommendation - Evaluate for individual eligibility	2020-09-29	 Google Image		
7	142-07-008	665 Alvarado Row	1927		Birge Clark	Bungalow	Recommendation - Evaluate for individual eligibility	2020-09-29	 Google Image		

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
8	142-07-007	675 Alvarado Row	1924		Wolfe and Higgins	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
9	142-07-006	683 Alvarado Row	1925		Andrew P. Hill Jr.	English Cottage	Recommendation - Evaluate for individual eligibility	2020-09-29			
10	142-09-008	555 Coronado Ave	1994				Not historic-age	2020-09-29			
11	142-10-130	705 Alvarado Row	1935		Charles K. Sumner	English Cottage to Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-29			
12	142-10-094	714 Alvarado Row	1958			Contemporary	Recommendation - Evaluate for individual eligibility	2020-09-29			
13	142-10-093	710 Alvarado Row	1936		Henry C. Collins	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
14	142-10-092	611 Coronado Ave	1930		Birge Clark	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
15	142-07-027	694 Alvarado Row	1928		Charles K. Sumner	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
16	142-07-026	676 Alvarado Row	1936				Recommendation - Evaluate for individual eligibility	2020-09-29			
17	142-07-025	668 Alvarado Row	1936		Charles K. Sumner	California Cottage	Recommendation - Evaluate for individual eligibility	2020-09-29			
18	142-07-024	646 Alvarado Row	1920		John K. Branner	Colonial Revival	Recommendation - Evaluate for individual eligibility	2020-09-29			
19/20	142-07-022, - 023	634-636 Alvarado Row	1908	Double House	Bakewell & Brown	Craftsman (model A)	Recommendation - Contributor to LSJN Historic District	2020-09-29			
21/22	142-07-020, - 021	612-614 Alvarado Row	1908	Double House	Bakewell & Brown	Craftsman (model B)	Recommendation - Contributor to LSJN Historic District	2020-09-29			
23	142-07-019	592 Alvarado Row	1900/1937 add.			Neoclassical	Status - SCC-eligible	N/A (Zoned A1)			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
24	142-07-018	582 Alvarado Row	1898	Casa Bolivar	Curtis Tobey Jr.	Shingle or Tudor		N/A (Zoned A1)			
25	142-07-017	576 Alvarado Row	1891-92/1935	Griffen-Drell House	Will Corlett	Spanish Eclectic	Status - SCC	N/A (Zoned A1)			
26	142-07-081	565 Salvatierra Street						N/A (Zoned A1)			
27	142-07-042	515 Salvatierra Street	1901	Gould House	William A. Knowles Jr.	Prairie/Craftsman		N/A (Zoned A1)			
28/29	142-07-041, - 040	583-585 Salvatierra Street	1909	Double House	Bakewell & Brown	Craftsman (model C)	Recommendation - Contributor to LSJN Historic District	2020-09-29	 Google Image		
30/31	142-07-039, - 038	591-593 Salvatierra Street	1909	Double House	Bakewell & Brown	Craftsman (model D)	Recommendation - Contributor to LSJN Historic District	2020-09-29	 Google Image		
32/33	142-07-036, - 037	611-613 Salvatierra Street	1908	Double House	Bakewell & Brown	Craftsman (model A)	Recommendation - Contributor to LSJN Historic District	2020-09-29			
34/35	142-07-034, - 035	625-627 Salvatierra Street	1908	Double House	Bakewell & Brown	Craftsman (model B)	Recommendation - Contributor to LSJN Historic District	2020-09-29			
36	142-07-033	635 Salvatierra Street	1926		Charles K. Sumner	Colonial Revival	Recommendation - Evaluate for individual eligibility	2020-09-29			
37	142-07-032	645 Salvatierra Street	1951			Contemporary	Recommendation - Evaluate for individual eligibility	2020-09-29			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
38	142-07-031	659 Salvatierra Street	1928		Charles K. Sumner	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
39	142-07-030	667 Salvatierra Street	1929		Henry C. Collins	Cape Cod	Recommendation - Evaluate for individual eligibility	9/29/2020			
40	142-07-029	683 Salvatierra Street	1929		Henry Collins	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
41	142-07-028	691 Salvatierra Street	1924			Contemporary (significantly remodeled if 1924 construction date is correct)	Recommendation - Evaluate for individual eligibility	2020-09-29			
42	142-10-091	707 Salvatierra Street	1929		Charles K. Sumner	Colonial Revival	Recommendation - Evaluate for individual eligibility	2020-09-29			
43	142-10-090	711 Salvatierra Street	1935		Charles K. Sumner	Colonial Revival	Recommendation - Evaluate for individual eligibility	2020-09-29			
44	142-10-089	715 Salvatierra Street	1930		Charles K. Sumner	Saltbox	Recommendation - Evaluate for individual eligibility	2020-09-29			
45	142-10-088	716 Salvatierra Street	2016				n/a - not historic-age				

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
46	142-10-087	712 Salvatierra Street	1929		Charles K. Sumner	English Cottage	Recommendation - Evaluate for individual eligibility	2020-09-29			
47	142-10-086	708 Salvatierra Street	1929		Charles K. Sumner	English Cottage	Recommendation - Evaluate for individual eligibility	2020-09-29			
48	142-07-063	690 Salvatierra Street	1940		Charles K. Sumner	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-29			
49	142-07-062	680 Salvatierra Street	1950			Ranch	Recommendation - Evaluate for individual eligibility	2020-09-29			
50	142-07-061	668 Salvatierra Street	1941		Donnell E. Jaekle	California Ranch	Recommendation - Evaluate for individual eligibility	2020-09-29			
51	142-07-060	660 Salvatierra Street	1929		Charles K. Sumner	Cape Cod	Recommendation - Evaluate for individual eligibility	2020-09-29			
52	142-07-059	644 Salvatierra Street	2002				n/a - not historic-age				

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
53	142-07-058	638 Salvatierra Street	1926	Hoover Cottage	Birge Clark	Spanish Eclectic	Recommendation - Contributor to LSJN Historic District	2020-09-29			
54	142-07-057	622 Salvatierra Street	c. 2012	Former site of a Hoover Cottage		Spanish Eclectic	n/a - not historic-age	2020-09-29			
55	142-07-056	657 Santa Ynez Street	1924-25	Hoover Cottage	Birge Clark	Spanish Eclectic	Recommendation - Contributor to LSJN Historic District	9/29/2020		 Google Image	
56	142-07-055	671 Santa Ynez Street	1924-25	Hoover Cottage	Birge Clark	Spanish Eclectic	Recommendation - Contributor to LSJN Historic District	2020-10-20			
57	142-07-054	607 Mayfield Avenue	1924	Hoover Cottage	Birge Clark	Spanish Eclectic	Recommendation - Contributor to LSJN Historic District	2020-09-29	 Google Image		
58	142-07-072	615 Mayfield Avenue	1924	Hoover Cottage	Birge Clark	Spanish Eclectic	Recommendation - Contributor to LSJN Historic District	9/29/2020			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
59	142-07-071	619 Mayfield Avenue	1924	Hoover Cottage	Birge Clark	Spanish Eclectic	Recommendation - Contributor to LSJN Historic District	2020-09-29			
60	142-07-070	625 Mayfield Avenue	1929	Hoover Cottage	Warren P. Skillings	Spanish Eclectic	Recommendation - Contributor to LSJN Historic District	2020-09-29			
61	142-07-069	631 Mayfield Avenue	vacant lot				n/a - vacant lot				
62	142-07-068	641 Mayfield Avenue	vacant lot				n/a - vacant lot				
63	142-07-067	645 Mayfield Avenue	vacant lot				n/a - vacant lot				
64	142-07-066	655 Mayfield Avenue	vacant lot				n/a - vacant lot				
65	142-07-065	659 Mayfield Avenue	vacant lot				n/a - vacant lot				
66	142-07-064	690 Coronado Avenue	1956			Contemporary	Recommendation - Evaluate for individual eligibility	2020-09-29			
67	142-10-128	695 Coronado Avenue	1953				Recommendation - Evaluate for individual eligibility	2020-09-29			
68	142-10-127	713 Mayfield Avenue	1953				Recommendation - Evaluate for individual eligibility	2020-09-29			
69	142-10-126	719 Mayfield Avenue	1953				Recommendation - Evaluate for individual eligibility	2020-09-29			
70	142-10-125	723 Mayfield Avenue	1959			Contemporary	Recommendation - Evaluate for individual eligibility	2020-10-20			


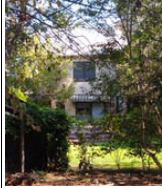


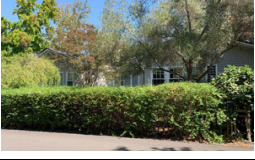




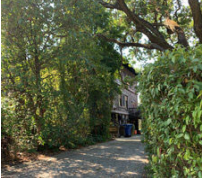

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
71	142-08-008	710 Frenchmans Road	1925		Birge Clark	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-29			
72	142-08-007	676 Mayfield Avenue	1926		Charles K. Sumner	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-29			
73	142-08-006	658 Mayfield Avenue	1926		John K. Branner		Recommendation - Evaluate for individual eligibility	2020-09-29			
74	142-08-005	650 Mayfield Avenue	1939	Slavinskii Dom	unknown	Eclectic Colonial/Greek	Status - SCC-eligible	Not surveyed (Zoned A1)			
75	142-08-004	634 Mayfield Avenue	1911/1937 add.	Durand	William Binder/Charles Sumner	Eclectic Tudor	n/a - not surveyed (Zoned A1)	Not surveyed (Zoned A1)			
76	142-08-003	624 Mayfield Avenue	1920 (SHS 1923)	Gardiner Apartments	Wolfe and Higgins	Spanish Eclectic	n/a - not surveyed (Zoned A1)	Not surveyed (Zoned A1)			
77	142-08-002	620 Mayfield Avenue	1911 (rebuilt 1939)	Haus Mitteleuropa			Status - SCC-eligible	Not surveyed (Zoned A1)			
78	142-08-001	610 Mayfield Avenue	1910/c1935 add.	La Maison Francaise (French)	William Binder/Bakewell & Wiebe		n/a - not surveyed (Zoned A1)	Not surveyed (Zoned A1)			
79	142-08-037	592 Mayfield Avenue	1915/1935 add.	Phi Kappa Psi	A.W. Smith/Sumner		n/a - not surveyed (Zoned A1)	Not surveyed (Zoned A1)			
80	142-08-036	586 Mayfield Avenue	1935	Kairos	Charles K. Sumner		n/a - not surveyed (Zoned A1)	Not surveyed (Zoned A1)			
81	142-08-035	576 Mayfield Avenue	1909 (rebuilt 1931)	Grove-Mayfield	unknown	Spanish Eclectic	Status - SCC-eligible	Not surveyed (Zoned A1)			
82	142-08-134	572 Mayfield Avenue	1900	Lasuen House	Charles E. Hodges	Neoclassical	n/a - not surveyed (Zoned A1)	Not surveyed (Zoned A1)			
83	142-08-034	1018 Campus Drive		Phi Sig	Charles E. Hodges	Colonial Revival	Status - SCC-eligible	Not surveyed (Zoned A1)			
84	142-08-031	541 San Juan Street	1926				n/a - not surveyed (Zoned A1)	Not surveyed (Zoned A1)			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
85	142-08-032	576 Constanzo Street	1951			Contemporary	Recommendation - Evaluate for individual eligibility	2020-09-29			
86	142-08-033	580 Constanzo Street	1979				n/a - not historic-age				
87	142-08-022	713 Santa Ynez Street	1909/1941	Roth	Leslie Nichols	Tudor	n/a - not surveyed (Zoned A1)	Not surveyed (Zoned A1)			
88	142-08-023	720 Dolores Street	1953				Recommendation - Evaluate for individual eligibility	2020-10-20	Not visible from the public right-of-way.		
89	142-08-021	717 Dolores Street	1915	Pluto	Drysdale & Thomsen	Colonial Revival	n/a - not surveyed (Zoned A1)	Not surveyed (Zoned A1)			
90	142-08-020	663 San Juan Street	1925		John K. Branner	Mediterranean Eclectic	Recommendation - Evaluate for individual eligibility	2020-10-20			
91	142-08-019	675 San Juan Street	1922				Recommendation - Evaluate for individual eligibility	9/29/2020	Not visible from the public right-of-way.		
92	142-08-128	724 Frenchmans Road	1965				Recommendation - Evaluate for individual eligibility	2020-09-29			
93	142-11-135	729 Frenchmans Road	1948				Recommendation - Evaluate for individual eligibility	2020-09-29			
94	142-08-129	730 Frenchmans Road	1966				Recommendation - Evaluate for individual eligibility	2020-09-29			
95	142-08-130	653 Cabrillo Avenue	1922		Arthur B. Clark and Birge Clark	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-29	Not visible from the public right-of-way.		
96	142-08-024	631 Cabrillo Avenue	vacant lot				n/a - vacant lot				

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
97	142-08-025	623 Cabrillo Avenue	1905	Durand-Kirkman House	Arthur B. Clark	Shingle	Status - SCC	2020-09-29			
98	142-08-026	607 Cabrillo Avenue	1905		William Thompson	Shingle	Recommendation - Evaluate for individual eligibility	2020-09-29			
99	142-08-027	590 San Juan Street	2006				n/a - not historic-age	2020-09-29			
100	142-08-028	724 Santa Ynez Street	1950				Recommendation - Evaluate for individual eligibility	2020-09-29			
101	142-08-029	743 Cooksey Lane	1917		George Wilbert Mosher	California Cottage	Recommendation - Evaluate for individual eligibility	2020-09-29			
102	142-08-030	550 San Juan Street	1900	Cooksey House	Charles E. Hodges	Shingle	Status - SCC	Not surveyed (Zoned A1)			
103	142-08-085	1040 Campus Drive	1914		Walter H. Ratcliff Jr.	Italian Renaissance Eclectic	Recommendation - Evaluate for individual eligibility	2020-10-20			
104	142-08-086	740 Santa Ynez Street	1909		A.W. Smith	Craftsman	Recommendation - Evaluate for individual eligibility	2020-09-29			










San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
105	142-08-053	739 Santa Ynez Street	1908		A.W. Smith	Craftsman	Recommendation - Evaluate for individual eligibility	2020-09-29			
106	142-08-146	623 Mirada Avenue	1919	Lou Henry Hoover House		International	Status - NR, SCC				
107	142-08-054	622 Cabrillo Avenue	1912		Walter H. Ratcliff Jr.	Mediterranean	Recommendation - Evaluate for individual eligibility	2020-09-29			
108	142-08-055	649 Mirada Avenue	1917		John K. Branner	Mediterranean	Recommendation - Evaluate for individual eligibility	2020-10-20			
109	142-08-038	735 Dolores Street	1928		Birge Clark	Spanish Colonial	Recommendation - Evaluate for individual eligibility	2020-09-29			
110	142-08-039	654 Cabrillo Avenue	1921		William Elliott Milwain	Colonial	Recommendation - Evaluate for individual eligibility	2020-09-29			
111	142-08-015	661 Cabrillo Avenue	1921		Arthur B. Clark and Birge Clark	Spanish	Recommendation - Evaluate for individual eligibility	2020-09-29			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
112	142-08-010	736 Frenchmans Road	2011				n/a - not historic-age				
113	142-11-134	737 Frenchmans Road	1937	Hanna House	Frank Lloyd Wright	Prairie/Usonian	Status - SCC, NHL	2020-09-29			
114	142-11-002	745 Frenchmans Road	1997				n/a - not historic-age				
115	142-08-011	744 Frenchmans Road	1924				Recommendation - Evaluate for individual eligibility	2020-09-29	Not visible from the public right-of-way.		
116	142-08-012	691 Mirada Avenue	1922		Birge Clark	Spanish	Recommendation - Evaluate for individual eligibility	2020-09-29			
117	142-08-013	679 Mirada Avenue	1922		Birge Clark	Mediterranean	Recommendation - Evaluate for individual eligibility	2020-09-29			
118	142-08-014	669 Cabrillo Avenue	1925		Binder and Curtis	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
119	142-08-040	668 Cabrillo Avenue	1925		John K. Branner	Classic Revival	Recommendation - Evaluate for individual eligibility	2020-09-29			
120	142-08-041	669 Mirada Avenue	1920		Arthur B. Clark	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-29			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
121	142-08-042	747 Dolores Street	1924		Birge Clark	Colonial	Recommendation - Evaluate for individual eligibility	2020-09-29			
122	142-08-145	639 Mirada Avenue	2014		Unknown	Shingle	n/a - not historic-age	2020-09-29			
123	142-08-045	611 Mirada Avenue					n/a - vacant lot				
124	142-08-052	747 Santa Ynez Street	1909		John Bakewell Jr. (Bakewell and Brown)	Tudor	Recommendation - Evaluate for individual eligibility	2020-10-20			
125	142-08-087	746 Santa Ynez Street	1917		Charles K. Sumner	Mediterranean	Recommendation - Evaluate for individual eligibility	2020-10-20			
126	142-08-084	1050 Campus Drive	1925			Tudor	Recommendation - Evaluate for individual eligibility	2020-10-20			
127	142-08-083	1060 Campus Drive	1932				Recommendation - Evaluate for individual eligibility	2020-10-20			
128	142-08-082	1070 Campus Drive	1948				Recommendation - Evaluate for individual eligibility	2020-10-20			
129	142-08-081	1076 Campus Drive	1922		John K. Branner		Recommendation - Evaluate for individual eligibility	2020-10-20	Not visible from the public right-of-way.		

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
130	142-08-124	756 Santa Ynez Street	1908		John K. Branner	Shingle	Recommendation - Evaluate for individual eligibility	2020-10-20			
131	142-08-051	755 Santa Ynez Street	1915		John K. Branner	Tudor w/ Craftsman details	Recommendation - Evaluate for individual eligibility	2020-10-20			
132	142-08-050	618 Mirada Avenue	1909		Arthur B. Clark	Craftsman	Recommendation - Evaluate for individual eligibility	2020-09-29			
133	142-08-049	775 Santa Ynez Street	1914	McFarland House	Arthur B. Clark	Tudor w/ Craftsman details	Status - NR	2020-10-20			
134	142-08-046	634 Mirada Avenue	1921			Spanish Revival	Recommendation - Evaluate for individual eligibility	2020-09-29			
135	142-08-047	762 Dolores Street	1925		Charles K. Sumner	Mediterranean	Recommendation - Evaluate for individual eligibility	2020-09-29			
136	142-08-048	776 Dolores Street	1908		Unknown	Brown shingle to New England farmhouse	Recommendation - Evaluate for individual eligibility	2020-09-29			
137	142-08-066	773 Dolores Street	1917		Henry H. Gutterson	Shingle	Recommendation - Evaluate for individual eligibility	2020-10-20	Not visible from the public right-of-way.		
138	142-08-056	761 Dolores Street	1913		Ralph W. Follmer	Shingle	Recommendation - Evaluate for individual eligibility	2020-09-29			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
139	142-08-057	662 Mirada Avenue	1917		Charles K. Sumner	Craftsman	Recommendation - Evaluate for individual eligibility	2020-09-29			
140	142-08-058	672 Mirada Avenue	1924		Birge Clark	Mediterranean	Recommendation - Evaluate for individual eligibility	2020-09-29			
141	142-08-059	678 Mirada Avenue	1924		John K. Branner	Mediterranean	Recommendation - Evaluate for individual eligibility	2020-09-29			
142	142-08-060	684 Mirada Avenue	1924		Birge Clark	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
143	142-08-061	692 Mirada Avenue	1927		John K. Branner	Spanish	Recommendation - Evaluate for individual eligibility	2020-09-29			
144	142-08-119	Vacant					n/a - vacant lot				
145	142-08-062	665 Geron Road	1931		Charles K. Sumner	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29	Not visible from the public right-of-way.		
146	142-08-063	635 Geron Road	1926		John K. Branner	French Country	Recommendation - Evaluate for individual eligibility	2020-09-29			
147	142-08-064	607 Geron Road	1926		Birge M. Clark	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-29			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
148	142-08-065	593 Gerona Road	1926		Charles K. Sumner	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
149	142-08-067	553 Gerona Road	1954		Aaron Green	Usonian	Recommendation - Evaluate for individual eligibility	2020-09-29			
150	142-08-091	774 Santa Ynez Street	1927	Joseph D. Taylor House	John K. Branner	Mediterranean	Recommendation - Evaluate for individual eligibility	2020-09-29			
151	142-08-090	770 Santa Ynez Street	1926		Birge Clark	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
152	142-08-132	766 Santa Ynez Street	1926	Hesperides	John K. Branner	Mediterranean	Status - SCC	2020-10-20			
153	142-08-125	760 Santa Ynez Street	1961				Recommendation - Evaluate for individual eligibility	2020-10-20			
154	142-08-133	511 Gerona Road	2008				n/a - not historic-age				
155	142-08-071	Vacant					n/a - vacant lot				
156	142-08-079	401 Gerona Road	1951			Contemporary	Recommendation - Evaluate for individual eligibility	2020-09-30			










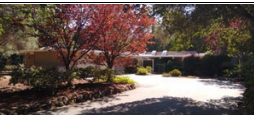



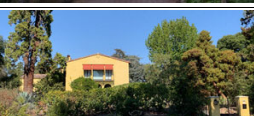
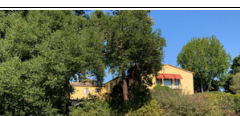
San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
157	142-08-078	421 El Escarpado Way	1927		Charles K. Sumner	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-30			
158	142-08-077	445 El Escarpado Way	1927		Charles K. Sumner	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-30			
159	142-08-076	450 El Escarpado Way	1927		Charles K. Sumner	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-30			
160	142-08-136	430 El Escarpado Way	1929		Binder and Curtis	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-30			
161	142-08-135	400 El Escarpado Way	1981				n/a - not historic-age				
162	142-08-074	415 Gerona Road	1938				Recommendation - Evaluate for individual eligibility	2020-09-30			
163	142-08-073	433 Gerona Road	1936		Charles K. Sumner	English Cottage	Recommendation - Evaluate for individual eligibility	2020-09-30			
164	142-08-072	441 Gerona Road	1927		Birge Clark	Spanish Colonial	Recommendation - Evaluate for individual eligibility	2020-09-30			
165	142-08-092	420 Gerona Road	1950				Recommendation - Evaluate for individual eligibility	2020-09-30			
166	142-08-127	440 Gerona Road	1928		Charles K. Sumner	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-30			




San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
167	142-08-126	460 Geron Road	1962			Contemporary	Recommendation - Evaluate for individual eligibility	2020-09-30			
168	142-08-094	512 Geron Road	1950			Contemporary	Recommendation - Evaluate for individual eligibility	2020-09-30			
169	142-08-070	515 Geron Road	1940		Birge M. Clark and David B. Clark	California Ranch	Recommendation - Evaluate for individual eligibility	2020-09-30			
170	142-08-069	529 Geron Road	1939				Recommendation - Evaluate for individual eligibility	2020-09-30			
171	142-08-068	535 Geron Road	1956			Contemporary	Recommendation - Evaluate for individual eligibility	2020-09-30			
172	142-08-095	524 Geron Road	1940				Recommendation - Evaluate for individual eligibility	2020-09-30			
173	142-08-096	536 Geron Road	1929		Charles K. Sumner	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
174	142-08-097	548 Geron Road	1928		Birge M. Clark	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
175	142-08-098	562 Geron Road	1926		Charles K. Sumner	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
176	142-08-099	576 Geron Road	1923		Charles K. Sumner	Colonial Revival	Recommendation - Evaluate for individual eligibility	2020-09-29			
177	142-08-100	730 Santa Maria Avenue	1929		Charles K. Sumner	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-30			
178	142-08-121	610 Geron Road	1936		William Wilson Wurster	Second Bay Traditional	Recommendation - Evaluate for individual eligibility	2020-09-29			
179	142-08-122	630 Geron Road	1957			Contemporary	Recommendation - Evaluate for individual eligibility	2020-09-29			
180	142-08-123	650 Geron Road	1958			Contemporary	Recommendation - Evaluate for individual eligibility	2020-09-29			
181	142-08-120	785 Santa Maria Avenue	1951				Recommendation - Evaluate for individual eligibility	2020-09-30			
182	142-08-101	792 Santa Maria Avenue	1927		Charles K. Sumner	Adobe	Recommendation - Evaluate for individual eligibility	2020-09-30			
183	142-08-102	571 Junipero Serra Blvd	1927		Charles K. Sumner	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-29			
184	no APN#	Vacant					n/a - vacant lot				




San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
185	142-08-103	551 Junipero Serra Blvd	1935				Recommendation - Evaluate for individual eligibility	2020-09-29			
186	142-08-104	543 Junipero Serra Blvd	1951				Recommendation - Evaluate for individual eligibility	9/29/2020			
187	142-08-105	Vacant					n/a - vacant lot				
188	142-08-106	538 Junipero Serra Blvd	1951				Recommendation - Evaluate for individual eligibility	2020-09-29	Not visible from public right-of-way.		
189	142-08-107	550 Junipero Serra Blvd	1950				Recommendation - Evaluate for individual eligibility	2020-09-29	Not visible from public right-of-way.		
190	142-08-108	562 Junipero Serra Blvd	1949				Recommendation - Evaluate for individual eligibility	2020-09-29			
191	142-08-109	574 Junipero Serra Blvd	1928		Birge Clark	Tudor	Recommendation - Evaluate for individual eligibility	2020-09-29			
192	142-08-110	586 Junipero Serra Blvd	1928		Charles K. Sumner	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-29			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
193	142-08-111	600 Junipero Serra Blvd	1928		Henry C. Collins	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-29			
194	142-08-112	616 Junipero Serra Blvd	1936		John K. Branner	Spanish Eclectic with Catalanion details	Recommendation - Evaluate for individual eligibility	2020-09-29			
195	142-08-113	632 Junipero Serra Blvd	1929		Charles K. Sumner	Spanish Eclectic	Recommendation - Evaluate for individual eligibility	2020-09-29			
196	142-08-114	648 Junipero Serra Blvd	1931		Birge Clark	Monterey Colonial	Recommendation - Evaluate for individual eligibility	2020-09-29			
197	142-08-115	656 Junipero Serra Blvd	1953				Recommendation - Evaluate for individual eligibility	2020-09-29			
198	142-08-116	664 Junipero Serra Blvd	1953				Recommendation - Evaluate for individual eligibility	2020-09-29			

San Juan Residential District - San Juan Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
199	142-08-117	672 Junipero Serra Blvd	1956				Recommendation - Evaluate for individual eligibility	2020-09-29			
200	142-08-118	680 Junipero Serra Blvd	2005				n/a - not historic-age				
201	142-11-130	781 Frenchmans Road	1948				Recommendation - Evaluate for individual eligibility	2020-09-29			
202	142-11-131	773 Frenchmans Road	1940				Recommendation - Evaluate for individual eligibility	2020-09-29			
203	142-11-132	765 Frenchmans Road	1950				Recommendation - Evaluate for individual eligibility	2020-09-29			
204	142-11-001	753 Frenchmans Road	1940				Recommendation - Evaluate for individual eligibility	2020-09-29			

Appendix B

Frenchman's Hill Neighborhood Property Matrix









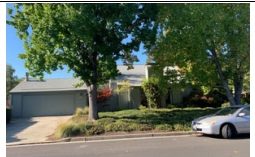

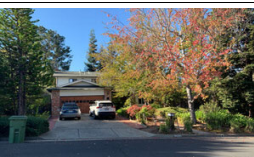
The County has determined that homes in this neighborhood will not require a Historic Significance Assessment as part of Building Permit Application process unless the home meeting one of the following criteria:

1. The home was designed by an architect of significance
2. The construction of the home utilized innovative or path-breaking technologies.
3. The home was associated with a historically significant activity or individual.

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
1	142-21-024	901 Mears Ct	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
2	142-21-023	903 Mears Ct	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
3	142-21-022	905 Mears Ct	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
4	142-21-021	907 Mears Ct	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
5	142-21-020	911 Mears Ct	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
6	142-21-019	915 Mears Ct	1973			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2023	2020-10-20			
7	142-21-018	919 Mears Ct	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
8	142-21-017	923 Mears Ct	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
9	142-21-016	927 Mears Ct	1968			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
10	142-21-015	931 Mears Ct	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
11	142-21-014	935 Mears Ct	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
12	142-21-013	939 Mears Ct	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
13	142-21-030	936 Mears Ct	1970			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
14	142-21-029	928 Mears Ct	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
15	142-21-028	924 Mears Ct	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
16	142-21-027	920 Mears Ct	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
17	142-21-026	914 Mears Ct	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
18	142-21-025	904 Mears Ct	1968			3rd Bay Tradition	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
19	142-21-035	972 Mears Ct	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
20	142-21-034	966 Mears Ct	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
21	142-21-033	960 Mears Ct	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
22	142-21-032	956 Mears Ct	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
23	142-21-031	950 Mears Ct	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
24	142-21-012	943 Mears Ct	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
25	142-21-011	947 Mears Ct	1968			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
26	142-21-010	951 Mears Ct	1968			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
27	142-21-009	955 Mears Ct	1968			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
28	142-21-008	959 Mears Ct	1969			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
29	142-21-007	963 Mears Ct	1969			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
30	142-21-006	967 Mears Ct	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
31	142-21-005	971 Mears Ct	1969			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
32	142-21-004	975 Mears Ct	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
33	142-22-003	902 Wing Pl	1970			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
34	142-22-004	914 Wing Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
35	142-22-005	936 Wing Pl	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
36	142-22-006	948 Wing Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
37	142-22-007	960 Wing Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
38	142-22-008	972 Wing Pl	1969			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
39	142-22-009	984 Wing Pl	1968			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
40	142-22-010	996 Wing Pl	c 2017				Not historic-age	2020-10-20	 Google Image, 2019	 Google Image, 2008	
41	142-22-011	995 Wing Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
42	142-22-012	975 Wing Pl	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
43	142-22-013	963 Wing Pl	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
44	142-22-014	949 Wing Pl	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
45	142-22-015	937 Wing Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
46	142-22-016	915 Wing Pl	1971			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
47	142-22-017	901 Wing Pl	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
48	142-22-018	997 Cottrell Way	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
49	142-22-019	989 Cottrell Way	1969			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
50	142-22-020	981 Cottrell Way	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
51	142-22-021	973 Cottrell Way	1970			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
52	142-22-022	965 Cottrell Way	1972			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			
53	142-22-023	957 Cottrell Way	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
54	142-22-024	949 Cottrell Way	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
55	142-22-025	943 Cottrell Way	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
56	142-22-026	939 Cottrell Way	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
57	142-22-027	933 Cottrell Way	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
58	142-22-028	927 Cottrell Way	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
59	142-22-029	921 Cottrell Way	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
60	142-22-030	915 Cottrell Way	1968			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20		 Google Image	
61	142-22-031	909 Cottrell Way	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
62	142-22-032	903 Cottrell Way	1968			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
63	142-22-033	900 Cottrell Way	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
64	142-22-034	908 Cottrell Way	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
65	142-22-035	914 Cottrell Way	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
66	142-22-036	926 Cottrell Way	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
67	142-22-037	940 Cottrell Way	1972			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			
68	142-22-038	962 Cottrell Way	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
69	142-22-039	974 Cottrell Way	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
70	142-22-040	986 Cottrell Way	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
71	142-22-041	998 Cottrell Way	1970			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
72	142-22-042	1002 Vernier Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
73	142-22-043	1012 Vernier Pl	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
74	142-22-044	1020 Vernier Pl	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
75	142-22-045	1028 Vernier Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
76	142-22-046	1036 Vernier Pl	1970			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
77	142-22-047	1044 Vernier Pl	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
78	142-22-048	1052 Vernier Pl	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
79	142-22-049	1060 Vernier Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
80	142-22-050	1068 Vernier Pl	1970			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
81	142-22-051	1076 Vernier Pl	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
82	142-22-052	1084 Vernier Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
83	142-22-053	1098 Vernier Pl	1972			(No visibility)	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			
84	142-22-054	1095 Vernier Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
85	142-22-055	1089 Vernier Pl	1970			Swiss Chalet	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
86	142-22-056	1077 Vernier Pl	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
87	142-22-057	1063 Vernier Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
88	142-22-058	1055 Vernier Pl	1968			Spanish Revival	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			



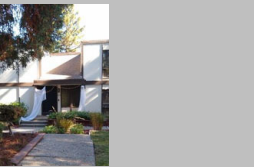











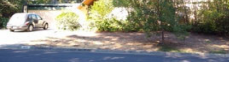

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
89	142-22-059	1047 Vernier Pl	1969			Ranch with Classical and Spanish Revival details	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
90	142-22-060	1029 Vernier Pl	1970			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
91	142-22-061	1017 Vernier Pl	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
92	142-22-062	1005 Vernier Pl	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
93	142-22-063	899 Allardice Way	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
94	142-22-064	895 Allardice Way	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
95	142-22-065	891 Allardice Way	1970			Contemporary Monterey	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20		 Google Image, 2017	
96	142-22-066	885 Allardice Way	1969			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
97	142-22-067	879 Allardice Way	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
98	142-22-068	873 Allardice Way	1969			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
99	142-22-069	867 Allardice Way	1969			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
100	142-22-070	861 Allardice Way	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
101	142-22-071	855 Allardice Way	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
102	142-22-072	849 Allardice Way	1972			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			
103	142-22-073	843 Allardice Way	1971			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
104	142-22-074	837 Allardice Way	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
105	142-22-075	831 Allardice Way	1972			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			
106	142-22-076	825 Allardice Way	1972			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			
107	142-22-077	819 Allardice Way	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
108	142-22-078	813 Allardice Way	1972			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			
109	142-22-079	807 Allardice Way	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
110	142-22-080	801 Allardice Way	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
111	142-22-081	810 Allardice Way	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
112	142-22-082	826 Allardice Way	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
113	142-22-083	834 Allardice Way	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
114	142-22-084	840 Allardice Way	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
115	142-22-085	848 Allardice Way	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
116	142-22-086	856 Allardice Way	1972			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
117	142-22-087	868 Allardice Way	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
118	142-22-088	878 Allardice Way	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
119	142-22-089	894 Allardice Way	1968			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
120	142-21-048	810 Tolman Dr	1968			International	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
121	142-21-049	814 Tolman Dr	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
122	142-21-050	818 Tolman Dr	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
123	142-21-051	820 Tolman Dr	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
124	142-21-052	824 Tolman Dr	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
125	142-21-053	830 Tolman Dr	1968			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
126	142-21-054	834 Tolman Dr	1968			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
127	142-21-055	860 Tolman Dr	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
128	142-21-056	866 Tolman Dr	1971			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
129	142-21-057	870 Tolman Dr	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
130	142-21-058	878 Tolman Dr	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
131	142-21-059	886 Tolman Dr	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
132	142-21-060	894 Tolman Dr	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
133	142-21-061	897 Tolman Dr	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
134	142-21-062	889 Tolman Dr	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
135	142-21-063	881 Tolman Dr	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
136	142-21-064	869 Tolman Dr	1968			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
137	142-21-065	865 Tolman Dr	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
138	142-21-066	861 Tolman Dr	1968			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
139	142-21-067	857 Tolman Dr	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	10/20/2020			
140	142-21-068	853 Tolman Dr	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			




San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
141	142-21-069	849 Tolman Dr	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
142	142-21-070	845 Tolman Dr	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
143	142-21-071	841 Tolman Dr	1968			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
144	142-21-072	837 Tolman Dr	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
145	142-21-073	833 Tolman Dr	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
146	142-21-074	829 Tolman Dr	1968			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
147	142-21-075	825 Tolman Dr	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			





San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
148	142-21-076	821 Tolman Dr	1968			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
149	142-21-077	817 Tolman Dr	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
150	142-21-078	813 Tolman Dr	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
151	142-21-079	809 Tolman Dr	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
152	142-21-080	805 Tolman Dr	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
153	142-21-081	801 Tolman Dr	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
154	142-21-047	794 Tolman Dr	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
155	142-21-046	776 Tolman Dr	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
156	142-21-045	752 Tolman Dr	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
157	142-21-044	728 Tolman Dr	1970			Chateau-esque	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
158	142-21-043	706 Tolman Dr	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
159	142-21-042	701 Tolman Dr	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
160	142-21-041	729 Tolman Dr	1969			International	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
161	142-21-040	757 Tolman Dr	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
162	142-21-039	783 Tolman Dr	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

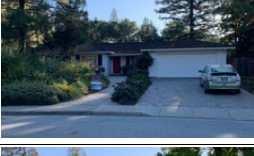
San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
163	142-21-038	797 Tolman Dr	1969			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
164	142-22-106	1004 Cathcart Way	1969			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
165	142-22-107	1010 Cathcart Way	1968			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
166	142-22-108	1016 Cathcart Way	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
167	142-22-109	1024 Cathcart Way	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
168	142-22-110	1040 Cathcart Way	1970			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
169	142-22-111	1062 Cathcart Way	1970			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
170	142-22-112	1076 Cathcart Way	1969			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			




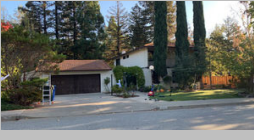
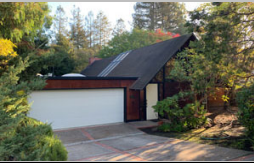

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
171	142-22-113	1082 Cathcart Way	1969			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
172	142-22-114	1086 Cathcart Way	1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
173	142-22-115	1092 Cathcart Way	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
174	142-22-116	1098 Cathcart Way	1969			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
175	142-22-090	1097 Cathcart Way	1971			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
176	142-22-091	1091 Cathcart Way	1973			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2023.	2020-10-20			
177	142-22-092	1085 Cathcart Way	1969			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
178	142-22-093	1079 Cathcart Way	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
179	142-22-094	1073 Cathcart Way	1968			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
180	142-22-095	1067 Cathcart Way	1969			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
181	142-22-096	1061 Cathcart Way	1970			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
182	142-22-097	1055 Cathcart Way	1972			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			
183	142-22-098	1047 Cathcart Way	1972			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			
184	142-22-099	1041 Cathcart Way	1969			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
185	142-22-100	1035 Cathcart Way	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			

San Juan Residential District - Frenchman's Hill Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status / Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
186	142-22-101	1029 Cathcart Way	1970			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
187	142-22-102	1023 Cathcart Way	1972			Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			
188	142-22-103	1017 Cathcart Way	1973			Contemporary Monterey	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2023.	2020-10-20			
189	142-22-104	1011 Cathcart Way	1972			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			
190	142-22-105	1003 Cathcart Way	1972			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility in 2022.	2020-10-20			

Appendix C

Pine Hill I Neighborhood Property Matrix

The County has determined that homes in this neighborhood will not require a Historic Significance Assessment as part of Building Permit Application process unless the home meeting one of the following criteria:

1. The home was designed by an architect of significance.
2. The construction of the home utilized innovative or path-breaking technologies.
3. The home was associated with a historically significant activity or individual.

San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
1	142-11-020	738 Mayfield Ave	1958			(Not visible)	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30		 Google Image	
2	142-11-019	736 Mayfield Ave	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
3	142-11-018	731 Alvarado Ct	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
4	142-11-017	733 Alvarado Ct	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
5	142-11-016	735 Alvarado Ct	1960			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
6	142-11-015	734 Alvarado Ct	1961			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
7	142-11-014	732 Alvarado Ct	1958			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
8	142-11-013	730 Alvarado Ct	1958			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
9	142-11-012	728 Mayfield Ave	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
10	142-11-011	731 San Rafael Pl	1960			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
11	142-11-010	735 San Rafael Pl	1958			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
12	142-11-009	739 San Rafael Pl	1961			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
13	142-11-008	734 San Rafael Pl	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
14	142-11-007	732 San Rafael Pl	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
15	142-11-006	705 Frenchmans Rd	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-29			
16	142-11-005	715 Frenchmans Rd	1961			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-29			
17	142-10-124	725 Mayfield Ave	1958			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
18	142-10-123	727 Mayfield Ave	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
19	142-10-122	729 Mayfield Ave	1959			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
20	142-10-121	731 Mayfield Ave	1961			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
21	142-10-108	790 Esplanada Way	1959			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
22	142-10-107	782 Esplanada Way	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
23	142-10-106	774 Esplanada Way	1960			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
24	142-10-105	762 Esplanada Way	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
25	142-10-104	746 Esplanada Way	1960			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
26	142-10-103	724 Esplanada Way	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

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San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
27	142-10-102	741 Esplanada Way	1958			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
28	142-10-101	763 Esplanada Way	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
29	142-10-100	775 Esplanada Way	1960			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
30	142-10-099	797 Esplanada Way	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
31	142-10-098	park									
32	142-10-097	720 Alvarado Row	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
33	142-10-096	718 Alvarado Row	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
34	142-10-095	716 Alvarado Row	1960			3rd Bay Tradition	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-29			

San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
35	142-10-084	713 Alvarado Row	1960			Minimal Colonial	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.				
36	142-10-083	715 Alvarado Row	1960			Minimal Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-29			
37	142-10-082	801 San Francisco Ct	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
38	142-10-081	805 San Francisco Ct	1960			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
39	142-10-080	807 San Francisco Terr	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
40	142-10-079	809 San Francisco Terraces	1960			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
41	142-10-078	811 San Francisco Terraces	1958			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
42	142-10-077	813 San Francisco Terrace	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
43	142-10-076	815 San Francisco Ct	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
44	142-10-075	817 San Francisco Ct	1960			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
45	142-10-074	821 San Francisco Ct	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
46	142-10-073	825 San Francisco Ct	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
47	142-10-072	827 San Francisco Ct	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
48	142-10-071	830 San Francisco Ct	1958			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
49	142-10-070	826 San Francisco Ct	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
50	142-10-069	824 San Francisco Ct	1958			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
51	142-10-068	820 San Francisco Ct	1958			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
52	142-10-067	816 San Francisco Ct	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
53	142-10-066	812 San Francisco Ct	1959			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
54	142-10-065	719 Alvarado Row	1958			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
55	142-10-064	721 Alvarado Row	1959			Currently being remodeled	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
56	142-10-063	817 Pine Hill Road	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
57	142-10-062	823 Pine Hill Road	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
58	142-10-061	829 Pine Hill Road	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
59	142-10-060	835 Pine Hill Road	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
60	142-10-059	841 Pine Hill Road	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
61	142-10-058	849 Pine Hill Road	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
62	142-10-057	852 Pine Hill Road	1958			Colonial Revival	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
63	142-10-056	848 Pine Hill Road	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
64	142-10-055	844 Pine Hill Road	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
65	142-10-054	836 Pine Hill Road	1958			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
66	142-10-053	828 Pine Hill Road	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
67	142-10-052	820 Pine Hill Road	1959			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
68	142-10-051	723 Alvarado Row	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			


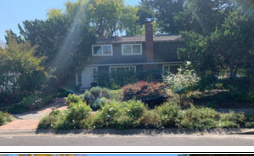





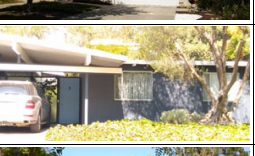



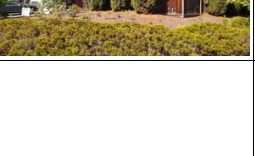
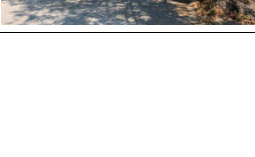


San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
69	142-10-050	815 Esplanada Way	1958			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
70	142-10-049	819 Esplanada Way	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
71	142-10-048	825 Esplanada Way	1958			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
72	142-10-047	831 Esplanada Way	1959			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
73	142-10-046	835 Esplanada Way	1958			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
74	142-10-045	841 Esplanada Way	1961			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
75	142-10-044	845 Esplanada Way	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
76	142-10-043	849 Esplanada Way	1958			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
77	142-10-042	853 Esplanada Way	1960			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
78	142-10-041	859 Esplanada Way	1958			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
79	142-10-040	860 Esplanada Way	1960			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
80	142-10-039	856 Esplanada Way	c 2020				Not historic-age	2020-09-30			
81	142-10-038	850 Esplanada Way	1959			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
82	142-10-037	844 Esplanada Way	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
83	142-10-114	838 Esplanada Way	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
85	142-10-112	828 Esplanada Way	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
86	142-10-111	824 Esplanada Way	1958			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
87	142-10-110	818 Esplanada Way	1958			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
88	142-10-109	812 Esplanada Way	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
89	142-10-120	733 Mayfield Ave	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-10-20			
90	142-10-119	817 Santa Fe Ave	1961			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
91	142-10-118	821 Santa Fe Ave	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
92	142-10-117	827 Santa Fe Ave	1959			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
93	142-10-116	831 Santa Fe Ave	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
94	142-10-115	835 Santa Fe Ave	1960			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
95	142-10-036	840 Santa Fe Ave	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			




San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
96	142-10-035	838 Santa Fe Ave	1959			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
97	142-10-034	836 Santa Fe Ave	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
98	142-10-033	834 Santa Fe Ave	1959			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
99	142-10-032	832 Santa Fe Ave	1959			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
100	142-10-031	830 Santa Fe Ave	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
101	142-10-030	826 Santa Fe Ave	1959			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
102	142-10-029	820 Santa Fe Ave	1960			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
103	142-10-028	735 Mayfield Ave	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
104	142-10-027	737 Mayfield Ave	1960			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
105	142-10-026	823 Sonoma Trl	1958			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
106	142-10-025	827 Sonoma Trl	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
107	142-10-024	833 Sonoma Trl	1960			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
108	142-10-023	839 Sonoma Trl	1958			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
109	142-10-022	843 Sonoma Trl	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
110	142-10-021	851 Sonoma Trl	1960			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
111	142-10-020	857 Sonoma Trl	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
112	142-10-019	850 Sonoma Trl	1959			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill I Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status/ Recommendation	Date of Survey	Photo 1	Photo 2	Photo 3
114	142-10-017	832 Sonoma Trl	1959			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
115	142-10-016	820 Sonoma Trl	1961			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

Appendix D

Pine Hill II Neighborhood Property Matrix

The County has determined that homes in this neighborhood will not require a Historic Significance Assessment as part of Building Permit Application process unless the home meeting one of the following criteria:

1. The home was designed by an architect of significance.
2. The construction of the home utilized innovative or path-breaking technologies.
3. The home was associated with a historically significant activity or individual.

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
1	142-11-021	740 Mayfield Ave	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
2	142-11-022	744 Mayfield Ave	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
3	142-11-023	750 Mayfield Ave	1964			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
4	142-11-024	754 Mayfield Ave	1965			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
5	142-11-025	760 Mayfield Ave	c 1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
6	142-11-026	768 Mayfield Ave	1965			(Not visible)	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30		 Google Image	
7	142-11-027	784 Mayfield Ave	1964			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
8	142-11-028	790 Mayfield	2001				Not historic-age	2020-09-30			
9	142-11-061	793 Cedro Way	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			



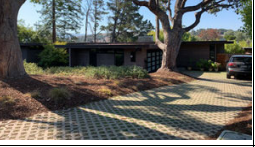




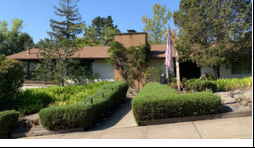




San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
10	142-11-030	800 Lathrop Dr	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
11	142-11-031	804 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
12	142-11-032	810 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
13	142-11-033	816 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
14	142-11-034	820 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
15	142-11-035	828 Lathrop Dr	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
16	142-11-036	836 Lathrop Dr	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
17	142-11-037	840 Lathrop Dr	1967			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
18	142-11-038	846 Lathrop Dr	1964			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
19	142-11-039	854 Lathrop Dr	1962			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
20	142-11-040	858 Lathrop Dr	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
21	142-11-051	855 Lathrop Dr	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
22	142-11-052	847 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
23	142-11-053	843 Lathrop Dr	1961			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
24	142-11-054	835 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
25	142-11-055	827 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
26	142-11-056	823 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
27	142-11-057	817 Lathrop Dr.	2012				Not historic-age	2020-09-30			
28	142-11-058	809 Lathrop Dr	1962			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
29	142-11-059	788 Cedro Way	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
30	142-11-061	796 Cedro Way	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
31	142-11-062	812 Mayfield Ave	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
32	142-11-063	824 Mayfield Ave	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
33	142-11-064	836 Mayfield Ave	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
34	142-11-065	848 Mayfield Ave	1964			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
35	142-11-066	860 Mayfield Ave	1964			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
36	142-11-067	878 Mayfield Ave	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
37	142-11-068	884 Mayfield Ave	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
38	142-11-047	895 Lathrop Dr	1965			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
39	142-11-048	883 Lathrop Dr	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
40	142-11-049	877 Lathrop Dr	2009				Not historic-age	2020-09-30			
41	142-11-050	863 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
42	142-11-041	860 Lathrop Dr	1963			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
43	142-11-042	862 Lathrop Dr	1964			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
44	142-11-043	868 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
45	142-11-044	872 Lathrop Dr	1964			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
46	142-11-045	880 Lathrop Dr	1963			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
47	142-11-046	892 Lathrop Dr	1963			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
48	142-11-088	905 Estudillo Rd	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
49	142-11-089	904 Lathrop Dr	1963			Contemporary (Ranch with MCM elements)	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
50	142-11-090	910 Lathrop Dr	1962			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
51	142-11-091	922 Lathrop Dr	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
52	142-11-092	930 Lathrop Dr	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
53	142-11-093	936 Lathrop Dr	1962			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
54	142-11-094	940 Lathrop Dr	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
55	142-11-095	944 Lathrop Dr	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
56	142-11-096	950 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
57	142-11-097	947 Lathrop Dr	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
58	142-11-098	943 Lathrop Dr	1961			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
59	142-11-099	937 Lathrop Dr	1962			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
60	142-11-100	895 Cedro Way	1961			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
61	142-11-101	879 Cedro Way	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
62	142-11-102	867 Cedro Way	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
63	142-11-103	859 Cedro Way	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
64	142-11-104	845 Cedro Way	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
65	142-11-105	932 Valdez Place	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
66	142-11-106	936 Valdez Place	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
67	142-11-107	940 Valdez Place	1963			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
68	142-11-108	946 Valdez Place	2016				Not historic-age	2020-09-30			
69	142-11-109	945 Valdez Place	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
70	142-11-110	939 Valdez Place	1962			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
71	142-11-111	933 Valdez Place	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
72	142-11-112	927 Valdez Place	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
73	142-11-113	837 Cedro Way	1962			Monterey Revival	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
74	142-11-114	825 Cedro Way	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
75	142-11-115	928 Casanueva Place	1964			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
76	142-11-116	936 Casanueva Place	1962			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
77	142-11-117	942 Casanueva Place	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
78	142-11-118	946 Casanueva Place	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
79	142-11-119	950 Casanueva Place	1963			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
80	142-11-120	947 Casanueva Place	1970			Contemporary Colonial	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
81	142-11-121	943 Casanueva Place	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
82	142-11-122	939 Casanueva Place	1961			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
83	142-11-123	931 Casanueva Place	1960			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
84	142-11-124	925 Casanueva Place	1963			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
85	142-11-125	923 Casanueva Place	1963			Minimal Traditional	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
86	142-11-126	921 Casanueva Place	1963			Monterey Revival	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
87	142-11-127	813 Cedro Way	1963			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
88	142-11-078	810 Cedro Way	1964			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
89	142-11-079	822 Cedro Way	1963			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
90	142-11-080	834 Cedro Way	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
91	142-11-081	838 Cedro Way	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
92	142-11-082	844 Cedro Way	1963			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
93	142-11-083	850 Cedro Way	1963			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
94	142-11-084	864 Cedro Way	1963			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
95	142-11-085	876 Cedro Way	1962/c 2020			n/a	Recommendation - not individually eligible (new construction or extensive remodel c 2020)	2020-09-30			
96	142-11-086	882 Cedro Way	1964			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
97	142-11-087	907 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
98	142-11-069	903 Lathrop Dr	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
99	142-11-070	879 Mayfield Ave	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
100	142-11-071	867 Mayfield Ave	1961			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			




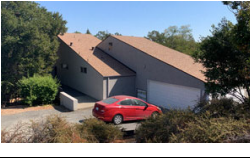




San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
101	142-11-072	853 Mayfield Ave	1963			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
102	142-11-073	847 Mayfield Ave	1963			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
103	142-11-074	835 Mayfield Ave	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
104	142-11-075	823 Mayfield Ave	1963			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
105	142-11-076	811 Mayfield Ave	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
106	142-11-077	802 Cedro Way	1962			Mid-Century Modern	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
107	142-10-002	796 Raimundo Way	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
108	142-10-003	805 Cedro Way	1963			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
109	142-10-004	801 Cedro Way	1964			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
110	142-11-029	793 Mayfield Ave	1965			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
111	142-10-006	787 Mayfield Ave	1966			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
112	142-10-007	785 Mayfield Ave	1965			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
113	142-10-008	773 Mayfield Ave	1967			(Not visible)	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
114	142-10-009	769 Mayfield Ave	1967			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
115	142-10-010	765 Mayfield Ave	1966			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

San Juan Residential District - Pine Hill II Neighborhood

Map	APN	Address	Construction Date	Historic Name	Architect	Architectural Style	Status	Date of Survey	Photo 1	Photo 2	Photo 3
116	142-10-011	761 Mayfield Ave	c 1968			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
117	142-10-012	757 Mayfield Ave	1966			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
118	142-10-013	753 Mayfield Ave	1964			Ranch	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
119	142-10-014	749 Mayfield Ave	1962				Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			
120	142-10-015	745 Mayfield Ave	1962			Contemporary	Recommendation - Not eligible as part of a historic district. Evaluate for individual eligibility.	2020-09-30			

Appendix E

Lower San Juan Neighborhood Historic District DPR523

Page 1 of 33

*NRHP Status Code |

*Resource Name or # (Assigned by recorder) Lower San Juan Residential Historic District

D1. Historic Name: Double Houses/Hoover Cottages

D2. Common Name:

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Lower San Juan Residential Historic District is located in a residential neighborhood of Stanford University that includes both single family homes and duplexes. It consists of a continuous area with contributors ranging from 1 to 2-1/2 stories as well as mature trees and other vegetation distributed throughout the larger neighborhood. The historic district consists of three distinct developments that are adjacent to each other; the Double Houses, Hoover Cottages, and Bungalowcraft Company houses.

The 16 contributing buildings include:

- 587 Alvarado Row, Stanford - Map #1
- 593 Alvarado Row, Stanford - Map #2
- 611 Alvarado Row, Stanford - Map #3
- 634-636 Alvarado Row, Stanford - Map #19 and 20
- 612-614 Alvarado Row, Stanford - Map #21 and 22
- 583-585 Salvatierra Street, Stanford - Map #28 and 29
- 591-593 Salvatierra Street, Stanford - Map #30-31
- 611-613 Salvatierra Street, Stanford - Map #32-33
- 625-627 Santa Ynez Street, Stanford - Map #34-35
- 638 Salvatierra Street, Stanford - Map #53
- 657 Santa Ynez Street, Stanford - Map #55
- 671 Santa Ynez Street, Stanford - Map #56
- 607 Mayfield Avenue, Stanford - Map #57
- 615 Mayfield Avenue, Stanford - Map #58
- 619 Mayfield Avenue, Stanford - Map #59
- 625 Mayfield Avenue, Stanford - Map #60

Listed below are brief descriptions as well as the specific character-defining features of the three developments that constitute the historic district: Double Houses, Mrs. Hoover's Cottages, and Bungalowcraft Company.

Double Houses

The Double Houses are a grouping of six Craftsman Style duplexes that were constructed in 1908 and 1909. Each is 2 or 2-1/2 stories and reflects the design details of one of four models listed below.

Model A

- Cross-gabled roofs; the primary façade includes the eave end of a roof at the center flanked by two gables
- Exposed rafters
- Paired knee braces (Craftsman style)
- Long pent roof above first-floor windows on primary façade

- Entry porches with hipped roofs located at both ends of the primary façade
- Double-hung windows
- Wood shingle siding

Model B

- Steeply hipped roof
- Hipped dormer windows on the third (attic) floor
- Balcony –located under the four windows on the primary facade (later replaced with a long pent roof)
- Entries on both ends of the primary façade
- Wood clapboard siding

Model C

- Steeply sloped jerkinhead roof; the primary façade includes the eave end of a roof at the center flanked by two truncated gables
- Entries located side-by-side in the center of the primary façade
- Entry porches below a single pent roof on the primary façade

Model D (modified Model A)

- Cross-gabled roofs; the primary façade includes the eave end of a roof at the center flanked by two gables
- Bargeboards and single knee braces at second-floor gable ends
- Entry porches with gabled roofs located at both ends of the primary façade
- Double-hung windows
- Wood shingle siding

Mrs. Hoover's Cottages

Mrs. Hoover's Cottages is a grouping of seven single family homes that were designed and built in the Spanish Eclectic Style. Details did vary from house to house; however, common character-defining features include:

- Spanish Eclectic
- One story
- Slightly gabled red tile roofs
- Thick enclosing walls of white or earth colored stucco
- Cast spiraling columns set between windows
- Turned wooden spindles in house or garden wall windows or in gates
- Decorative stucco brackets (connection between garage and patio walls)
- Round tile inclusions that look like the wooden poles.

Bungalowcraft Company

The Bungalowcraft Company houses along are single family homes along Alvarado Row that were all based on pre-designed plans purchased from the Bungalowcraft Company of Los Angeles.

- Craftsman Bungalow
- One story
- Wood or stucco cladding
- Cross-gabled roof

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The historic district includes properties along both sides of Alvarado Row and Salvatierra Street, on the northeast side of Mayfield Avenue, and the southeast side of Santa Ynez Street at Stanford University in an area known as the San Juan Neighborhood in Stanford, CA. The northeast boundary is Lane C and the southwest boundary is Mayfield Avenue. The northwest and southeast boundaries are irregular and run primarily along property lines as opposed to public streets or other rights-of-way. A portion of the northwest boundary runs along Santa Ynez Street. (see attached map)

***D5. Boundary Justification:**

The boundary of the historic district includes the properties from the three developments (Double Houses, Mrs. Hoover's Cottages, and Bungalowcraft Company) that contribute to the significance of the historic district.

D6. Significance: Theme Residential Development **Area** Stanford University
Period of Significance 1906-29 **Applicable Criteria** A/1

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

From its inception, Stanford University was planned as a residential campus. Frederick Law Olmsted's 1887 master plan for Stanford University included a residential community surrounding the core academic campus with neighborhoods radiating diagonally from all four corners of the main quad.¹ Francis A. Walker, Massachusetts Institute of Technology president and consultant for Stanford University, advocated for housing students in small cottages.² Olmsted envisioned that the houses on each street would have a common architectural style, creating mini-villages of Romanesque, Gothic, Byzantine, and Colonial-style dwellings.³ The Olmsted plan for the surrounding residential community was largely unrealized. The following focuses on the history of the development of faculty housing at Stanford University overall and then specifically that in the Lower San Juan Residential Historic District.

Stanford University Residential Development

The neighborhood, located nearest the main quad, was laid out on the diagonal street grid along Alvarado, Salvatierra, and Lasuen streets in accordance with Olmsted's plan. It was the only neighborhood that followed that pattern. Stanford University evaluated the earliest of these homes as a potential historic district in 2015 in *The Row Neighborhood: Historic Context and District Evaluation*. The Row Neighborhood evaluation explored the history of

¹ Angoloti, Elena, Sapna Martatia, Felicia Bill, Laura Jones, and Koji Ozawa, *The Row Neighborhood: Historic Context and District Evaluation*, 2015, p. 5.

² Angoloti, Elena, Sapna Martatia, Felicia Bill, Laura Jones, and Koji Ozawa, *The Row Neighborhood: Historic Context and District Evaluation*, 2015, p. 5.

³ Orrin Leslie Elliot, Stanford University, the first twenty-five years 1891-1925 (Stanford University: Stanford University Press, 2007), p. 601.

these first 10 houses, constructed in 1891, some of which are within the Residential District while others are on the main campus or academic campus zone. "The homes were simply designed and nearly identical to each other, with cross-gabled roofs, porches and double hung windows. The early plans were drafted by Shepley, Rutan and Coolidge but the final design was implemented by Percy & Hamilton."⁴ Other sources have indicated that these were Pattern Book Houses.⁵

The first of the Stanford Historical Society's books, *Historic Houses of San Juan Hill*, elaborates on this early residential development beyond the Row (text additions/clarifications are included in brackets):

Until 1900, faculty housing on campus was confined to Alvarado, Salvatierra, and Lasuen streets, close to the core of the university. That year, Jane Stanford gave her friends Mr. and Mrs. George B. Cooksey the opportunity to build a house on San Juan Hill (it is now Synergy House; 550 San Juan Street), but not until 1905, when William Durand and Harris J. Ryan built their shingle-style houses on Cabrillo Avenue [623 and 607 Cabrillo, respectively⁶], did any faculty choose to build on the hill. This area became known, informally, as the Durand-Cooksey tract. [The trustees took control of the University on June 1, 1903, when Mrs. Stanford divested herself of the powers and duties given to her by the Founding Grant.⁷] In October 1906, prompted by a notice from the Board of Trustees encouraging faculty to build houses on campus, 10 faculty members petitioned "that the semi-circular ridge east of Lagunita be opened for building purposes." The following March, more faculty members petitioned to build, while urging that fraternities and sororities not be given leases there. However, at least one fraternity (Zeta Psi) had a 10-year lease that preceded the request. Whether or not the possibility of coexisting with student housing deterred faculty from the Lagunita tract, by 1908 attention had moved to San Juan Hill.

From 1908 on, Board of Trustees housing documents mention at least three subdivisions on San Juan Hill: Cooksey, San Juan, and Reservoir. Insurance maps for 1917 show the Cooksey subdivision bordered by Santa Ynez, Cooksey Lane, Lasuen (now Mayfield), and County Road (now Campus Drive East). The San Juan subdivision was divided into two parts: San Juan I, bordered by Santa Ynez, San Juan, Lasuen (Mayfield), and Dolores; and San Juan II, the area within Cabrillo, which, with Dolores Street, circled the top of San Juan Hill and now comprises Dolores, Santa Ynez, and Cabrillo. Part of San Juan II was also called Reservoir or Water Tower after the water tower that still stands at the top of the hill. Today the Faculty Staff Housing Office refers to all three as the San Juan II subdivision.⁸

The need for more faculty housing grew and prompted development north of Mayfield Avenue (Lower San Juan) beginning in 1900 when Mrs. Stanford spent \$24,000 to construct four duplexes on Mayfield (then Lasuen) Avenue.⁹ Concerned about the quality of housing on campus, Mrs. Stanford twice set minimum financial limits on the construction costs for all residences.¹⁰ She initially allowed a few personal friends with no university affiliation to build private homes on campus; however, these houses were ultimately owned by the university and used as faculty or student housing.¹¹

⁴ Angoloti, Elena, Sapna Martatia, Felicia Bill, Laura Jones, and Koji Ozawa, *The Row Neighborhood: Historic Context and District Evaluation*, 2015, p. 5.

⁵ Stanford Historical Society. *Historic Houses VII: South San Juan Neighborhood and Stock Farm*, Stanford University, 2016, pp. 11–14).

⁶ Stanford Historical Society. *Historic Houses III: San Juan Neighborhood* Stanford University, 2005, p. 5.

⁷ Elliott, Orrin Leslie. *Stanford University: The First Twenty-Five Years*, 1937, p. 466.

⁸ Stanford Historical Society, *Historic Houses of San Juan Hill: Book I*, revised 2006, p. 1.

⁹ Stanford University. Stanford Community Plan: 2018 General Use Permit, Appendix HIS, p. 11.42.

¹⁰ Stanford Historical Society, *Historic Houses of San Juan Hill: Book I*, revised 2006, p. 1.

¹¹ Stanford Historical Society, *Historic Houses of San Juan Hill: Book I*, revised 2006, p. 1.

Lower San Juan Neighborhood

The Lower San Juan Neighborhood is generally bounded by Mayfield Avenue, Campus Drive, Lane C, and a just east of Coronado Avenue. The following excerpt is from *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*:

During 1908 and 1909, university officials commissioned the fledgling firm of Bakewell & Brown to design six double houses (duplexes) on Alvarado Row and Salvatierra Street, and in the mid-1920s Lou Henry Hoover commissioned architect Birge Clark to design a neighborhood of Spanish-style houses on Salvatierra, Santa Ynez, and Mayfield.

The double houses responded to the desire, first articulated by Leland and Jan Stanford, for a residential community that would include faculty and students [...]. The seven Hoover cottages [...] were a response, perceived and engineered by Mrs. Hoover, to the need for housing for junior faculty and senior staff. Single and childless couples found them attractive alternatives to building on a grander scale [...]. Both the double houses and Hoover cottages form "villages" within the lower San Juan subdivision and foretell future residential development from the late 1950s and on.

[...] in the early decades, these were often transitional housing for faculty before they moved on to (or built) more permanent housing on- or off-campus. Early faculty residents were usually renters. Numerous students also rented rooms or adjacent cottages, sometimes earning room and board by helping with housekeeping and caregiving. University directories even reveal a double-house unit full of students, with no faculty resident. In later decades, faculty became owners of the double houses, undertaking necessary upgrading and remodeling and often restoring and preserving original features.¹²

With smaller lots containing smaller homes the Lower San Juan Neighborhood has always been a more affordable option on the Stanford campus. The following discusses three distinct projects within the Lower San Juan Neighborhood: the Double Houses, the Hoover Cottages, and the Bungalowcraft Co. Houses. Each of these clusters of homes were built as a consolidated effort to provide affordable housing to Stanford University faculty and staff as opposed to the rest of the Lower San Juan homes, which appear to have been built one at a time by individual homeowners.

Double Houses (1906-09)

Despite the intention to develop Stanford as a residential community for both students and faculty, few faculty lived on campus prior to 1906. The following excerpt is from *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*:

In 1899, Mrs. Stanford had raised the mandatory minimum construction price for faculty houses to \$4,000 (from her earlier base of \$3,000) to ensure that new houses would be sufficiently "attractive." This made it difficult for the university to promote faculty housing on campus. Seventeen months after Mrs. Stanford's death, and three months after the 1906 earthquake, President David Starr Jordan, addressing the campus faculty housing issue, wrote to the Board of Trustees on July 6:

It seems to me very desirable that the matter of bringing the faculty back to campus should be decided as soon as possible, preferably before the opening of the next term.

¹² Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*, 2007, pp. 5.

In my judgment doing this would necessitate: The building of a series of cottages in the course of the year (to be ready in 1907) costing \$2000 to \$2500 each and renting at ten per cent of their cost.

This would undoubtedly be a good investment. If necessary to bring the cost of each up to \$4000, these could be made double houses [emphasis added], but single houses are desirable ...

In August 1906, a Board of Trustees study confirmed the widely belief that Stanford faculty were choosing off-campus housing because it was less expensive; the board recommended that the university develop some affordable housing.

Constructing double (two-family) houses could help meet these conditions. Such houses would provide more lodging for a greater number of faculty than would single-family residences. The larger structures would naturally cost more to construct, thereby surpassing Jane Stanford's minimum base price, yet these structures could be less costly to rent or to buy than single-family dwellings. (Interestingly, in 1902 Mrs. Stanford had granted trustees flexibility to alter the base price if justified by changing conditions, an option they did not utilize.)

By spring 1907 trustees were feeling pressure to expand on-campus faculty housing. As Charles Eells, who headed the trustees' 1906 committee looking into faculty housing, wrote to Crothers in June 1907:

The fact that our faculty in increasing numbers are establishing themselves away from the Campus is a condition which, in my opinion, warrants the trustees in taking any necessary steps to lessen that evil.

By 1908, action on double houses accelerated. The trustees in late April requested that one or two double houses be built at a cost of \$7,000 per house, and a month later authorized two more houses "in case there was an application." By August, construction payments for four double houses were made, continuing until the end of the year. In November 1908, the board approved a fifth double house; permission for a sixth house that had specifically been requested by two faculty members was granted in March 1909, to be ready for the following fall semester.¹³

The following excerpt is from *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*:

In the plans for the six campus houses, John Bakewell and Arthur Brown applied some of the knowledge about residential design and the Arts and Crafts or Craftsman style ... they had learned from Bernard Maybeck during their studies at the University of California. Though the style was most often seen in bungalows of the period, the two-story houses are also representative of this architectural tradition.

The partners' architectural strengths allowed them to vary styles from one project to the next and even within a single project. According to historian and biographer Jeffrey Tilman, at the time they were planning the double houses, they also designed four houses on an Oakland block, two featuring Craftsman details. One of their first residential designs—the 1906 Hutchinson House, still

¹³ Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*, 2007, pp. 16.

at 16 Presidio Terrace in San Francisco—combines Georgian style, large bay windows, Doric columns at the entrance doors, and a widow's walk; its Craftsman-style hipped roof, clapboard siding, and dormer windows recur in their Stanford houses.

The general style of the campus double houses can be considered as shingle or Craftsman. Shingles and unpainted wood were particularly favored because they represented humble materials favored in the Craftsman style.

Bakewell & Brown, initially commissioned to build two structures, developed two models, A and B. Originally, both were to be shingled, but model B has clapboard siding. The models had nearly identical floor plans (for each half, slightly more than 2,600 square feet on two stories, plus unfinished attic space), and each had its front entrance at the outer end of the front façade. Their differences lay on the exterior: in siding, trim, and roof and window configurations.

By the beginning of the 1909–10 school year, all six double houses were finished and inhabited. From that point, the history of these houses continues with the progression of faculty and their families (and a good number of students) who inhabited the houses up to the present. The stories of the many residents, and their accomplishments and challenges, form a domestic history of Stanford life in its first hundred years. Changes made to the original structures indicate alterations in technology and lifestyles over this period. But the century-long presence of these houses on the campus and their continuing desirability as housing for 12 faculty families also attest to the fine design and lasting quality of Bakewell & Brown's first commission at Stanford.¹⁴

Mrs. Hoover's Cottages

The following excerpt is from *Historic Houses II: Lower San Juan District Stanford University*:

Both Herbert Hoover and Lou Henry (who became Mrs. Hoover) had been students at Stanford. He studied geology and mining and she studied geology. Herbert Hoover later served on Stanford's Board of Trustees and was responsible for important changes in the functioning of the board. Mrs. Stanford had strong views on the manner of Stanford's operation during its early days, and Hoover made suggestions that helped modernize Stanford's governance. He suggested, for example, that the business affairs of Stanford be conducted by the Board, not by a small, separate unit, as in Mrs. Stanford's day. The earlier practice often had been thought to leave the Board uninformed on matters that it felt should be handled along with the other "business" on which it worked. He also was active in developing changes in the manner in which investments by Stanford were managed. As a result of his services, Hoover was held in high regard. After his family had rented houses on campus intermittently for some years, the privilege was extended to the Hoovers of building a "permanent" home on the campus.

Professor Arthur B. Clark taught in the Department of Art and Architecture and lived on campus. Birge Malcolm Clark was one of his children. The Hoover family returned to campus periodically to rent an available faculty home on San Juan Hill; thus, the Hoovers and the Clarks were often neighbors and their children were all good friends. Birge Clark earned his bachelor's degree at Stanford in 1914, then completed a degree in architecture at Columbia University in 1917. After front-line service in a tethered balloon in World War I, he returned to the family home at Stanford.

¹⁴ Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District Stanford University*, 2007, pp. 17.

As it happened, Herbert and Lou Henry Hoover were eager to begin the planning and building of their first house. Arrangements for the Hoovers to build on campus were already in place. A San Francisco architect had been engaged to do the job and after a flurry of unwanted and exaggerated publicity about the project, which distressed the Hoover family terribly, he was excused from the project. The Clark father-and-son team was then invited to take on the project, and they accepted.

A.B. Clark and Birge Clark worked closely with Mrs. Hoover, planned and oversaw the design and finally the construction of the Hoover home. The complications of working with an often-absent client with very firm notions (which often changed as the building process was under way) presented one challenge after another. According to Birge Clark's memoirs, Mrs. Hoover would often send sketches to the Clark team. One such feature which caused considerable reworking and experimentation on the job was the fireplace of the new Hoover house. Mrs. Hoover wanted the fireplace to be immediately around the right corner from the front foyer, on the interior wall of the living room. It was quite an effort to design and construct a properly functioning fireplace in accord with Mrs. Hoover's views.

Several years passed as the house project slowly progressed. The house was finally completed in the early 1920s as the Hoover family returned from England where the family had resided during most of World War I. Herbert and Lou Hoover had been extremely busy and active during that period with war relief work, including the Belgian war relief efforts. They were happy to return to the United States and eager to settle into their own home on campus.

In Birge Clark's "Memoirs about Mr. and Mrs. Herbert Hoover, with Particular Emphasis on the Planning and Building of their Home on San Juan Hill," he reminisces about the process. The following paragraph gives important clues about "Mrs. Hoover's Cottages":

"In 1923, because there had been a great deal of talk around the University that there was a great shortage of houses for young instructors, the University had let a contract for three or four small homes down on Alvarado Row. They were built by and designed by a speculative builder and were of a very undistinguished appearance. [Birge Clark indicated that the small homes that Mrs. Hoover was referring to were the Bungalowcraft Company houses at 587, 593, and 611 Alvarado Row, which were constructed in 1920-21.] Mrs. Hoover was quite disturbed about this, and also about the problem of what the young instructors could do, so she decided to build, as economically as possible, five or more architecturally good looking houses on Santa Ynez between Lasuen and Salvatierra, and around the corners on Lasuen and Salvatierra, to be sold at cost. There had been considerable publicity given to the fact that these houses would be built, and Mrs. Hoover was somewhat dismayed and amused when the first three purchasers who appeared were women employees of the University—executive secretaries, managers of dining rooms, dormitories, etc. I seemed to be somewhat cast in the role of a real estate agent, and asked Mrs. Hoover should I say that purchasers had to be instructors. She talked to someone and finally decided that since these women were permanently employed by the University and would need a place to live, they could buy the houses. The financial arrangement had been that they could buy the houses at actual cost and pay for them over a term of years at an interest rate which was to be 1% below the going rate. I believe 6% was the going rate, so they paid 5%. Mrs. Hoover was also amused at some of the requests they made for changes in the plans. She said as long as I didn't mind, she didn't, but not to let them do anything which would "hurt the appearance." The contract for the five houses was \$30,000 — the individual prices ranged from \$4,500 to \$7,200. Two young instructors did buy two of them, and if my memory is right, they were all bought before construction actually started. Later she built two more."

Birge Clark adds another sentence in his memoirs linking this set of houses with Mrs. Hoover: "Because of being in Washington so much, she never got the fun she was entitled to out of building these houses, which I thought was a great shame, as she had so much fun and excitement out of planning their own home."

Mrs. Hoover was very happy with Birge Clark's involvement in the planning and building of the family home. Herbert Hoover was involved with so many other activities, he left the project in his wife's hands.

In the files at Stanford's Maps and Records unit, there is a long, narrow blueprint labeled "Five houses for Mrs. Herbert Hoover, Stanford University, Group Elevations." There is no date, but it is called "Plot Plan Job #215" and was done by Birge Clark. Only elevations of three cottages on Santa Ynez between Salvatierra Street and Mayfield Street are shown. These three houses present a single, almost continuous façade with connecting patio walls and garages between them. A much smaller drawing on the same blueprint shows "Hoover Cottages" around the corner on the same block identified as "615 and 619 Lasuen." The location for these five cottages was given as (left to right):

- #1—657 Santa Ynez;
 - #2—671 Santa Ynez;
 - #3—607 Lasuen;
 - #4—615 Lasuen; and
 - #5—619 Lasuen (Lasuen later renamed Mayfield).
- These are the original five "Hoover Cottages."

Birge Clark was able to combine qualities from several informal and relatively simple architectural styles to create, at modest cost, five small houses that met Lou Henry Hoover's specifications. Originally all were one story, with slightly gabled red tile roofs, and thick enclosing walls of white or earth colored stucco, together suggesting a cluster of homes in a Spanish or Mexican mission village. This style is now generally known as "Spanish Eclectic." Details varied from house to house, but among them were turned wooden spindles in house or garden wall windows or in gates. Several had decorative stucco brackets, where garage and patio walls connected producing a pueblo-like quality. Some had round tile inclusions that look like the wooden poles often used with adobe.

Some interior features, such as display shelves and built-in storage in living and dining rooms, as well as in kitchens (some with ceramic tile decoration), appear to be a more craftsman-like influence, as do built-in nooks in dining areas. Large, single perforated ceramic tiles from China were set into exterior walls close to the roof lines. The whole exterior effect was informal, charming and homey, even if elements may have seemed somewhat eclectic. These five small houses were designed, sold to eligible buyers for the building cost (financed by Mrs. Hoover) and then built, all in 1924-25. It is clear that some of the buyers did make changes in the original designs. The cottages original floor plans are among the drawings given in 1996 by the Birge Clark family to the Stanford Archives.

Also present in the Birge Clark file is a drawing entitled "Three Houses for Mrs. Herbert Hoover, Job #248," dated Sept. 1, 1925. This drawing shows details of cottage structures using the same basic forms as the original five, but three have more elaborate decorative details, such as cast

spiraling columns set between windows.

In File #248 there are floor plans for all of the five original cottages and the three proposed additional cottages. Houses #1 to #5 are identified above. The three houses of the second phase were:

#6—622 Salvatierra;

#7—638 Salvatierra; and

#8—625 Mayfield (next to 619 Mayfield).

This last house was not designed by Clark, but instead the architect of record is Warren P. Skillings of San Jose. It appears that Mr. Skillings designed a “sister” dwelling that borrowed the same “vocabulary” used by Clark and produced a compatible house that would fit well into the “village.” The houses at 622 and 638 Salvatierra thus formed the second phase of the project designed by Birge Clark, bringing the total number of his houses in the Hoover project to seven. Mrs. Hoover commissioned and supported the designing and the financing (the houses were to be sold at cost, with loans provided at low interest rates by Stanford), so purchases of the houses were possible by members of the Stanford faculty and staff who otherwise probably could not have afforded them.¹⁵

Bungalowcraft Company

The following excerpt is from *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*:

A century ago, as families became more mobile, they moved out of densely populated cities, particularly in the East, across the country as far as California. The need for housing followed, and a predesigned (and maybe prefabricated) house was an affordable and quickly finished alternative. Perhaps the most well-known source was Sears & Roebuck, which sold more than 70,000 prefabricated Sears Modern Homes between 1908 and 1940: houses, cabins, and cottages (not to mention garages, farm buildings, and outhouses). Prices ranged from a few hundred dollars to \$2,000 and up, depending on size and features.

Bungalowcraft Co. of Los Angeles was popular in the West, particularly California, and three cottages on Alvarado Row were built in 1920 and 1921 using its plans. The firm offered a range of house styles but seems to have specialized in Arts and Crafts. In a circa 1911 catalog, *Model and Modern Bungalow Plans: Outside and Inside*, proprietor Henry Menken warned prospective clients against using Eastern designers, who have trouble producing “the real bungalow ‘atmosphere’.” Their so-called bungalows are grotesque as compared with the graceful homes of Southern California, which are admired and talked about by tourists from every part of the world,” he wrote. Detailed plans shown in the catalog cost \$10; estimated construction costs, depending on the size and complexity of design, ranged from \$500 to \$2,400.

In the case of the houses in this book, a local contractor oversaw the building and finishing, sometimes revising and redrawing the plans.

Details on the company are limited to a few Web references and digitized copies of catalogs, as well as listings for now-expensive originals, and small advertisements in the Los Angeles Times of the early 20th century.

¹⁵ Stanford Historical Society. *Historic Houses II: Lower San Juan District Stanford University*, 1998, pp. 32-34.

Four Craftsman Bungalows: 583, 587, 593, and 611 Alvarado

On Alvarado Row, just off today's Campus Drive East, four small and charming bungalows built in the early 1920s show an almost do-it-yourself alternative to the other houses in this book, which are generally larger and designed by a variety of architects. The Craftsman style of these modest houses had its roots in the English Arts and Crafts movement, which influenced Frank Lloyd Wright's Prairie houses in the Midwest, the Greene brothers in Southern California, and Bernard Maybeck and Bakewell & Brown in the Bay Area. By the 1920s, the style had spread to speculative builders and mail-order firms, and the four houses in *Historic Houses VI* are variations on a theme. Nearly 90 years later, these cottages show few signs of the passage of time, and they suit the tastes and needs 21st-century families as well as they did for their original occupants.

Three of them (587, 593, and 611) were built in 1920 and 1921 from plans from the Bungalowcraft Company of Los Angeles; the fourth (583) was a mail order design from N. Montgomery Woods Jr. of New York. Plans were very reasonable—Woods's could cost as little as \$40. In an ad in the Los Angeles Times, August 15, 1909, a catalog of Bungalowcraft plans cost \$1; detailed plans shown in a circa 1911 catalog were a thrifty \$10.

Though each house has distinctively different exterior details, all have gable roofs and pedimented entries; the interior arrangement of the original six rooms of 587, 593, and 611 is similar (see descriptions on pages 43 through 66), and fireplaces are on an end wall. The house at 583 ... built several years later, has a single broad gable ridgeline and an entrance on the right side; its chimney—of large blocks of sandstone (the original plan suggested river rock)—is in the center of the house, and the dining room is on the left front corner rather than behind the living room as in the Bungalowcraft houses.

Though popular with their occupants—some of them very long-term—not everyone has appreciated these houses. Architect Birge Clark recalled that Lou Henry Hoover had been "quite disturbed" about what in her view was the "very undistinguished appearance" of several small, early-1920s houses on Alvarado, an obvious reference to these bungalows. Around 1924, she hired Clark to design a group of Spanish eclectic cottages—now known as Mrs. Hoover's Cottages—on Salvatierra, Santa Ynez, and Mayfield [...]¹⁶

Evaluation of the Lower San Juan Neighborhood Historic District

The Lower San Juan Neighborhood was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, and the County's HRI Designation Criteria 1 through 4. Of the 70 parcels in the Lower San Juan Neighborhood, 16 buildings situated on 22 parcels were identified as contributors to the proposed Lower San Juan Neighborhood Historic District. All of the contributors to the proposed Lower San Juan Neighborhood Historic District are over 50 years old. ESA has identified a period of significance of 1906-1929. An evaluation of the criteria is followed by an assessment of integrity.

Archival review indicates that there are significant associations between the development of the Lower San Juan Neighborhood and the provision of accessible/affordable housing on the Stanford University campus for faculty and staff (Criteria A/1/1). While Stanford University was always intended to be a residential campus for both students and faculty and the San Juan Neighborhood was always intended to be developed for housing, this was accomplished slowly. Stanford University opened in October 1891, and with only 10 homes initially built, The Row, the majority of

¹⁶ Stanford Historical Society. *Historic Houses VI: Lower San Juan Neighborhood, Continued*, Stanford University, 2012, p. 18-19.

faculty and staff were forced to live off campus in the surrounding area. For example, the City of Palo Alto was founded after Stanford University and became a popular location for faculty to build their residences. The National Register-listed Professorville Historic District in Palo Alto is an example of a high concentration of Stanford University faculty homes. With a period of significance starting in c. 1895, it represents an early concentration of faculty-built residences.

A challenge to building affordable housing on campus was Mrs. Stanford herself. During her tenure, Mrs. Stanford set strict minimum construction costs for any residence constructed on campus. This, in conjunction with the university's fluctuating salaries due to budget concerns made it difficult for junior faculty and staff to afford to build on campus. Initially, another factor was also that homes on Stanford land were leased and not sold to their occupants. Those who desired to own their home lived off campus. As a result of these circumstances, the first documented concerted effort to build more affordable housing in the San Juan Neighborhood came after Mrs. Stanford's death in 1905. This first tangible action came from the Board of Trustees in 1906 when the Double Houses were commissioned. The Double Houses are a group of six duplexes along Alvarado Row and Salvatierra Street that were built to address the shortage of affordable housing on campus.

Another significant effort occurred with an eight-home project spearheaded by Mrs. Hoover on Salvatierra Street, Santa Ynez Street, and Alvarado Row. These eight homes came to be known as the Hoover Cottages and were not only built with a focus on economy, but Mrs. Hoover paid for the construction of the homes herself, financed loans to the homeowners at below-market rates, and sold the homes at cost.

In the early 1920s, Stanford University allowed three homes along Alvarado Row (587, 593, and 611) using predesigned architectural plans from the Bungalowcraft Company to be built. This was a shift from early practice that implements individualized architectural plans developed specifically for the property. Bungalowcraft Company plans were popular on the west coast at the start of the 20th century, providing a more economical way for people to own homes by cutting out the cost of consulting with, and having plans provided by, an architect. Plans were as inexpensive as \$10.

For these reasons, a portion of the Lower San Juan Neighborhood is recommended eligible for listing as a historic district under Criteria A/1/1 for their association with the effort to provide affordable housing for faculty and staff at Stanford University. While the homes that are recommended as contributors to the Lower San Juan Neighborhood Historic District were constructed at different times and by various individuals, they all share the common theme of providing more affordable housing to the staff and faculty of Stanford that wanted to live on campus. The period of significance for these criteria is 1906–1929, which corresponds to the initial action of the Board of Trustees to build the Double Houses and the construction of the last Hoover Cottage.

Archival review did not indicate that there are significant associations between the Lower San Juan Neighborhood as a whole with significant persons (Criteria B/2/2) that would rise to the level of eligibility as it would relate to the significance of the proposed Lower San Juan Neighborhood Historic District. While the Board of Trustees commissioned the construction of the Double Houses and Mrs. Hoover commissioned the construction of the Hoover Cottages and these are significant persons/groups, these associations do not rise to the level needed for eligibility and no single individual was associated with all of the homes identified as contributors to the proposed Lower San Juan Neighborhood Historic District. In order to be eligible for these associations their contributions to the Lower San Juan Neighborhood Historic District would have had to be associated with significant portions of their productive lives. Evidence of this was not found in the archival record. Therefore, the Lower San Juan Neighborhood Historic District is not recommended eligible under Criteria B/2/2. It should be noted that the historical record is full of significant

persons that are associated with various individual buildings throughout the San Juan Neighborhood; however, this effort did not include the individual building evaluations including rather or not the presence of those significant persons would result in eligibility.

While the Double Houses, Hoover Cottages, and Bungalowcraft Company houses each exhibit cohesive architectural styles and elements within their small subgroups, as a whole the Lower San Juan Neighborhood Historic District does not. The Double Houses and Bungalowcraft Company houses are designed in the craftsman style while the Hoover Cottages are designed in the Spanish Eclectic style. The three Bungalowcraft Company houses were constructed using predesigned architectural plans with no architect or builder noted in the archival record. Bakewell and Brown designed all of the Double Houses while the majority of the Hoover Cottages were designed by Birge Clark with one designed by Skillings. The 16 contributors to the Lower San Juan Neighborhood Historic District, constructed between 1905-1929, are executed in a variety of architectural styles, by a number of architects and builders, and do not represent a cohesive grouping of any particular style, period of architectural development, or works by an architect (Criteria C/3/3). For these reasons, the Lower San Juan Neighborhood Historic District as a whole is recommended ineligible for listing under Criteria C/3/3.

Criteria D/4 is typically used to evaluate archaeological sites; however, it can be applied to buildings and structures where unique or innovative construction methods have been employed. For example, a building or structure "exhibiting a local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development." The contributors to the Lower San Juan Neighborhood Historic District do not appear to have the potential to yield more information. Therefore, they do not appear eligible under Criteria D/4/4.

Integrity

In order to be eligible for listing in the National or California registers or the County's HRI a resource must possess sufficient integrity to convey its significance. In Division C17- Historic Preservation (Ord. No. NS-1000.96) integrity is defined as "the authenticity of a resource's historic identity, evidenced by the survival of physical characteristics that existed during the resource's historic or prehistoric period." The seven aspects of integrity have been analyzed below per National Register Guidance:

- Location – The buildings that contribute to the Lower San Juan Neighborhood Historic District exist on their original sites and therefore retain integrity of location.
- Setting – The Stanford University campus and the other Stanford neighborhoods that surround the proposed Lower San Juan Historic District continue to exhibit the physical characteristics of a university campus with residences adjacent to and associated with that university campus. The street patterns within the proposed Lower San Juan Neighborhood Historic District remain as they were originally planned. The Lower San Juan Historic District retains integrity of setting.
- Feeling – This and other Stanford neighborhoods and the Stanford University campus continue to exhibit the physical characteristics of a residential neighborhood adjacent to and associated with a university campus. The street patterns within the Lower San Juan Neighborhood Historic District remain as they were originally planned and the majority of the homes are recognizable from their original construction. The Lower San Juan Neighborhood Historic District retains integrity of feeling.
- Association – The contributors to the proposed Lower San Juan Neighborhood Historic District continue to function as residences adjacent to and associated with a university campus. They also continue to be more-affordable options than those residences to the south in the San Juan Hill Neighborhood. The Lower San Juan Neighborhood Historic District retains integrity of association.

- Design – While some alterations have been made to individual buildings changes appear to have largely been in the form of additions to rear facades, and the district as well as the individual contributors retain sufficient integrity of design to convey their significant associations from the period of significance.
- Materials – While some alterations have been made to individual buildings changes appear to have largely been in the form of additions to rear facades, retaining original materials, and the district as well as the individual contributors retain sufficient integrity of materials to convey their significant associations from the period of significance.
- Workmanship - While some alterations have been made to individual buildings changes appear to have largely been in the form of additions to rear facades, and the district as well as the individual contributors retain sufficient integrity of workmanship to convey their significant associations from the period of significance.

Overall, the Lower San Juan Neighborhood Historic District retains a high degree of integrity to convey the historic significance established above. ESA recommends the Lower San Juan Neighborhood Historic District eligible for listing on the National Register under Criteria A (events), the California Register under Criteria 1 (events), and the County's HRI Designation Criteria 1 (events).

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DISTRICT RECORD

Primary #

HRI #

Trinomial

Page 16 of 33

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Lower San Juan Residential Historic District

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*D8. Evaluator: Amber Grady, ESA Date: March 2021

Affiliation and Address: ESA, 787 The Alameda, Suite 250, San Jose, CA 95126

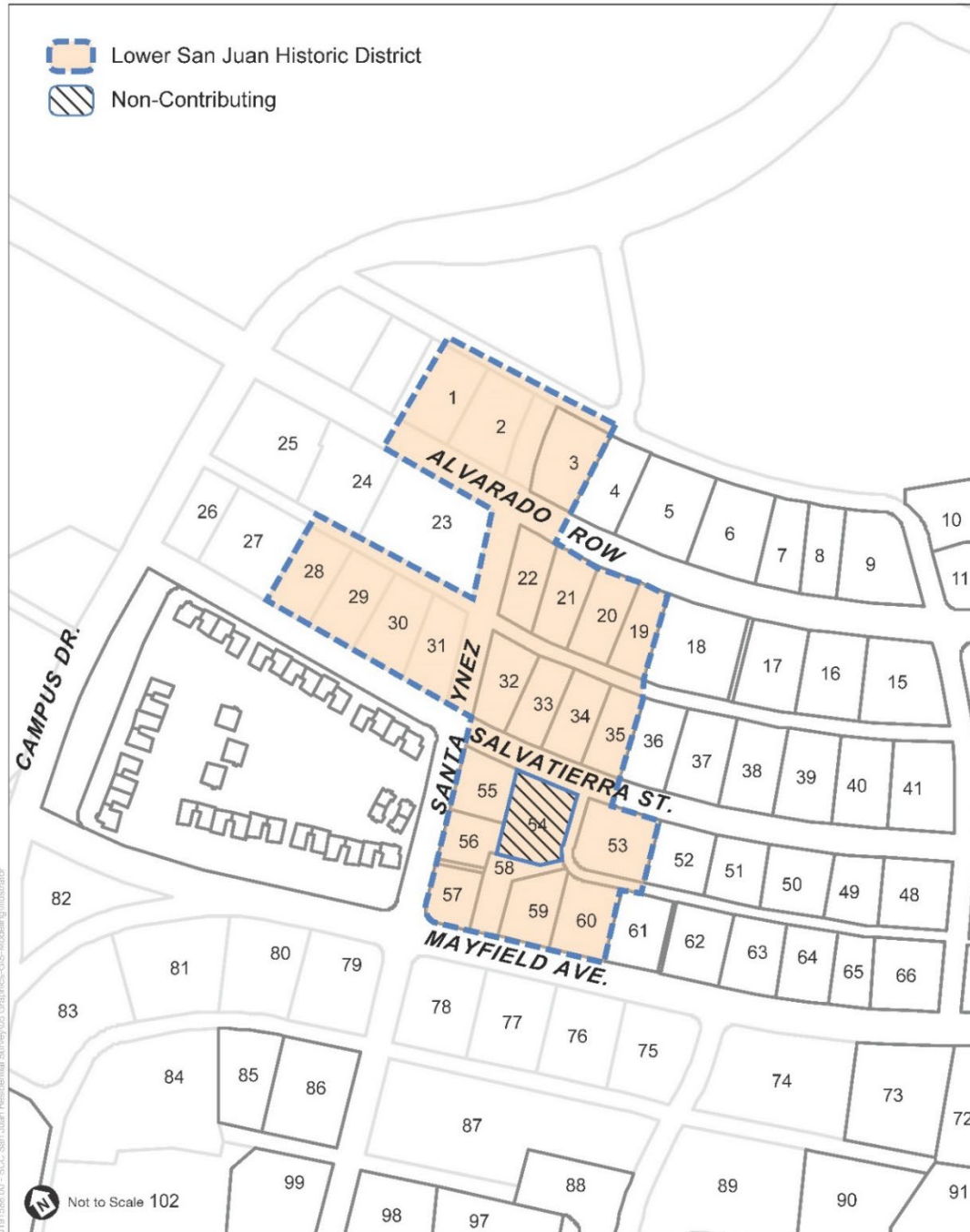
State of California -- Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary #
HRI #
Trinomial

Page 17 of 33

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Lower San Juan Residential Historic District



SOURCE: San Juan Residential District

SCC San Juan Residential District Survey



Proposed Lower San Juan Historic District

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 18 of 33

*Resource Name or #: 587 Alvarado Row

P1. Other Identifier: Map #1

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 587 Alvarado Row City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-014

***P3a. Description:**

587 Alvarado Row is a one-story, single-family residence. It was designed in the Craftsman Bungalow style and features an irregular footprint. The building is of wood-frame construction, clad in lap siding, and capped with a cross-gable roof covered with composition shingles. The primary façade faces southwest and features a raised entry with a paneled wood door at the center of the façade below an arched porch supported by Doric columns. The entry is flanked by groups of three multi-lite French doors. The façade terminates in a continuous eave.

***P3b. Resource Attributes:** HP2. Single-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: Primary (west) façade, view facing southeast.
Source: Google Earth

***P6. Date Constructed/Age and Source:** ☒ Historic

☐ Prehistoric ☐ Both

1920, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board
and David B. Grusky
587 Alvarado Row
Stanford, CA 94305

***P8. Recorded by:**

Amber Grady/ESA
787 The Alameda, Suite 250
San Jose, CA 95126

***P9. Date Recorded:** Sept. 29, 2020

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ESA. Final Historic Resources Survey Report: San Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 19 of 33

*Resource Name or #: 593 Alvarado Row

P1. Other Identifier: Map #2

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 593 Alvarado Row City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-075

***P3a. Description:**

593 Alvarado Row is a one-story, single-family residence. It was designed in the Craftsman Bungalow style and features an irregular footprint. The building is of wood-frame construction, clad in stucco, and capped with a cross-gable roof covered with composition shingles. The asymmetrical, primary façade faces southwest and features a raised entry roughly in the center of the facade. The entry porch includes a paneled wood door as well as French doors. To the left (north) of the entry is a grouping of three windows set under the gable; a fixed window that is flanked by narrow, multipaned casements. The central fixed window includes a large pane of glass with a multi-light portion at the top. To the right (south) of the entry porch is another grouping of three windows set under the gable in an arched opening; a multipaned window flanked by two multipaned, sash windows.

***P3b. Resource Attributes:** HP2. Single-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: Primary (southwest) façade, view facing southeast.

Source: Google Earth

***P6. Date Constructed/Age and Source:** ☒ Historic

☐ Prehistoric ☐ Both
1921, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University
Marco and Meredith Einaudi, Trustees
593 Alvarado Row
Stanford, CA 94305

***P8. Recorded by:**

Amber Grady/ESA
787 The Alameda, Suite 250
San Jose, CA 95126

***P9. Date Recorded:** Sept. 29, 2020

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ESA. Final Historic Resources Survey Report: San Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 20 of 33

*Resource Name or #: 611 Alvarado Row

P1. Other Identifier: Map #3

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 611 Alvarado Row City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-073

***P3a. Description:**

611 Alvarado Row is a one-story, single-family residence. It was designed in the Craftsman Bungalow style and features an irregular footprint. The building is of wood-frame construction, clad in stucco, and capped with a cross-gable roof covered with composition shingles. The primary façade faces southwest and features a raised entry below a gabled porch with a paneled wood door and a three-part, wood-sash window. This three-part window features a fixed window that is flanked by narrow, multipaned casements. The central fixed window includes a large pane of glass with a multi-light portion at the top.

***P3b. Resource Attributes:** HP2. Single-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: Primary (southwest) façade, view facing northeast.
Source: ESA, 2020.

***P6. Date Constructed/Age and Source:** ☒ Historic

☐ Prehistoric ☐ Both
1920, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board
Jeanne Ling Tsai, Assignee
611 Alvarado Row
Stanford, CA 94305

***P8. Recorded by:**

Becky Urbano/ESA
787 The Alameda, Suite 250
San Jose, CA 95126

***P9. Date Recorded:** Sept. 29, 2020

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ESA. Final Historic Resources Survey Report: San Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 21 of 33

*Resource Name or #: 634-636 Alvarado Row

P1. Other Identifier: Double House (Model A), Map #19

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 634-636 Alvarado Row City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-022 and -023

***P3a. Description:**

634-636 Alvarado Row is a two-story duplex. It was designed in the Craftsman style and features a roughly U-shaped footprint. The building is of wood-frame construction, clad in wood shingles, and capped with a cross-gable roof covered with composition shingles. The primary façade faces northeast and is asymmetrical due to an addition. The two raised entries are located on opposite ends of the façade at covered porches. Windows primarily one-over-ones with three small, fixed windows tucked under each of the gable ends. Multipaned windows are present at the corners of the first floor. Exposed rafter tails and fascia adorn the eaves.

*P3b. Resource Attributes: HP3. Multiple-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: Primary (northeast) façade, view facing southwest. Source: ESA, 2020.

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



*P6. Date Constructed/Age and Source: ☒ Historic

☐ Prehistoric ☐ Both
1908, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University (634)
Stephen R. Quake, Assignee (636)
634/636 Alvarado Row
Stanford, CA 94305

***P8. Recorded by:**

Amber Grady/ESA
787 The Alameda, Suite 250
San Jose, CA 95126

*P9. Date Recorded: Sept. 29, 2020

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ESA. Final
Historic Resources Survey Report: San
Juan Residential District, Stanford,
California. Prepared for the County of

Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 22 of 33

*Resource Name or #: 612-614 Alvarado Row

P1. Other Identifier: Double House (Model B), Map #21

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 612-614 Alvarado Row City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-020 and -021

***P3a. Description:**

612-614 Alvarado Row is a 2.5-story duplex. It was designed in the Craftsman style and features a roughly U-shaped footprint. The building is of wood-frame construction, clad in wood lap siding, and capped with a steeply pitched hipped roof covered with composition shingles. The primary façade faces northeast and is asymmetrical. The two raised entries are located on opposite ends of the façade at covered porches and include paneled doors. Windows primarily one-over-ones. The first floor enclosed porches appear to have fixed windows. Two dormer windows with hipped roofs punctuate the roof.

*P3b. Resource Attributes: HP3. Multiple-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: Primary (northeast) façade, view facing southwest.

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



Source: ESA, 2020.

***P6. Date Constructed/Age and**

Source: ☒ Historic

☐ Prehistoric ☐ Both

1908, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board

Timothy F. Bresnahan, Assignee (612)

Jonathan & Linda Bendor, Lessee (614)

612/614 Alvarado Row

Stanford, CA 94305

***P8. Recorded by:**

Amber Grady/ESA

787 The Alameda, Suite 250

San Jose, CA 95126

*P9. Date Recorded: Sept. 29, 2020

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ESA. Final Historic Resources Survey Report: San Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 23 of 33 *Resource Name or #: 583-585 Salvatierra Street

P1. Other Identifier: Double House (Model C), Map #28

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 583-585 Salvatierra Street City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-040 and -041

***P3a. Description:**

583-585 Salvatierra Street is a two-story duplex. It was designed in the Craftsman style (Model C) and features a roughly T-shaped footprint. The building is of wood-frame construction, clad in wood shingles, and capped with a steeply pitched combination hipped and jerkinhead roof covered with composition shingles. The primary façade faces southwest fronting Salvatierra Street and features a raised entry below a gabled porch centrally located on the façade that include the two entries. Wood-framed, one-over-one windows dominate the primary façade.

***P3b. Resource Attributes:** HP3. Multiple-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: Primary (southwest) façade, view facing northeast.

Source: Google Earth

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



Santa Clara. March 2021.

***P6. Date Constructed/Age and**

Source: ☒ Historic

☐ Prehistoric ☐ Both

1908, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board

Andrew Walder & Jean Oi, Trustee (583)

Christopher Francis, Assignee (585)

583/585 Salvatierra Street

Stanford, CA 94305

***P8. Recorded by:**

Amber Grady/ESA

787 The Alameda, Suite 250

San Jose, CA 95126

***P9. Date Recorded:** Sept. 29, 2020

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ESA. Final
Historic Resources Survey Report: San
Juan Residential District, Stanford,
California. Prepared for the County of

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 24 of 33

*Resource Name or #: 591-593 Salvatierra Street

P1. Other Identifier: Double House (Model D), Map #30

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 591-593 Salvatierra Street City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-038 and -039

***P3a. Description:**

591-593 Salvatierra Street is a two-story duplex. It was designed in the Craftsman style and features a roughly U-shaped footprint. The building is of wood-frame construction, clad in wood shingles, and capped with a cross-gabled roof covered with composition shingles. Facia is present at the gabled ends. The primary façade faces southwest fronting Salvatierra Street with the two entries located at each of the corners. Each entry is raised and includes a covered porch. One-over-one windows dominate the primary façade.

*P3b. Resource Attributes: HP3. Multiple-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: Primary (southwest) façade, view facing east.
Source: Google Earth

*P6. Date Constructed/Age and Source: ☒ Historic

☐ Prehistoric ☐ Both
1909, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board
Martin Morf, Lessee (593)
591/593 Salvatierra Street
Stanford, CA 94305

***P8. Recorded by:**

Amber Grady/ESA
787 The Alameda, Suite 250
San Jose, CA 95126

*P9. Date Recorded: Sept. 29, 2020

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ESA. Final

Historic Resources Survey Report: San Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 25 of 33

*Resource Name or #: 611-613 Salvatierra Street

P1. Other Identifier: Double House (Model A), Map #32

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____ R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 611-613 Salvatierra Street City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-036 and -037

***P3a. Description:**

611-613 Salvatierra Street is a two-story duplex. It was designed in the Craftsman style and features a roughly U-shaped footprint. The building is of wood-frame construction, clad in wood shingles, and capped with a cross-gabled roof covered with composition shingles. The eaves include exposed rafter tails and fascia. The primary façade faces southwest. The two raised entries are located on opposite ends of the façade at covered porches and include paneled doors. Window types include one-over-ones, fixed multipaned, six-over-ones, and casement.

*P3b. Resource Attributes: HP3. Multiple-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: Primary (southwest) façade, view facing northeast.

Source: ESA, 2020.

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



***P6. Date Constructed/Age and**

Source: ☒ Historic

☐ Prehistoric ☐ Both

1908, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board

Jody L. Maxmin, Lessee (611)

Anton Wyss-Coray, Assignee (613)

611/613 Salvatierra Street

Stanford, CA 94305

***P8. Recorded by:**

Amber Grady/ESA

787 The Alameda, Suite 250

San Jose, CA 95126

***P9. Date Recorded:** Sept. 29, 2020

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ESA. Final Historic Resources Survey Report: San Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 26 of 33

*Resource Name or #: 625-627 Salvatierra Street

P1. Other Identifier: Double House (Model B), Map #34

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 625-627 Salvatierra Street City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-034 and -035

*P3a. Description:

625-627 Salvatierra Street is a 2.5-story duplex. It was designed in the Craftsman style and features a roughly U-shaped footprint. The building is of wood-frame construction, clad in wood lap siding, and capped by a steeply pitched hipped roof covered with composition shingles. The primary façade is asymmetrical, faces southwest, and features two raised entries with covered porches. The windows are primarily one-over-ones. Two dormers punctuate the roof.

*P3b. Resource Attributes: HP3. Multiple-family property

*P4. Resources Present:

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: Primary
(southwest) façade, view facing
northeast. Source: ESA, 2020.

*P6. Date Constructed/Age and
Source: ☒ Historic

☐ Prehistoric ☐ Both
1908, Stanford Historical Society

*P7. Owner and Address:

Leland Stanford, Jr. University Board
James D. Fearon, Lessee (625)
David Siegmund, Lessee (627)
625/627 Salvatierra Street
Stanford, CA 94305

*P8. Recorded by:

Amber Grady/ESA
787 The Alameda, Suite 250
San Jose, CA 95126

*P9. Date Recorded: Sept. 29, 2020

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ESA. Final Historic Resources Survey Report: San Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 27 of 33

*Resource Name or #: 638 Salvatierra Street

P1. Other Identifier: Hoover Cottage, Map #53

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 638 Salvatierra Street City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-058

***P3a. Description:**

638 Salvatierra Street is a one-story, single-family residence. It was designed in the Spanish Eclectic style and features an irregular footprint. The building is of wood-frame construction, clad in stucco, and capped by a combination flat and gabled roof covered with clay tiles. The primary façade faces northeast, is asymmetrical, and features a raised entry. The entry includes a wood paneled door, a three part window set in a rectangular opening, and three arched windows. Multipaned, arched windows of various sizes are the dominant window type of the primary façade.

*P3b. Resource Attributes: HP2. Single-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: Primary
(northeast) façade, view facing
southwest.

Source: ESA, 2020.

*P6. Date Constructed/Age and Source: ☒ Historic

☐ Prehistoric ☐ Both

1926, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board

Alberto Diaz Cayeros, Lessee

638 Salvatierra Street

Stanford, CA 94305

***P8. Recorded by:**

Becky Urbano/ESA

787 The Alameda, Suite 250

San Jose, CA 95126

*P9. Date Recorded: Sept. 29, 2020

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ESA. Final

Historic Resources Survey Report: San Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 28 of 33

*Resource Name or #: 657 Santa Ynez Street

P1. Other Identifier: Hoover Cottage, Map 55

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 657 Santa Ynez Street City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-056

***P3a. Description:**

657 Santa Ynez Street is a one-story single-family residence. It was designed in the Spanish Eclectic style and features a T-shaped footprint. The building is of wood-frame construction, clad in stucco, and capped by a cross-gabled roof covered with clay tiles. The primary façade faces northwest and features wood-framed windows and a round vent under the gable.

*P3b. Resource Attributes: HP2. Single-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: Primary (northwest) façade, view facing southeast.

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



Source: Google Earth

***P6. Date Constructed/Age and**

Source: ☒ Historic

☐ Prehistoric ☐ Both

1924-25, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board

Glenna M. Houle, Trustee

657 Santa Ynez Street

Stanford, CA 94305

***P8. Recorded by:**

Becky Urbano/ESA

787 The Alameda, Suite 250

San Jose, CA 95126

***P9. Date Recorded:** Sept. 29, 2020

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ESA. Final
Historic Resources Survey Report: San
Juan Residential District, Stanford.

California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 29 of 33

*Resource Name or #: 671 Santa Ynez Street

P1. Other Identifier: Hoover Cottage, Map #56

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 671 Santa Ynez Street City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-055

***P3a. Description:**

671 Santa Ynez Street is a one-story, single-family residence. It was designed in the Spanish Eclectic style and features a T-shaped footprint. The building is of wood-frame construction, clad in stucco, and capped by gabled roofs covered with clay tiles. The primary façade faces northwest and features an entry tucked under an archway.

*P3b. Resource Attributes: HP2. Single-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: Primary (northwest) façade, view facing southeast.

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



Source: ESA, 2020.

***P6. Date Constructed/Age and**

Source: ☒ Historic

☐ Prehistoric ☐ Both

1924-25, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board

Paul Robinson, Trustee

671 Santa Ynez Street

Stanford, CA 94305

***P8. Recorded by:**

Becky Urbano/ESA

787 The Alameda, Suite 250

San Jose, CA 95126

***P9. Date Recorded:** Sept. 29, 2020

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ESA. Final
Historic Resources Survey Report: San
Juan Residential District, Stanford.

California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 30 of 33

*Resource Name or #: 607 Mayfield Avenue

P1. Other Identifier: Hoover Cottage, Map #57

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 607 Mayfield Avenue City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-054

***P3a. Description:**

607 Mayfield Avenue is a one-story, single-family residence. It was designed in the Spanish Eclectic style and features a roughly L-shaped footprint. The building is of wood-frame construction, clad in stucco, and capped by a cross-gabled roof covered with clay tiles. The primary façade faces southwest and features an entry recessed under a double archway supported by a decorative column. Window types include four-over-fours and six-over-sixes.

***P3b. Resource Attributes:** HP2. Single-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: Primary (southwest) façade, view facing northeast.

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



Source: Google Earth

***P6. Date Constructed/Age and Source:** ☒ Historic

☐ Prehistoric ☐ Both
1924-25, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board
Scott E. Fendorf, Lessee
607 Mayfield Avenue
Stanford, CA 94305

***P8. Recorded by:**

Amber Grady/ESA
787 The Alameda, Suite 250
San Jose, CA 95126

***P9. Date Recorded:** Sept. 29, 2020

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** ESA. Final
Historic Resources Survey Report: San

Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 31 of 33

*Resource Name or #: 615 Mayfield Avenue

P1. Other Identifier: Hoover Cottage, Map #58

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____ R ____; ____ of ____ of Sec ____ B.M.

c. Address 615 Mayfield Avenue City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-072

***P3a. Description:**

615 Mayfield Avenue is a one- and two-story, single-family residence. It was designed in the Spanish Eclectic style and features a roughly rectangular footprint. The building is of wood-frame construction, clad in stucco, and capped by a cross-gabled roof covered with clay tiles and a flat roof covered with built-up roofing. The primary façade faces southwest.

*P3b. Resource Attributes: HP2. Single-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: Primary
(southwest) façade, view facing
northeast.

Source: ESA, 2020.

*P6. Date Constructed/Age and
Source: ☒ Historic

☐ Prehistoric ☐ Both

1924, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board

Raymond McDermott & Shelley

Goldman, Trustee

615 Mayfield Avenue

Stanford, CA 94305

***P8. Recorded by:**

Becky Urbano/ESA

787 The Alameda, Suite 250

San Jose, CA 95126

*P9. Date Recorded: Sept. 29, 2020

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ESA. Final

Historic Resources Survey Report: San Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 32 of 33

*Resource Name or #: 619 Mayfield Avenue

P1. Other Identifier: Hoover Cottage, Map #59

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 619 Mayfield Avenue City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-071

***P3a. Description:**

619 Mayfield Avenue is a single-family residence. It was designed in the Spanish Eclectic style and features a roughly rectangular footprint. The building is of wood-frame construction, clad in stucco, and capped by a hipped roof covered with clay tiles. The primary façade faces southwest and features a stucco garden wall that encloses the property.

*P3b. Resource Attributes: HP2. Single-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: Primary
(southwest) façade, view facing
northeast.

Source: ESA, 2020.

*P6. Date Constructed/Age and Source: ☒ Historic

☐ Prehistoric ☐ Both

1924, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board
of Trustees

552 Connor Lane

Stanford, CA 94305

***P8. Recorded by:**

Becky Urbano/ESA

787 The Alameda, Suite 250

San Jose, CA 95126

*P9. Date Recorded: Sept. 29, 2020

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ESA. Final

Historic Resources Survey Report: San Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 33 of 33

*Resource Name or #: 625 Mayfield Avenue

P1. Other Identifier: Hoover Cottage, Map #60

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 625 Mayfield Avenue City Stanford Zip 94305

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 142-07-070

***P3a. Description:**

625 Mayfield Avenue is a one-story, single-family residence. It was designed in the Spanish Eclectic style and features a roughly T-shaped footprint. The building is of wood-frame construction, clad in stucco, and capped by a cross-gabled roof covered with clay tiles. The primary façade faces southwest and features a set of three windows set in rectangular openings to the left (north) of the entry and a large, arched window to the right (south) of the entry.

*P3b. Resource Attributes: HP2. Single-family property

***P4. Resources Present:**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: Primary (southwest) façade, view facing northeast. Source: ESA, 2020.

*P6. Date Constructed/Age and Source: ☒ Historic

☐ Prehistoric ☐ Both
1929, Stanford Historical Society

***P7. Owner and Address:**

Leland Stanford, Jr. University Board
Bradley Efron, Trustee
625 Mayfield Avenue
Stanford, CA 94305

***P8. Recorded by:**

Amber Grady/ESA
787 The Alameda, Suite 250
San Jose, CA 95126

*P9. Date Recorded: Sept. 29, 2020

*P10. Survey Type: Reconnaissance

*P11. Report Citation: ESA. Final

Historic Resources Survey Report: San Juan Residential District, Stanford, California. Prepared for the County of Santa Clara. March 2021.

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

Appendix F

Architects and Builders

Appendix F: Architects and Builders

The following appendix includes biographies and known projects for architects and builders that have identified projects within the Residential District. Biographies

Bakewell and Brown (1905–1927)

The following excerpt is from *Historic Houses IV: Early Residential Communities of the Lower San Juan District* Stanford University:

Arthur Brown Jr. was born in Oakland in 1874 into a prominent and well-connected family. His father had been supervising engineer for the construction of the western half of the first transcontinental railroad, so it was not surprising that the son would consider a career in design and construction. He attended the University of California and decided in his junior year to major in civil engineering, receiving a B.S. in 1896. But, according to Jeffrey Tilman, in his well-researched and insightful 2006 biography of Brown, the latter's exposure to the flourishing architectural ideas at Berkeley, and the purpose of these ideas as leading to the betterment of the built environment, convinced him that architectural design should be his direction.

John Bakewell was born in Topeka, Kansas, in 1872, but in 1881 the family moved to Santa Barbara and later to Oakland, where his father, the Rev. John Bakewell Sr., served for many years as pastor of Trinity Episcopal Church. John Jr. entered the University of California as an engineering student, gaining his bachelor's degree in 1893.

Through studies at Berkeley with architect Bernard Maybeck, both Bakewell and Brown were exposed to the developing trends of the British Arts and Crafts movement. Richard Longstreth describes Maybeck as this "unvarnished bohemian, bearded and balding, suited in baggy clothes ... Through [courses] in descriptive geometry and an informal course in design theory conducted at home after hours ... [he] managed to acquire a flock of admiring students." ...

Other influences during their undergraduate years were environmentalist Charles Keeler and architect Ernest Coxhead.

At Berkeley, Bakewell joined ROTC and after graduation was commissioned as a first lieutenant in the U.S. Army. After his military service, in 1896 he followed Maybeck's advice to study in Paris at the École des Beaux Arts (as Maybeck himself had earlier done). A few of Maybeck's other students, including Arthur Brown and Julia Morgan, did likewise. The École was then considered the world's premier architectural training institution.

Bakewell and Brown were among the first American trained architects to complete the ambitious two-year course at the École des Beaux-Arts. Philanthropist Phoebe Apperson Hearst offered financial support to those American students who needed such help, though Bakewell accepted her munificence only as a loan.

Bakewell's primary mentors at the École were Edmond Paulin and Julien Guadet, a no-nonsense architect who "had no tolerance for architectural effects concocted independently of structural order." Bakewell returned to the United States in 1901, settling first in Pittsburgh, where he gained practical experience in construction before returning to San Francisco in 1905 ...

The vigorous architectural training Brown received during his six years at the École prepared him to design a great range of structures and formed the basis of his Beaux Arts classicism, which—modified by progressive West Coast trends—became the trademark of many of his most ambitious designs for public buildings in the United States. In Paris, he had practiced developing designs for city halls, scientific laboratories, synagogues, and opera houses, all of which he would later design in California ...

Returning to the United States in 1903, Brown was eager to apply what he had learned. He worked first in Washington, D.C., for the firm of Hornblower & Marshall, helping to design an alternative plan for the Smithsonian's National Museum (now the National Museum of Natural History). But by the end of 1904, he was back in the Bay Area, and in the following year, he and John Bakewell formed their architectural partnership.

After the 1906 earthquake, Stanford University needed architects to repair or rebuild campus buildings as well as to design faculty housing. Offered a commission to design a set of faculty houses at Stanford, Bakewell and Brown saw a chance to show their architectural prowess by applying principles of Californian residential designs they had learned from Bernard Maybeck at Berkeley. If the finished houses met the needs and wishes of the administration, future commissions on the campus might well come their way. However, it was not until 1913, after they had won the competition for the San Francisco City Hall, that Bakewell & Brown received another commission at Stanford.

Winning the city hall design competition was a great boost to the firm ... In this case, Brown's masterly talent at architectural drawing won the day. The architects' classical training in Paris, as well as their sensitivity to Californian aesthetic tastes, which had been honed at Berkeley, enabled them to produce a city hall that was both classical in form but would symbolize the growing prestige of the city, serve its governmental purposes, and offer an appealing landmark for San Franciscans.

In their firm, the two partners were not equals. According to architect Charles H. Page—who worked for Arthur Brown in 1934–35 and John Bakewell from 1936 to 1941, and who knew many others who had worked for their partnership before it was dissolved—the architects had complementary talents. Thus, although Arthur Brown, who was an unusually able draftsman, did all the designing, he placed a high value on John Bakewell’s design advice.

Bakewell, who was not a particularly good draftsman, would look over Brown’s shoulder and gently guide his partner’s design with words of encouragement or otherwise. He would then draw up the specifications for the buildings and serve as supervisor at the construction sites.

Bakewell & Brown’s other Bay Area buildings were wide-ranging not only in their intended functions but also in their eclectic designs. This penchant to work in various architectural styles both across different buildings and within one structure can be seen in imposing commercial structures such as the PG&E building (1925), with its French ornamental motifs depicting native Californian animals and agricultural products, and the San Francisco Art Institute (1926) on Russian Hill, with its Mediterranean hill town ambience ...

Bakewell & Brown’s range of styles is evident across buildings as varied as the colonial revival Hutchinson house (1906), on Presidio Terrace; the Berkeley city hall (1908; now Berkeley Unified School District offices); various Bay Area houses including Le Verger (1925), Brown’s own Hillsborough home, showing features of French and American design; the Olympic Club’s Lakeside Clubhouse (1925) in Daly City; and some of the gardens and structures at Filoli in Woodside. Elsewhere in California, the firm designed the railroad station in Redlands (1909) and the Santa Fe depot in San Diego (1915). One of their most noteworthy structures was Pasadena’s City Hall (1928), a Mediterranean-style building featuring a stair tower and dome, and a garden courtyard with fountain ...

[O]n November 28, 1913, Hopkins proposed to the board that Bakewell & Brown become campus architects. The trustees approved the appointment that day. The signed contract spelled out Bakewell & Brown’s role as advisors and consultants on architectural planning and indicated that in cases where they competed for campus building commissions, they would not serve as consultants ...

From the humble beginnings of designing the six faculty double houses, the firm of Bakewell & Brown would go on to complete the University Library as well as about two dozen additional buildings for Stanford.

Brown’s work beyond Stanford included major designs of buildings for the Department of Labor and Interstate Commerce Commission for the Federal Triangle in Washington, D.C. (1927–35). According to Tilman, Brown’s appointment to the Federal Board of Architectural Consultants came through architect Edward H. Bennett, a longtime friend who had prepared a tentative plan

for the Federal Triangle. Edward B. Page's 1975 statement suggests that Brown's close friendship with Herbert Hoover, who became U.S. president in 1928, must surely have fostered his Washington appointment.

Brown also designed Coit Tower in San Francisco (1932) and numerous buildings on the Berkeley campus, including Sproul Hall (1941) and the Bancroft Library (1949). Bakewell and Ernest Weihe were architects for a number of noteworthy residences in the Bay Area, including the French Renaissance revival "chateau" remodel (1928) for George Wagner at 3701 Washington Street in San Francisco, and the 40-room French-style chateau (1929) built in Hillsborough for Lindsay Howard and subsequently owned by Bing Crosby. Bakewell also participated with Weihe, Edward Frick, and Arthur Brown in projects for the Golden Gate International Exposition (1939–40) at Treasure Island.

Arthur Brown died in San Francisco in 1957. He had received numerous awards, including membership in the Institut de France and the Académie des Beaux-Arts before receiving such high awards in the United States. Most of his contemporaries, according to biographer Tilman, agreed that Brown was "the best architectural designer of his generation."

John Bakewell's praise for Arthur Brown was even more exalted. At the time of Brown's death, Bakewell wrote to Mrs. Brown that he was "the greatest architect the United States had ever produced."

John Bakewell died in San Francisco in 1963 at the age of 90.²⁸

Projects by Bakewell & Brown in the Residential District include:

- Double houses (1908)
 - 634 and 636 Alvarado Row
 - 612 and 614 Alvarado Row
 - 583 and 585 Salvatierra Street
 - 591 and 593 Salvatierra Street
 - 611 and 613 Salvatierra Street
 - 625 and 627 Salvatierra Street
- 747 Santa Ynez Street (Bakewell only)

²⁸ Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District* Stanford University, 2007, pp. 6-13.

Other projects by Bakewell & Brown at Stanford include:²⁹

- Encina Gymnasium (1915) (demolished 2004)
- Thomas Welton Stanford Art Gallery (1917)
- University Library (Bing Wing, Green Library) (1919)
- Basketball Pavilion (Burnham Pavilion) (1921)
- Stanford Union (Old Union) (1922)
- Toyon Hall (1923)
- Branner Hall (1923)
- Encina Commons (1923)
- Casa Ventura (Ventura Hall) (1926)
- Ryan Laboratory (1926) (demolished 1988)
- Board of Athletic Control (Montag Hall) (1927)
- Loeb Laboratory, Hopkins Marine Station (1929)
- Carnegie Lab of Experimental Taxonomy (Carnegie Inst. Dept. of Plant Biology) (1929)
- Stanford Press printing plant (1930)
- Golf Course Clubhouse (1930)
- Palm Drive Entrance Gates (1931)
- Palo Alto Hospital (Hoover Pavilion) (1931)
- Roble Gymnasium (1931)
- Lagunita Court (1934) (expansion, 1937)
- Memorial Hall (Memorial Auditorium) (1937)
- School of Education (1938)
- Boathouse (1939) (demolished 1989)
- Hoover Institution (Hoover Tower) (1941)
- John Henry Meyer House #2, Menlo Park (1920) (2111 Sand Hill Road)

Other projects by Bakewell & Brown include:^{30,31}

- San Francisco's Civic Center (unknown)
- War Memorial Opera House (unknown)
- Veterans Building (unknown)

²⁹ Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District* Stanford University, 2007, p. 10.

³⁰ Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District* Stanford University, 2007, p. 10.

³¹ Pacific Coast Architecture Database, accessed October 27, 2020, <http://pcad.lib.washington.edu/firm/186/>.

- Atholl McBean House, Woodside (unknown)
- W.C. Van Antwerp House, Burlingame (unknown)
- Parisian Dyeing and Cleaning Works, San Francisco (unknown) (possibility demolished)
- Beta Theta Pi Fraternity House #1, Northside, Berkeley (1893–94)
- J.S. Hutchinson House, 16 Presidio Terrace, San Francisco (1906)
- George Rothermel House, San Francisco (1906)
- City of Paris Dry Goods Company, Department Store #5, Union Square, San Francisco (1906–07)
- John D. Sloat Monument, Monterey (1907)
- A.D. Macdonald House, San Francisco (1907)
- Mrs. L.D. Perry House, Piedmont (1907)
- Mrs. Hugh Price House, Burlingame (1907)
- Mann Hotel, San Francisco (1908)
- Frank C. Martens House, Oakland (1908)
- S.B. McKee House, Oakland (1908)
- M.E. Tucker House, Alameda (1908)
- Talbot Walker House, San Francisco (1908)
- Lemuel Adams House, possibly Oakland (1908)
- George Hammer House, Oakland (1908)
- Walter Leimart House, Piedmont (1908–09)
- H.M. Miller Apartment Building, San Francisco (1908–09)
- Atchison, Topeda & Santa Fe Railway Depot, Downtown, Redlands (1908–09)
- Elizabeth Sanburn House, possibility in San Francisco (1908–09)
- Braley-Grote Building, Oakland (1908)
- Donald Campbell Double House, San Francisco (1909)
- Marie Beale House, San Rafael (1909–10)
- Henry East Miller House, Oakland (1910)
- Rosa Beale House, San Francisco (1910)
- Arthur Brown, Sr. House, Oakland (1910)
- Gallois Building, San Francisco (1910)
- Sacramento Valley Irrigation Company Offices (1910)
- Regents of the University of California, Office Building, 41 1st Street, South of Market, San Francisco (1910–11)
- Arequipa Sanatorium, Fairfax (1911) (demolished)

- Atchison, Topeda & Santa Fe Railway, Depot #2, San Diego (1914–15)
- San Francisco City Hall #5, San Francisco (1912–15)
- Panama-Pacific International Exposition, Palace of Horticulture (1913–15)
- San Francisco War Memorial and Performing Arts Center, War Memorial Veterans' Building, San Francisco (1922–23)
- PG&E Company Headquarters Building, San Francisco (1924–26)
- PG&E Building (1925)
- Jessamine and Arthur Brown, Jr. House, Hillsborough (1925)
- Berkeley City Hall #2 (1925–27)
- Pasadena City Hall #2, Civic Center, Pasadena (1925–27)
- Charles W. Clark House, Pebble Beach (1925–27)
- Temple Emanu-El #2, San Francisco (1926)
- San Francisco Art Institute on Russian Hill, San Francisco (1926)
- Saint Mark's Episcopal Cathedral #2, Capitol Hill, Seattle (1926–30)
- Department of Labor and Interstate Commerce Commission for the Federal Triangle in Washington, D.C. (1927–35)
- Coit Tower, San Francisco (1932)
- Federal Office Building #1 (Brown only) (1936)
- Golden Gate International Exposition, San Francisco/Treasure Island (1939–40)
- Sproul Hall, UC Berkeley (1941)
- Bancroft Library, UC Berkeley (1949)

Binder and Curtis (1890s–late 1950s)

The following excerpt is from *Historic Houses III: San Juan Neighborhood Stanford University*:

William Binder was born in San Francisco in 1871. He acquired his architectural education by working as an apprentice, which was quite common at the time. His boss and mentor was George W. Page, a leading architect in San Jose. In 1895, Binder and Fairly Weiland opened a firm as partners; two years later, Binder set out on his own.

Binder (pronounced Bender) was the first local architect to use an electric elevator and to use iron- or steel-reinforced concrete in the construction of commercial buildings, both of which allowed for taller structures. He designed most of the San Jose movie houses ...

In the early 1900s, Binder had collaborated with T.S. Montgomery, one of San Jose's early developers. Binder's firm became the chief designer for

Montgomery's down-town developments. In fact, most of the buildings on South First Street, from San Antonio Street to San Carlos Street originated in the Binder office. Only the Montgomery Hotel and the Twohy Building remain today; both are city landmarks. One of Binder's most architecturally beautiful buildings, built in 1923, is the former Christian Science Assembly Church at 72 North Fifth Street. Now called Le Petit Trianon, it is a popular auditorium for concerts.

Ernest Curtis was born in San Jose in 1889. His father was a builder, and he lived in one of the first houses built in the Naglee Park area of the city. Like Binder, Curtis apprenticed with George W. Page. Curtis worked for Binder as a draftsman until he joined the Army during World War I. Upon Curtis's return in 1918, Binder welcomed him as a full partner. They worked together until the late 1920s; when projects were few during the Great Depression, Binder went into semiretirement. From this point, designs were almost exclusively those of Curtis.

Beginning in the 1930s, Curtis drew plans for many luxury houses in the area. He used a variety of styles, such as Tudor in Naglee Park, neocolonial for the home of Sewell Brown in Los Gatos, and Spanish colonial for the home of Roy McCallum in Hollister, which was placed on the National Register of Historic Places in 1997.³²

Projects by Binder and Curtis in the Residential District include:³³

- 610 Mayfield Avenue (with Bakewell & Wiebe) (1910, c. 1935 addition)
- 634 Mayfield Avenue (with Charles Sumner) (1911, 1937 addition)
- 669 Mirada (with Birge Clark) (1920/24)
- 430 El Escarpado Way (1929)

Other projects by Binder and Curtis include:^{34,35}

- Superior Court of California, Courthouse #8, San Jose (1866–68)
- Temple Emanu-El #1, San Jose (1870)
- Sid Grauman's Unique Theatre (1903)
- Montgomery Building (aka Montgomery Hotel), San Jose (1910–11) (National Register of Historic Places-listed)
- Theatre De Luxe, San Jose (1912–13)
- San Jose Building and Loan Association, San Jose (1923–24)
- Hester Theatre (now Towne Theatre (1927)

³² Stanford Historical Society. *Historic Houses III: San Juan Neighborhood* Stanford University, 2005, pp. 20-21.

³³ Stanford Historical Society. *Historic Houses III: San Juan Neighborhood* Stanford University, 2005, pp. 20-21.

³⁴ Stanford Historical Society. *Historic Houses III: San Juan Neighborhood* Stanford University, 2005, pp. 21.

³⁵ Pacific Coast Architecture Database, accessed October 29, 2020, <http://pcad.lib.washington.edu/firm/1296/>.

- Willow Glen Theatre (1933)
- Wheeler Municipal Auditorium, Gilroy (1940)
- Central Fire Station, San Jose (1950–51)

Arthur Bridgman Clark (1866–1948)

Arthur Bridgman Clark was an architect and professor of art at Stanford. The following excerpt is from *Historic Houses of San Juan Hill: Book I (revised 2006)*, *Stanford University*:

[Arthur Bridgman Clark] was born in August 1866 in East Onondaga, New York, where he spent his youth and received his early schooling. In 1888, after receiving an A.B. from Syracuse University, he began his teaching career in architecture there; three years later, he received an M.Arch. from Syracuse. His life took an interesting detour from academe when he worked as an instructor and director of a trade school at the State Reformatory in Elmira. In 1892 Stanford's first president, David Starr Jordan, recruited him to teach drawing at the new Stanford University in the Far West.

On September 1, 1891, Clark married Hanna Grace Birge, who was born in Hector, New York, in 1866. Before her marriage, she attended normal school in Hector and taught secondary mathematics at Onondaga Valley Academy.

The Clarks had four children. David and Birge became architects, and during his long life in Palo Alto [Arthur] Birge became somewhat of a local treasure. [...]

Clark taught at Stanford until his retirement, in 1931. [...]

After Clark's death, in 1948, his wife lived continued to live in the house he had designed at 618 Mirada (formerly 767 Santa Ynez) until her death, in May 1959. [...]

In a book published in 1921, an outgrowth of his classroom lectures over almost three decades, Clark discussed his ideas for designing houses and their interiors. Its all-encompassing title—*Art Principles in House, Furniture, and Village Building: An Exposition of Designing Principles Which Every House Builder, Furniture User, and Village Dweller Should Know*—made clear its scope and the hoped-for audience.³⁶

Projects by Clark in the Residential District include:^{37,38}

- 623 Cabrillo Avenue (1905/06)

³⁶ Stanford Historical Society. *Historic Houses of San Juan Hill: Book I (revised 2006)*, *Stanford University*, revised 2006, Architect Arthur Bridgman Clark Chapter.

³⁷ Stanford Historical Society. *Historic Houses of San Juan Hill: Book I (revised 2006)*, *Stanford University*, revised 2006.

³⁸ Palo Alto Stanford Heritage, accessed October 30, 2020, <https://www.pastheritage.org/ArchBuild.html>.

- 618 Mirada Avenue (1909/10)
- 775 Santa Ynez Street (1914/15)
- Hoover House, 623 Mirada Avenue (advisor to Birge Clark and Charles T. Davis, Sr.) (1919–20)
- 653 Cabrillo Avenue (with Birge Clark) (1920)
- 669 Mirada Avenue (1920/24)
- 661 Cabrillo Avenue (with Birge Clark) (1921/26)
- 669 Cabrillo Avenue (1925/26)

Other projects by Clark include:

- 345 Lincoln Avenue, Palo Alto
- 356 Lincoln Avenue, Palo Alto
- 433 Melville Avenue, Palo Alto
- 1136 Waverley Street, Palo Alto
- 553 Mayfield Avenue (formerly on Salvatierra Street), Stanford University (1896)
- Old bookstore, Stanford University (1913)

Birge Malcolm Clark (1893–1989)

Seven of Mrs. Hoover’s Cottages were designed by Birge Clark. The following excerpt is from *Historic Houses III: San Juan Neighborhood Stanford University*:

Birge Malcolm Clark, who was the product of Palo Alto and Stanford upbringing and education, designed many houses and public buildings in the town and on the campus, where he was well known and well loved.

Clark, born in San Francisco in 1893, was the son of Hanna Grace Birge and Arthur B. Clark, professor of art and architecture at Stanford and Mayfield’s first mayor. Birge grew up in family homes at 2257 Hanover Street in College Terrace and 767 Santa Ynez (now 618 Mirada) on the [Stanford] campus, both of which his father had designed. After graduating from Palo Alto High School in 1910, he received his A.B. degree in graphic arts from Stanford in 1914, and a B.Arch. from Columbia University in 1917.

During World War I, Clark spent two years as an army officer and company commander in the balloon service in France ...

Clark returned in 1919 and soon got his start on the Stanford campus as “clerk of the works,” assisting his father and Lou Henry Hoover with the design of the house on San Juan Hill that now bears her name. Since 1945, it has been the

residence of Stanford's president, and was designated a state historic landmark in 1978 and a national historic landmark in 1985.

After opening his first office in Palo Alto in 1922, Clark went on to design 39 campus houses, including several on San Juan Hill. He practiced on his own until 1928, then with his brother David until David's death, in 1944. Subsequently, he worked with partners Walter Stromquist, Joe Ehrlich, and David Potter; later partners were Paul Sandstrom, Jonathan Gifford, and Ernie Ericson.

During his career, Clark designed, or contributed to the design of, 450 buildings in the Palo Alto area, including more than 30 that are on the city's inventory of historic buildings and three that are on the National Register of Historic Places: the U.S. Post Office on Hamilton Avenue (1932); the Dunker house, 420 Maple Street; and the Charles and Kathleen Norris house, 1457 Cowper Street, which for several decades served as Stanford's Newman Center but is once again a private residence ...

While Clark worked in many architectural forms, including ranch-style, streamline moderne, and commercial glass boxes, his signature style was Spanish eclectic, which is Palo Alto's basic and enduring architectural style. Characteristics include thick walls, blank front walls with small windows, tile roofs (sometimes shake or shingle), iron or plaster grilles, verandas, and arches. The houses he designed were generally L-shaped, had deeply recessed front doors, and large glass doors opening onto back patios that served as living rooms. Clark referred to this as an "economical style," and said he was inspired by Pedro de Lemos's Gotham Shop on Ramona Street and Allied Arts Guild in neighboring Menlo Park.

In 1922, Birge Clark married Lucile Townley, daughter of Stanford Professor Sidney D. Townley, an astronomer and mathematician. (They had met when Clark was designing the Townleys' house at 661 Cabrillo.) She had received a bachelor's degree in German at Stanford in 1918, and with her husband raised four children. She was an active volunteer in the American Red Cross, especially during World War II, and also in the PTA. She died in 1986.

Birge Clark lived and worked in Palo Alto until his death at 96, in 1989. When reflecting on his long and prolific career, he said, "I think it was better when mainly people stayed in one place, putting down roots and knowing everybody. Palo Alto was a family to me."³⁹

³⁹ Stanford Historical Society. *Historic Houses III: San Juan Neighborhood Stanford University*, 2005, pp. 9-10.

Projects by Clark in the Residential District include:⁴⁰

- Hoover House, 623 Mirada Avenue (with Arthur Clark) (1919-20)
- 653 Cabrillo Avenue (with A.B. Clark) (1920/22)
- 661 Cabrillo Avenue (with A.B. Clark) (1921/26)
- 691 Mirada Avenue (1922)
- 679 Mirada Avenue (1922)
- 607 Salvatierra Street (1924)
- 684 Mirada Avenue (1924)
- 657 Salvatierra Street (1924/25)
- 671 Salvatierra Street (1924/25)
- 672 Mirada Avenue (1924/25)
- 615 Salvatierra Street (1924/26)
- 619 Salvatierra Street (1924/26)
- 770 Santa Ynez Street (1924/26)
- 665 Alvarado Row (1924/27)
- 638 Salvatierra Street (1925/26)
- 710 Frenchmans Road (1925/26)
- 747 Dolores Street (1926)
- 607 Gerona Road (1926)
- 441 Gerona Road (1927)
- 548 Gerona Road (with Arthur Clark) (1927/28)
- 574 Junipero Serra Blvd (1928)
- 735 Dolores Street (1928/29)
- 611 Coronado Avenue (1930)
- 648 Junipero Serra Blvd (1930/31)
- 515 Gerona Road (with David B. Clark) (1940)

Other projects by Clark at Stanford include:⁴¹

- David Starr and Jesse Knight Jordan House #2 (1923)
- Three John Stauffer Laboratories (1960–66)
- Seeley G. Mudd Chemistry Building (1977)

⁴⁰ Stanford Historical Society. *Historic Houses III: San Juan Neighborhood Stanford University*, 2005, pp. 9-10.

⁴¹ Stanford Historical Society. *Historic Houses III: San Juan Neighborhood Stanford University*, 2005, pp. 9-10.

Other projects by Clark include:^{42,43}

- Ramona Street Architectural District, Palo Alto (1920s)
- Medico-Dental Building, Palo Alto (1927)
- Charles and Kathleen Norris House, Palo Alto (1927)
- George Sutton Parks House, Palo Alto (1927)
- United States Government Postal Service, Post Office #2, Hamilton Avenue Palo Alto (1931–32)
- Lucie Stern Community Center, Palo Alto (1935)
- H.M. Gousha Company, San Jose (1946)
- Palo Alto Mutual Building and Loan Association, Building (1947)
- Benjamin Cory Grammar School, San Jose (1949–50)
- Elizabeth Van Auken Elementary School, Palo Alto (1950)
- Magna Engineering Building, Menlo Park (1951)
- Hewlett-Packard (HP) Corporation Office Building, Palo Alto (1954)
- Camden High School, Cambrian Park, San Jose (1954)
- Los Altos High School, Los Altos (1955)
- Hewlett-Packard (HP) Corporation, Stanford Industrial Park, Palo Alto (1956–57)
- Palo Alto Medical Foundation, Building (1958)
- Palo Alto Medical Foundation, Main Clinic (1961)
- Palo Alto Mutual Savings and Loan Association, Menlo Park (1961)
- White Office Building, Palo Alto (1961)
- Avenidas Senior Center (former fire and police station), Bryant Street, Palo Alto
- 520–42 and 533–81 Ramona Street, Palo Alto
- 1490 Edgewood Drive, Palo Alto
- Houses on Coleridge Avenue (between Webster and Cowper streets), Palo Alto
- Fire and Police Station #2, Palo Alto (unknown)
- 420 Maple Street, Palo Alto (Dunker House)
- 1457 Cowper Street, Palo Alto (Charles and Kathleen Norris House)

⁴² Stanford Historical Society. *Historic Houses III: San Juan Neighborhood*, Stanford University, 2005.

⁴³ Pacific Coast Architecture Database, accessed October 29, 2020, <http://pcad.lib.washington.edu/person/759/>.

John Kennedy Branner (1886–1968⁴⁴)

The following excerpt is from *Historic Houses III: San Juan Neighborhood Stanford University*:

John Kennedy Branner, who designed more than a dozen houses on the Stanford campus, was the elder son of Susan Kennedy Branner and John Casper Branner—head of Stanford’s Geology Department beginning in 1892 and second president of the university (1913–15). The younger Branner, born in Arkansas in 1886, grew up on campus in the family home on Alvarado Row.

From 1905 to 1908, he studied geology at Stanford, then left to study architecture at Columbia University, graduating in 1912. He traveled and studied in Europe, and spent some time in New York. He never married, and when he returned to California he made his home with his mother on Alvarado Row. [The house is no longer extant.] [...]

Branner was a practicing architect for 46 years, with an office in San Francisco, at 519 California Street, and later at 251 Kearny Street. He was living in San Francisco when he died, in 1968.

Specializing in residences, Branner designed 14 houses on campus between 1909 and 1936. Their designs accommodated his clients’ desires and specifications, creating an eclectic collection of styles. Several of his campus houses are brown shingle structures, often classified as California Craftsman or First Bay Tradition. He also worked in the Mediterranean style, popular at the time. Some of his homes are similar to those designed by Birge Clark, another respected Palo Alto and campus architect, who was known for his Spanish period style structures.

The house at 766 Santa Ynez, designed and built for Professor Clelia Mosher in 1926, reflects a Mediterranean style she had come to know while in Europe. The French country house at 635 Gerona, which he designed in 1927 for Professor and Mrs. Albert L. Guérard, is reminiscent of houses in Guérard’s native France. Some of his other structures include the 1915 Tudor period style house at 755 Santa Ynez, built for classics Professor Henry R. Fairclough, the 1926 Wolter house at 692 Mirada, and the 1935 Sellards house at 716 Salvatierra. [...]

Branner was also hired to design houses for campus fraternities and sororities. His 1917 design for the Zeta Psi house (today’s Bechtel International Center, across from the Faculty Club), reflects a European style and was a fitting assignment for one who had been a member of the Stanford chapter. In the 1930s, his remodel of the original shingle style Kappa Alpha Theta house into a largely colonial revival structure (now Columbae House, 549 Lasuen Mall)

⁴⁴ Pacific Coast Architecture Database website, accessed February 2, 2021, <http://pcad.lib.washington.edu/person/814/>.

received an honor award from the Northern California chapter of the American Institute of Architects. [...]

Branner also was involved with the design of public buildings at Stanford. In 1915, he designed a popular change in the façade of Memorial Church. In the wake of the 1906 earthquake, the Board of Trustees had decided to replace the façade's original giant dedication inscription, but when the work was completed in 1914, the replacement was widely deemed an artistic failure. The swamp-like scene of plants with calla lilies at the center produced the illusion that the windows were floating on plants. Branner's suggested design specified stone panels below the windows and the arches separating them, thus creating pillars for the bases of the arches and unifying the windows and arches with the ledge below. He called for simple mosaic designs between the stone pillars using leftover mosaics on hand. Trustees endorsed the plan in early 1915, and the façade was quickly and permanently changed.

In 1927, Branner designed an arcade-style superstructure of bleachers around the rim of the 1921 Stanford Stadium, gaining 16,500 seats for a total seating capacity of approximately 87,000. The arches of Branner's addition echo the arches of the Quadrangle.⁴⁵

Projects by Branner in the Residential District include:^{46,47}

- 756 Santa Ynez Street (1908)
- 755 Santa Ynez Street (1908/15)
- 637 Alvarado Row (1914)
- 646 Alvarado Row (1915/20)
- 649 Mirada Avenue (1917)
- 1076 Campus Drive (1922)
- 582 San Juan Street (1924/25)
- 678 Mirada Avenue (1924/25)
- 766 Santa Ynez Street (1924/26)
- 668 Cabrillo Avenue (1925/26)
- 658 Mayfield Avenue (1926)
- 635 Gerona Road (1926/28)
- 774 Santa Ynez Street, Joseph D. Taylor House (1927)
- 692 Mirada Avenue (1927/30)

⁴⁵ Stanford Historical Society. *Historic Houses III: San Juan Neighborhood Stanford University*, 2005, pp. 6-8.

⁴⁶ Palo Alto Stanford Heritage, accessed October 30, 2020, <https://www.pastheritage.org/ArchBuild.html>.

⁴⁷ Pacific Coast Architect Database, accessed October 29, 2020, <http://pcad.lib.washington.edu/person/814/>.

- 716 Salvatierra (1935, alterations/additions in 2016)
- 616 Junipero Serra Blvd (1936)

Other projects by Branner at Stanford include:^{48,49}

- Memorial Church façade remodel, (1915)
- Stadium bleacher addition (1921)
- 549 Lasuen Mall (1930s remodel)
- Albert L. Guerard House (address unknown)
- Joseph D. Taylor House (address unknown)

Other projects by Branner include:^{50,51}

- Charles Lux Lewis House, Los Angeles (unknown)
- 939 University Avenue, Palo Alto (1916)
- 584 Capistrano Way, Palo Alto (1917)

Bungalowcraft Company

The following excerpt is from *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*:

A century ago, as families became more mobile, they moved out of densely populated cities, particularly in the East, across the country as far as California. The need for housing followed, and a predesigned (and maybe prefabricated) house was an affordable and quickly finished alternative. Perhaps the most well-known source was Sears & Roebuck, which sold more than 70,000 prefabricated Sears Modern Homes between 1908 and 1940: houses, cabins, and cottages (not to mention garages, farm buildings, and outhouses). Prices ranged from a few hundred dollars to \$2,000 and up, depending on size and features.

Bungalowcraft Co. of Los Angeles was popular in the West, particularly California, and three cottages on Alvarado Row were built in 1920 and 1921 using its plans. The firm offered a range of house styles but seems to have specialized in Arts and Crafts. In a circa 1911 catalog, *Model and Modern Bungalow Plans: Outside and Inside*, proprietor Henry Menken warned prospective clients against using Eastern designers, who have trouble producing “the real bungalow ‘atmosphere’.” Their so-called bungalows are grotesque as compared with the graceful homes of Southern California, which are admired and talked about by tourists from every part of the world,” he wrote. Detailed plans

⁴⁸ Pacific Coast Architect Database, accessed October 29, 2020, <http://pcad.lib.washington.edu/person/814/>.

⁴⁹ Palo Alto Stanford Heritage, accessed October 30, 2020, <https://www.pastheritage.org/ArchBuild.html>.

⁵⁰ Pacific Coast Architect Database, accessed October 29, 2020, <http://pcad.lib.washington.edu/person/814/>.

⁵¹ Palo Alto Stanford Heritage, accessed October 30, 2020, <https://www.pastheritage.org/ArchBuild.html>.

shown in the catalog cost \$10; estimated construction costs, depending on the size and complexity of design, ranged from \$500 to \$2,400.

In the case of the houses in this book, a local contractor oversaw the building and finishing, sometimes revising and redrawing the plans.

Details on the company are limited to a few Web references and digitized copies of catalogs, as well as listings for now-expensive originals, and small advertisements in the Los Angeles Times of the early 20th century.

Four Craftsman Bungalows: 583, 587, 593, and 611 Alvarado

On Alvarado Row, just off today's Campus Drive East, four small and charming bungalows built in the early 1920s show an almost do-it-yourself alternative to the other houses in this book, which are generally larger and designed by a variety of architects. The Craftsman style of these modest houses had its roots in the English Arts and Crafts movement, which influenced Frank Lloyd Wright's Prairie houses in the Midwest, the Greene brothers in Southern California, and Bernard Maybeck and Bakewell & Brown in the Bay Area. By the 1920s, the style had spread to speculative builders and mail-order firms, and the four houses in *Historic Houses VI* are variations on a theme. Nearly 90 years later, these cottages show few signs of the passage of time, and they suit the tastes and needs 21st-century families as well as they did for their original occupants.

Three of them (587, 593, and 611) were built in 1920 and 1921 from plans from the Bungalowcraft Company of Los Angeles; the fourth (583) was a mail order design from N. Montgomery Woods Jr. of New York. Plans were very reasonable—Woods's could cost as little as \$40. In an ad in the Los Angeles Times, August 15, 1909, a catalog of Bungalowcraft plans cost \$1; detailed plans shown in a circa 1911 catalog were a thrifty \$10.

Though each house has distinctively different exterior details, all have gable roofs and pedimented entries; the interior arrangement of the original six rooms of 587, 593, and 611 is similar (see descriptions on pages 43 through 66), and fireplaces are on an end wall. The house at 583 ... built several years later, has a single broad gable ridgeline and an entrance on the right side; its chimney—of large blocks of sandstone (the original plan suggested river rock)—is in the center of the house, and the dining room is on the left front corner rather than behind the living room as in the Bungalowcraft houses.

Though popular with their occupants—some of them very long-term—not everyone has appreciated these houses. Architect Birge Clark recalled that Lou Henry Hoover had been “quite disturbed” about what in her view was the “very undistinguished appearance” of several small, early-1920s houses on Alvarado, an obvious reference to these bungalows. Around 1924, she hired Clark to design

a group of Spanish eclectic cottages—now known as Mrs. Hoover’s Cottages—on Salvatierra, Santa Ynez, and Mayfield [...] ⁵²

Projects by the Bungalowcraft Co. in the Residential District include:

- 593 Alvarado Row (1919/21)
- 611 Alvarado Row (1920)
- 587 Alvarado Row (1920/30)

Other projects by the Bungalowcraft Co. at Stanford include:

- 583 Alvarado Row

Henry C. Collins (1895–1973)

The following excerpt is from *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*:

Not much is known about Collins, and he seems to have been destined to live in the shadow of more famous members of his profession. He was born in March 1895 and received an A.B. in 1917 from the University of California. In 1919, he went into practice in San Francisco with John Galen Howard, a distinguished architect who was in charge of UC’s master plan in the early 20th century and the founder of UC’s architecture school. Collins worked for him until 1925, the last two years as a partner in the firm.

From 1925 to 1938, he practiced on his own. He moved his architectural practice to Palo Alto, with an office in the Decker Oaks Building, at 502 Waverley Street, and lived first at 766 Hamilton, then 762 Homer. From 1931 to 1939, he served on the Palo Alto City Council, at the same time as A.M. Cathcart, for whom he designed 710 Alvarado. His other Stanford house [...] is at 667 Salvatierra. He also designed campus residences at 600 Junipero Serra and 683 Salvatierra [...] though his name as architect is not mentioned.

Collins’s city council contracts may have led to another Palo Alto job, a residence for Arnold Bumwell, then city attorney, at 2331 South Court. [...]

In 1938-39, Collins returned to San Francisco and worked for the Golden Gate International Exposition, the world’s fair held on Treasure Island, which celebrated---among other things---the City’s two newly built bridges. He then joined the Housing Authority in San Francisco, in 1939. He worked for F.H. Meyer, an architect of industrial space in San Francisco, in 1943; and, in 1945, for W.G. Merchant, the San Francisco architect who designed the Pulgas Water

⁵² Stanford Historical Society. *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*, 2012, p. 18-19.

Temple. Merchant died in February 1962, and the records on Collins run dry. He died in San Mateo in March 1973.⁵³

Projects by Collins in the Residential District include:

- 710 Alvarado Row (1936/37)
- 667 Salvatierra Street (1924/29)
- 683 Salvatierra Street (1928/29)
- 600 Junipero Serra Blvd (1926/28)

Other projects by Collins include:

- 2331 South Court, Palo Alto
- 1030 Palo Alto, Palo Alto
- 133 Wilson, Palo Alto
- 1118 Webster, Palo Alto
- 440 Coleridge, Palo Alto
- Palo Alto Masonic Temple Alter Lodge, 355 University, Palo Alto
- 48 University, Palo Alto

Henry H. Gutterson (1884–1954)^{54,55}

Henry H. Gutterson received a degree in architecture from the University of California, Berkeley in 1905 and a certificate from the Ecole des Beaux Arts in 1909. Before establishing his own architectural practice in 1914, Gutterson worked for John Galen Howard, his former professor at UC Berkeley, on several prestigious projects in San Francisco, including planning for the 1915 Panama-Pacific Exposition and the St. Francis Wood residential development. Through this and other early jobs, Gutterson became immersed in the Beaux Arts and City Beautiful movements. In 1914, he took over Howard's role and became the supervising architect of the 175-acre St. Francis Wood development, approving house designs by other architects and ultimately designing 75 houses himself.

While much of Gutterson's residential work reflects period revival styles, others—particularly his projects located in the East Bay—embody the First Bay Region Style. Influential practitioners of this style, which was popular in the late 19th and early 20th centuries, include Howard, Bernard Maybeck, Julia Morgan, Ernest Coxhead, and Willis Polk. Gutterson collaborated with Maybeck

⁵³ Stanford Historical Society. *Historic Houses VI: Lower San Juan Neighborhood, Continued*, Stanford University, 2012, p. 9.

⁵⁴ UC Berkeley Environmental Design Archives, "Gutterson, Henry," accessed February 2, 2021, <https://archives.ced.berkeley.edu>.

⁵⁵ Richard Brandi, "Henry H. Gutterson, Supervising Architect of St. Francis Wood," *Western Neighborhoods Project*, accessed February 2, 2021, <https://www.outsidelands.org/gutterson.php>.

on several religious and institutional projects, including the First Church of Christ Scientist Sunday School in Berkeley and the Principia College Library near St. Louis.

Although little is known about Gutterson, he was admired by his peers and recognized by the architecture and planning industry. He served as president of the Sierra Nevada Chapter of the American Institute of Architects (AIA), as a member of the California Board of Architecture, and as a City of Berkeley planning commissioner. His work appeared regularly in the *Architect and Engineer* and other publications, and he received an AIA award in 1946 for his contributions to the profession.

Project(s) by Gutterson in the Residential District include:

- 773 Dolores Street (1908/17)

Andrew Putnam Hill, Jr. (1886–1955)

The following excerpt is from *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*:

[Andrew Putnam] Hill [Jr.], who was far better known as an educator than as an architect, was born in June 1886 in San Jose, the son of a well-known photographer, Andrew P. Hill, and Florence Watkins Hill. He attended San Jose schools, was trained in industrial arts education at San Jose State Normal School (as San Jose State was then known), receiving a teaching certificate in 1920. He briefly attended Stanford as an undergraduate (1909–10, serving as freshman class president), leaving to coach at the San Jose school; he married Ruth Mary McKenney the same year. The couple had two children, but only Birdella lived to adulthood.

Having worked during summers in an architectural office, he became a practicing architect, with offices in San Jose and Burlingame, between 1913 and 1917. When World War I caused him to close his architectural practice, he went to San Francisco to train teachers and update an outmoded curriculum in industrial education while serving as director of industrial education for the city school system.

Hill returned to Stanford and earned a B.A. in 1922, and also did graduate work sporadically for several years. To support his family, he worked as an architect during this period and also served as director of manual arts for the Palo Alto school system.

Hill's time as a graduate student at Stanford coincided with that of John Almack, the first owner of 683 Alvarado, and Hill's papers at the University of the Pacific contain an outline of 28 chapters of *Planning the Modern School*, a book that he worked on with Almack. Though the book does not seem to have been published,

it connects Hill and Almack in the time period of 1923–24, when Hill drew the plans for Almack’s house.

From 1923 to 1927, Hill was superintendent of schools in San Jose, and in 1927 he was appointed head of the newly created Division of Schoolhouse Planning in the California State Department of Education.

In 1934, he briefly served as educational advisor to Allison and Allison, an architectural firm in Los Angeles that specialized in schoolhouse planning, before being appointed superintendent of Santa Maria City Schools, where he served from 1935 to 1940. That year, he became superintendent of the Stockton Unified School District, where he served until he retired, in 1950. He was a life-long supporter of the teaching of industrial arts in the public school system.

He died in Stockton in 1955.⁵⁶

Project(s) by Hill in the Residential District include:

- 683 Alvarado Row (1925/26)

Charles E. Hodges (1866–1943⁵⁷)

The following excerpt is from Stanford Historical Society’s *Historic Houses VII: South San Juan Neighborhood and Stock Farm, Stanford University*:

Charles Edward Hodges, at Stanford from 1889 to 1906, oversaw construction of some of Stanford’s most ornamental, if short-lived, buildings, but his legacy remains in many smaller buildings he designed for the campus community.

Hodges, born in London, in 1866, worked there with N.S. Joseph & Bearson, Architects, from 1884 to 1888, while studying architecture in Westminster and South Kensington. In 1888, he joined Shepley, Rutan & Coolidge, the Boston firm engaged in 1886, along with landscape architect Frederick Law Olmsted, to design the campus for the newly established Leland Stanford Junior University.

Only the Inner Quadrangle, Encina Hall, Roble Hall, the Stanford Museum, and a handful of pattern book houses for faculty were complete by the time the university opened, in 1891. Architectural historians have noted Senator Stanford’s desire to trim costs and control the design; with Coolidge and Olmsted plans in hand, Leland Stanford let the connection with the two firms lapse. When the Boston firm’s onsite architect, Charles Austin, declined an employment offer from the senator, the latter hired Austin’s draftsman, the 25-year-old Hodges, in 1891, to oversee the work of contractors and to work with other architects ...

⁵⁶ Stanford Historical Society. *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*, 2012, p. 10.

⁵⁷ Palo Alto Stanford Heritage website, accessed February 2, 2021, <https://www.pastheritage.org/Hodges.html>.

Hodges was expected to oversee design and construction, while other professionals, particularly San Francisco architect Clinton Day, were brought in to design most of the larger, more important buildings. With Day, Hodges modified Charles Coolidge's Quadrangle plans to suit new priorities for more space at less cost, such as enlarging the Outer Quadrangle building (1899-1906) and heightening Memorial Arch (1899-1902).⁵⁸

Projects by Hodges in the Residential District include:

- 576 Alvarado Row (1891-92)
- 572 Mayfield, Lausen House (1900)
- 1018 Campus Drive, formerly the Phi Sigma Kappa Fraternity (1900)
- 550 San Juan, Cooksey House (1900)

Other projects by Hodges at Stanford include:

- 565 Mayfield Avenue (1899)
- Quadrangle plans (revised Coolidge/Olmsted Plan with Clinton Day) (1899-1906)
- Men's Gymnasium (1902-06)
- Memorial Church (revised Coolidge's design) (1903)

Other projects by Hodges include:^{59,60}

- 803 Cowper Street, Palo Alto
- Roberts-Smith House, 1146 Waverley, Palo Alto (c. 1893)
- 536 Lincoln Avenue, Palo Alto (c. 1897)
- 251 Lincoln Avenue, Palo Alto (c. 1904)
- 469 Homer, Palo Alto (1906)
- 460 Homer, Palo Alto (1910)
- Women's Club of Palo Alto, 475 Homer, Palo Alto (1916)⁶¹
- 369 Churchill Avenue, Palo Alto (c. 1919)
- 340 Coleridge Avenue, Palo Alto (c. 1915)

⁵⁸ Stanford Historical Society, *Historic Houses VII: South San Juan Neighborhood and Stock Farm, Stanford University*, 2016, pp. 11–14.

⁵⁹ Palo Alto Stanford Heritage website, accessed September 24, 2020, <https://www.pastheritage.org/inv/invH/Homer475.html>.

⁶⁰ Palo Alto Stanford Heritage website, accessed February 2, 2021, <https://www.pastheritage.org/Hodges.html>.

⁶¹ National Register of Historic Places-listed.

Donnell E. Jaekle (1902–1972)

The following excerpt is from *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*:

Jaekle was born in Napa in May 1902, the son of Frank and Loretta Jaekle, and was practicing in San Francisco by 1931. Details of his education and career are sparse. He specialized in multifamily residential, commercial, and industrial projects featuring geometric, angled, and cantilevered forms; one design was for a zigzag moderne service station at Larkin and Pacific (now facing 301 Howard at Beale, and used as a hot dog stand). From 1927 to 1933, Jaekle designed more than two dozen houses in San Francisco, including six in the St. Mary's Park subdivision.

Around 1945, Jaekle moved to San Jose, where his projects included the Gran Valle, a large apartment building at 33 Empire Street, and his own so-called tropical modern office building at 586 N. First Street in 1954. About this time, he opened a partnership with Donald French of San Bruno, which lasted about five years. Jaekle's midcentury modern 1950 Builders' Exchange Building at 460 Park Avenue, San Jose, though much altered, is listed in the State of California's Resources Agency's Primary Record. He also designed apartment complexes near San Jose State University as well as residential housing; how he came to design 668 Salvatierra is not known. Jaekle (often misspelled Jackle) died in San Francisco in December 1972. His last known residence was in Saratoga.⁶²

Project(s) by Jaekle in the Residential District include:

- 668 Salvatierra Street (1941)

Other projects by Jaekle include:

- Multi-family residential building, Larkin and Pacific streets (now facing 301 Howard at Beale), San Francisco
- Gas station, Beale and Howard, San Francisco
- St. Mary's Park subdivision, San Francisco
- Gran Valle (apartment building), 33 Empire Street, San Jose
- 586 N. First Street, San Jose (1954)
- Builders' Exchange Building, 460 Park Avenue, San Jose (1950)

⁶² Stanford Historical Society. *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*, 2012, p. 11.

William A. Knowles, Jr. (1874–1958)

The following excerpt is from *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*:

Knowles was born in New York in January 1874, and studied architecture and engineering at Stanford from 1892 to 1895 but did not earn a degree; he was a member of the track team. Stanford's architecture program at that time was modest, with only one professor, Arthur Bridgman Clark, teaching drawing and architecture. It was Clark, himself an architect (and the father of Birge Clark), who in a 1921 book listed Knowles as architect of 575 (then 21) Salvatierra; no corroborating evidence can be found, but this seems reliable.

Knowles worked as a contractor before establishing his architecture practice. Nine days after the 1906 earthquake and fire, he advertised in the San Francisco Chronicle that he was open for business, on Spruce Street.

In 1905 and '06, Knowles is listed in the Architectural section of the masthead for the journal *The Architect and Engineer of California* with such luminaries as C. Sumner Greene and Willis Polk. He was a member of the San Francisco Chapter of the American Institute of Architects but waited until 1916 to apply for membership in the national group. In that paperwork, he claimed 15 years of experience, and recorded his work address as the Hearst Building in San Francisco. In addition to his years at Stanford, he listed office training with prestigious architects A. Page Brown, A. C. Schweinfurth, Clinton Day, and Percy & Hamilton. John Galen Howard wrote a letter of recommendation. At some point, perhaps in the 1920s, Knowles relocated his office to Oakland; Stanford's 1931 Alumni Directory lists his office there at 1214 Webster.

He was a popular house designer in San Francisco, Oakland, Piedmont, and Berkeley, working in various styles, but most often shingle. His single Stanford commission, 575 Salvatierra—the new Prairie style with Craftsman overtones—may have been influenced by an 1894 Prairie masterpiece by Frank Lloyd Wright, the William H. Winslow house in River Forest, Illinois, now on the National Register of Historic Places. In several projects, Knowles emulated the work of Ernest A. Coxhead (1863–1933), for whom Knowles's father had served as a contractor; the two architects became friends.

Knowles also worked on large-scale projects in the East Bay, designing in Berkeley the Wright Block at Center Street and Shattuck (1906; declared a Berkeley landmark in 2003) and a mission-style apartment building at Alcatraz Avenue and Adeline, with three real estate offices, a Key Route office, and stores occupying the ground floor (1907). In Oakland, he produced the record-manufacturing plant for Victor Talking Machine Co. (1924), plus the baronial Athens Athletic Club on Clay Street (1925) and the Elks Lodge, in what has been described as high Gothic style, at Broadway and 20th (1925).

In 1905, he married Jean Montgomery Duncan, who was born in 1877; they had a son, Duncan. Jean Knowles died in Alameda, in February 1950; William Knowles also died there, in November 1958.⁶³

Project(s) by Knowles in the Residential District include:

- 515 (formerly 575) Salvatierra Street (1901/05)

Other projects by Knowles include:

- Wright Block, Center Street and Shattuck, Berkeley (1906)
- Apartment building, Alcatraz Avenue and Adeline, Berkeley (1907)
- Athens Athletic Club, Clay Street, Berkeley (1925)
- Elks Lodge, Broadway and 20th Street, Berkeley (1925)

William Elliott Milwain (1869–1956)

The following excerpt is from *Historic Houses V: Southeast San Juan Neighborhood Stanford University*:

Milwain, an early 20th-century Bay Area architect and builder, was born in California in January 1869. His father, Alexander Milwain, was also a builder, working in Oakland in the 1890s. William started his professional career in the 1890s as a draftsman for San Francisco architects Walter J. Mathews, and in 1903 assisted in the design of the Southern Pacific's mission-style depot for San Antonio, Texas. In 1900, he married Andrienne Louise Beauvais, who was born in Columbia, California, in 1872.

From about 1908 to 1918, he practiced with his brother Alexander. Milwain Brothers (or Bros.) designed buildings, mostly fairly large houses, in various Oakland-area locations. The *Oakland Cultural Heritage Survey*, which describes every visible building in Oakland and estimates its age as well as its possible historical or architectural interest, notes that styles of 10 Milwain houses in Adams Point include Craftsman, mission, and Spanish colonial. The survey also describes the Milwains' asymmetrical Craftsman-style Winchester house at 354-56 Euclid Avenue, which exaggerated elements associated with the work of Ernest Coxhead, a leader in the Bay Area Arts and Crafts movement. As noted in the OCHS, Milwain's clients were solid Piedmont, Berkeley, and Oakland Hills business and professional people. [...]

Milwain Brothers' work wasn't limited to residences. For example, in 1912 the *Oakland Tribune* listed the firm as architects for a seven-story, \$250,000

⁶³ Stanford Historical Society. *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*, 2012, p. 11-12.

concrete office building near City Hall. The Milwains practiced individually in Oakland into the 1930s. In 1943, W.E. Milwain was listed as an architect living in Piedmont. He died in April 1956 in Decoto (now Union City), California.⁶⁴

Project(s) by Milwain in the Residential District include:

- 654 Cabrillo Avenue (1912)

Other projects by Milwain include:

- 10 residences at Adams Point, Oakland
- 354-56 Euclid Avenue, Oakland
- Southern Pacific's Mission-style depot in San Antonio, Texas (1903)
- Office building near City Hall, Oakland (c. 1912)

George Wilbert Mosher (1863–1939)

The following excerpt is from *Historic Houses III: San Juan Neighborhood Stanford University*:

Mosher was born in Nova Scotia in 1863. At 14 he began to work in the shipbuilding trade on the East Coast, and in 1885 he came west with his brother and a friend to work for the Southern Pacific Railroad. Returning to Nova Scotia in 1887, he married Helen McNealy, and they then settled in Santa Cruz.

In 1891, he moved to Palo Alto to work at Stanford and was the first builder and contractor in town, as well as member of the first Palo Alto city council, in 1909. He built Manzanita Hall at Stanford and 300 houses in Palo Alto, costing \$1,000 to \$5,000 each.

Throughout his career, he took an interest in the establishment of societies that aided builders and the building industry. According to History of State of California and Biographical Records of the Coast Counties, Mosher “felt that building was an art and his work was known for substantiality, appropriateness, connection with surroundings and artistic effects. He was a master workman, understanding every facet of his interesting and constantly improving occupation.”

Mosher and his wife had one child, Allene. He retired in 1937 and died two years later at his home on Webster Street in Palo Alto.⁶⁵

Project(s) by Mosher in the Residential District include:

- 743 Cooksey Land (1917/18)

⁶⁴ Stanford Historical Society. *Historic Houses V: Southeast San Juan Neighborhood Stanford University*, 2009, pp. 9-10.

⁶⁵ Stanford Historical Society. *Historic Houses III: San Juan Neighborhood Stanford University*, 2005, pp. 103.

Walter H. Ratcliff, Jr. (1881–1973)

Walter H. Ratcliff, Jr. immigrated to the United States from England as a boy in 1893. His family ultimately settled in Berkeley, California, and he studied chemistry at UC Berkeley. After studying architecture at the British School in Rome, he returned to Berkeley and worked under John Galen Howard, contributing to the designs of the Hearst Mining Building, Doe Library, and Morrison Memorial Library on the UC Berkeley campus. Ratcliff established his own practice in 1908, and today it is the oldest architecture firm in the East Bay Area.⁶⁶

He was a prolific architect and designed more than 200 buildings in his first four years of practice; many of them were designed in the Tudor Revival and Spanish Colonial Revival styles as well as the First Bay Tradition Style and other eclectic styles. From 1913 to 1921, he worked as the Chief Architect for the City of Berkeley.⁶⁷ Some of his firm's best known projects in Berkeley include the Chamber of Commerce Building (the East Bay Area's first high-rise), Wells Fargo Bank, Elks Club, Armstrong College, Fidelity Savings, Mason McDuffie Building, Hillside School, the former Berkeley Day Nursery, and several buildings at the Pacific School of Religion and the Church Divinity School.⁶⁸ Ratcliff was also the supervising architect for the Mills College campus plan in Oakland.⁶⁹

Projects by Ratcliff in the Residential District include:

- 622 Cabrillo Avenue (1912)
- 1040 Campus Drive (1914)

Warren P. Skillings (1860–1919)

The following excerpt is from *Historic Houses IV: Early Residential Communities of the Lower San Juan District* Stanford University:

[Warren P.] Skillings graduated in 1880 from Bowdoin College in Brunswick, Maine, and worked with several architectural firms in Boston before coming west to Seattle after the great fire there in 1889. In Seattle, his commissions included the Union Trust Company Building and the Washington State Pavilion for the 1893 World's Columbian Exposition in Chicago. During the depression of 1893, many architects left Seattle, Skillings among them. After a brief stint in Alaska, he moved to California, first to Eureka and then to San Jose, where he worked as an architect until 1930.⁷⁰

⁶⁶ LivingPlaces.com, "Walter H. Ratcliff, Jr.," accessed February 3, 2021, <https://www.livingplaces.com/people/walter-h-ratcliff-jr.html>.

⁶⁷ Daniella Thompson, "When Walter Ratcliff was City Architect," *Berkeley Daily Planet*, May 5, 2006.

⁶⁸ Dave Weinstein, "Signature Style: Walter Ratcliff, Built to Last," *SF Gate*, May 6, 2006, accessed February 3, 2021, <https://www.sfgate.com/homeandgarden/article/SIGNATURE-STYLE-Walter-Ratcliff-BUILT-TO-LAST-2535922.php>.

⁶⁹ Berkeley Historical Plaque Project, "Walter Ratcliff, Architect," accessed February 3, 2021, <https://berkeleyplaques.org/e-plaque/walter-ratcliff>.

⁷⁰ Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District*, Stanford University, 2007, pp. 121-122.

Project(s) by Skillings in the Residential District include:

- 625 Mayfield Avenue (1926/29)

Other projects by Skillings include:

- Union Trust Company Building, Seattle, Washington
- Washington State Pavilion, 1893 World's Colombian Exposition, Chicago, Illinois

Alfred W. Smith (1860–1933)

The following excerpt is from *Historic Houses III: San Juan Neighborhood Stanford University*:

The house's designer, Alfred William Smith (1860–1933), came to California as a child and lived the rest of his life in Oakland, where he practiced for 40 years as a contractor and architect. He designed hundreds of houses and commercial buildings in the East Bay, many of which are still occupied.

Best known for his Craftsman- and shingle-style houses, Smith also designed in other styles. He was known, according to a report on unreinforced masonry buildings in Oakland from 1850 to 1948, for his “exuberant use of the geometric and colorful qualities of brick, mortar, tile and glass.” Houses he designed in Berkeley and Oakland are staples on East Bay historic house tours.

Smith published frequently in *The Architect and Engineer*, in which he outlined his admiration of the Craftsman philosophy that dominated most of his designs. On the Stanford campus, he designed at least one other house (at 739 Santa Ynez) and three student residences: Haus Mitteleuropa, 620 Mayfield (1910); Kairos, 586 Mayfield (1911); and Phi Kappa Psi, 592 Mayfield (1911). The Palo Alto Historical Association attributes to him the design of several houses in the city: 425 Embarcadero, 360 Leland, 601 Melville, and 1221 Waverley.⁷¹

Projects by Smith in the Residential District include:

- 739 Santa Ynez Street (1907/08)
- 740 Santa Ynez Street (1909)
- Phi Kappa Psi, 592 Mayfield Avenue (with Charles Sumner) (1915/35)

Other projects by Smith at Stanford include:

- Mitteleuropa, 620 Mayfield (1910)
- Kairos, 586 Mayfield (1911)

⁷¹ Stanford Historical Society. *Historic Houses III: San Juan Neighborhood Stanford University*, 2005, pp. 107.

Other projects by Smith include:

- 425 Embarcadero, Palo Alto
- 360 Leland, Palo Alto
- 601 Melville, Palo Alto
- 1221 Waverley, Palo Alto

Charles Kaiser Sumner (1874–1948)

The following excerpt is from *Historic Houses III: San Juan Neighborhood Stanford University*:

Between 1911 and 1930, Charles Kaiser Sumner designed more than 30 residences on the Stanford campus. While his commissions included an occasional office building, school, church, or country club, his Stanford houses are typical of his work, the bulk of which was subtly stylish housing for the comfortable middle class. His clients were business people and professionals, including a large number of Stanford professors, for whom he built houses both on and off campus.

Born Charles Sumner Kaiser in Wilkes-Barre, Pennsylvania, in 1874, he reversed the order of his middle and last names during World War I. He graduated with a degree in architecture from Columbia University in 1902, then traveled to Europe and the Middle East on a Perkins fellowship. His career began in New York City, where he worked in the firm of McKim, Mead & White during a period when it carried out some of its most important metropolitan commissions. He worked under Charles Follen McKim, whom he greatly respected and admired for his talent and dedication. McKim was the partner later responsible for designing Pennsylvania Station.

After a visit to the West Coast in 1906, Sumner moved to Berkeley, where he lived and practiced for 10 years. He built about 15 houses there, as well as the Claremont Club, taking shares in the club in lieu of a design fee. He also designed several buildings in Sacramento, including the multistory Farmers & Merchants Bank, and several large residences. In 1916, he moved to Palo Alto, where he designed about 90 buildings in town or on the Stanford campus. Although he lived on Palo Alto's University Avenue, his professional office was in San Francisco.

Sumner worked squarely within the eclectic movement but also mastered the details of many styles. He preferred the Craftsman, Tudor, and colonial revival models, as well as the occasional Beaux-Arts/Mediterranean revival structure. After the Spanish eclectic style swept into town—stimulated by George Washington Smith's 1925 design for the Pettigrew house at 1336 Cowper Street in Palo Alto—Sumner worked more and more in that style.

Sumner's residential designs reflect a certain formality, with distinct separations between public and private spaces, and space between servants and the served. His are houses for entertaining, with the typical ground-floor arrangement of reception hall and generous dining and living rooms. There is almost always room for a piano, and indeed on more than one occasion Sumner was asked to design a stand-alone music room addition. Stairs are positioned for privacy, either perpendicular to the view from the front entrance or tucked away into a niche to prevent a direct line of sight to the family spaces on the second floor.

Sumner was suspicious of the Modern movement. He said that the modern house, as a "machine for living," lacked "cheer and comfort," yet he applauded the movement's ideals of functionality and approved of its expression of function in interior design. Sumner generally provided built-in storage, such as cupboards and closets, as part of the composition of the interior spaces; he also included multiple bathrooms. His master bedrooms often had dressing areas with built-in dressing tables positioned to take advantage of light from well-placed windows. While there was often a butler's pantry, his kitchens were usually small and utilitarian servant spaces, as was typical for the period in which he worked.

Sumner believed that house, garden, and interior furnishing had to work together and that their design was a collaborative effort. He spoke respectfully of the landscape architect who brought his own "scale of spaces and proportions, his own tools and materials," and warned the building architect of the dangers of leaving "obstructions" in the way of landscape design. Sumner was more suspicious of the decorator and strictly limited his work. He believed the architect was to design the "interior architecture of walls and ceilings, cabinets, fireplaces, and staircases," and the decorator's province was "color, rugs, furnishings, and hangings." And, if the architect was "the executive in charge," a collaborative approach ensured that "the whole [was] made far lovelier than the sum of its parts," and the "pitfalls of disharmony" could be avoided.

The garden and its relationship to the house were an especially important element for Sumner, who believed that "it takes both house and garden to make a home." According to a former boarder who lived with the Sumners while attending Stanford, Sumner believed that "every room had to be suitable for an elderly lady to live in, with windows on two or even three sides if possible to look out at the gardens." He planned his own garden with great care, "each rose bush so many feet from the next."

Sumner wished to imbue his houses with "a feeling of permanence," meaning "reasonable, obvious strength and durability." The job of the architect was to "constantly take the trouble" to achieve beauty. Restraint was an important element of beauty: "composure ... is the groundwork on which beauty rests." Composure was for Sumner the object of composition: "the process of composing and quieting a house's various parts, so that they appear happy and at

peace together.” Chief among the architect’s tools for composition, including balance, scale, and symmetry, was proportion, the “magic key to beauty” in home design. [...]

Sumner was active in Palo Alto civic life. He served on the Palo Alto Planning Commission, and was one of the earliest backers of the University Avenue underpass. He and his wife, Alice, a watercolorist, were members of the Palo Alto Art Club (now the Pacific Art League). Through this club, he likely knew architects Pedro de Lemos, A.B. Clark, and Birge Clark.⁷²

Projects by Sumner in the Residential District include:

- 662 Mirada Avenue (1910/17)
- 746 Santa Ynez Street (1910/17)
- 634 Mayfield Avenue (1911, 1937 addition)
- 592 Mayfield Avenue (1915, 1935 addition)
- 635 Salvatierra Street (1920/26)
- 730 Santa Maria Avenue (1922/29)
- 576 Gerona Road (1923/24)
- 762 Dolores Street (1925/26)
- 450 El Escarpado Way (1925/27)
- 676 Mayfield Avenue (1926)
- 562 Gerona Road (1926)
- 593 Gerona Road (1926)
- 440 Gerona Road (1926/28)
- 665 Gerona Road (1926/31)
- 445 El Escarpado Way (1927)
- 792 Santa Maria Avenue (1927)
- 571 Junipero Serra Blvd (1927)
- 421 El Escarpado Way (1927/28)
- 586 Junipero Serra Blvd (1927/28)
- 632 Junipero Serra Blvd (1927/29)
- 694 Alvarado Row (1928/36)
- 660 Salvatierra Street (1928/29)
- 659 Salvatierra Street (1928/30)

⁷² Stanford Historical Society. *Historic Houses III: San Juan Neighborhood* Stanford University, 2005, pp. 11–12.

- 536 Geron Road (1929)
- 707 Salvatierra Street (1929)
- 712 Salvatierra Street (1929)
- 708 Salvatierra Street (1929/30)
- 715 Salvatierra Street (1929/30)
- 586 Mayfield Avenue (1935)
- 711 Salvatierra Street (1935)
- 705 Alvarado Row (1935)
- 668 Alvarado Row (1935/36)
- 433 El Escarpado Way (1936)
- 690 Salvatierra Street (1940)

Other projects by Sumner include : ⁷³

- Walter Hays Elementary School, Palo Alto (demolished)
- Claremont Club, Berkeley
- Los Altos Golf and Country Club, Los Altos
- Butte County Courthouse, Oroville
- Rangers' Club, Yosemite National Park
- College Terrace Library, Palo Alto (WPA Project)
- Farmers and Merchants Bank, Sacramento

Curtis Tobey, Jr. (1873–1949)

The following excerpt is from *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*:

Tobey was born in California in February 1873. His father, Curtis Sr., was a native of Massachusetts who had come to California as a young man and was in the foundry business, specifically the Metropolitan Foundry in San Francisco. Tobey Sr. had homes in both San Francisco and Menlo Park, where he died, in March 1905.

The son attended Stanford in 1893–94 to study horticulture and, at the time of his marriage to Edythe (also Edith) Mills, in November 1900, was already known as a promising young architect, although no other college records have been found. His wedding announcement described him as “the inventor of the concrete bridge

⁷³ Stanford Historical Society. *Historic Houses III: San Juan Neighborhood Stanford University*, 2005, pp. 11–12.

construction.” An ad for his architectural services appeared in the Palo Alto and Stanford Directory of 1897.

By 1911, Tobey’s office was in San Francisco, and he was designing a 14-story office building at Montgomery and Bush streets, as well as a hotel for the Crocker estate. Living in Phoenix by the late 1910s, he was working on a reinforced concrete hotel there in 1920 and on church buildings elsewhere in Arizona. A year later, he was in Los Angeles preparing plans for a set of hospital buildings on E. Washington Street that was expected to have a price tag of \$1 million for the University Hospital, Medical College and Clinic Corporation.

Tobey joined the American Institute of Architects in 1945 and died in October 1949 in Alameda, aged 76.⁷⁴

Project(s) by Tobey in the Residential District include:

- 582 Alvarado Row (Casa Boliver) (1898)

William Thompson (1846–1922)

William Thompson (né Thomson) emigrated to the United States from Scotland in 1872 and settled in Chicago. He married Mary Ann McGilvray in 1874, and their first child was born the following year.⁷⁵ As early as 1875, the Thompson family lived in Chicago, Illinois, where he was a stair builder, and they relocated to Denver, Colorado, in 1880, where Thompson co-founded the Hallack-Sayre-Newton Lumber Co. and later the Thompson & Helm contracting business. While in Denver, Thompson was involved with the construction of Union Station (extant), the Albany Hotel (demolished), the Cheesman Park Duplex at 1372 South Pennsylvania Street (extant, constructed in 1903 and listed in the National Register), Arapahoe Block and Charles Block, 21 public schools, and numerous residences.^{76,77}

In 1910, the Thompson family home was located at 1102 Ramona Street in the Professorville neighborhood of Palo Alto.⁷⁸ Archival research revealed little information about William Thompson’s work and life while in California. It is possible that he followed in the footsteps of his brother-in-law John Duff McGilvray, who relocated in 1893 from Denver to Palo Alto, where he was employed by Stanford University to construct many of the stone buildings on campus.⁷⁹ The National Register nomination for one of Thompson’s small-scale projects in Denver notes

⁷⁴ Stanford Historical Society. *Historic Houses VI: Lower San Juan Neighborhood, Continued*, Stanford University, 2012, p. 15.

⁷⁵ 1880, 1900, and 1910 United States Federal Census.

⁷⁶ Marjorie Ingle, *National Register of Historic Places Nomination for Cheesman Park Duplex, Denver, Colorado*, 1983.

⁷⁷ RootsWeb, “Thompson Family,” accessed February 2, 2021, <http://freepages.rootsweb.com/~bldr/folklore/thompson.html>.

⁷⁸ 1880, 1900, and 1910 United States Federal Census.

⁷⁹ RootsWeb, “McGilvray-Seerie-Hayes-Duff-Orrock,” accessed February 2, 2021, <http://freepages.rootsweb.com/~bldr/folklore/mcgilfam.html>.

that he “was active in building construction in Palo Alto and Stanford, California during the time that he built the [Craftsman-style] Cheesman Park Duplex [in 1903]. Quite likely, he drew inspiration from a similar building that he saw in northern California.”⁸⁰ Thompson returned to live in Denver at an unknown time, and he died there in 1922.⁸¹

Project(s) in Residential District:

- 607 Cabrillo Avenue (1905/1910)

Other projects:⁸²

- Union Station, Denver, Colorado (1881, reconstructed 1894-1914)
- Albany Hotel, Denver Colorado (1885, demolished 1976)
- Cheesman Park Duplex, Denver, Colorado (1903, listed on the National Register of Historic Places)
- Arapahoe Block, Denver, Colorado (1891)
- Charles Block, Denver, Colorado
- 21 public schools including Whittier, Wayman, Manual, Franklin, Logan, Fairmount, Columbine, Louise A. Alcott, and Webster schools, Denver, Colorado

William Wilson Wurster (1895–1973)

The following excerpt is from Stanford Historical Society’s *Historic Houses VII: South San Juan Neighborhood and Stock Farm, Stanford University*:

William Wilson Wurster, born in Stockton, California, in 1895, studied at the School of Architecture at the University of California, which was then under the leadership of Beaux-Arts-trained John Galen Howard. He graduated in 1919, and after working briefly in Sacramento and New York, he returned to the Bay Area in 1924 and opened his own architectural office in Berkeley.

Wurster’s residential work in California during the late 1920s and 1930s—in a style known as Second Bay tradition—gradually moved away from the prevailing European-influenced eclectic styles but did not go so far as to embrace the modernist International Style. Inspired by “early California”—not referring to Spanish colonial buildings but to the vernacular barns and sheds of the mid-19th century—his understated houses used inexpensive rustic local materials and emphasized sleek lines and a strong indoor-outdoor connection. The designs seemed simple, yet details were carefully considered and specified. His ideas

⁸⁰ Marjorie Ingle, *National Register of Historic Places Nomination for Cheesman Park Duplex, Denver, Colorado*, 1983.

⁸¹ RootsWeb, “Thompson Family,” accessed February 2, 2021, <http://freepages.rootsweb.com/~bldr/folklore/thompson.html>.

⁸² RootsWeb, “Thompson Family,” accessed February 2, 2021, <http://freepages.rootsweb.com/~bldr/folklore/thompson.html>.

were influential decades later in the work of residential architects and developers such as Joseph Eichler.

Wurster was socially well connected and continued to be in demand by wealthy Californians through the depths of the Great Depression. He worked closely with and became friends with landscape designers such as Thomas Church. On a 1937 trip to northern Europe with Church, Wurster met Finnish architect and designer Alvar Aalto, who became a life-long friend as well as a colleague.

In 1940, Wurster married planner and housing reformer Catherine Bauer. He became interested in low-cost housing and in 1943 designed a complex of 5,000 units for war workers in Vallejo, California.

The Wursters moved to Cambridge, Massachusetts, in 1943, when he decided to study planning at Harvard. In 1944, he became the dean of the M.I.T. School of Architecture. In 1950, he returned to California and was named dean of the School of Architecture at the University of California. Wurster was instrumental in combining the schools and departments of architecture, landscape architecture, and city and regional planning into the College of Environmental Design, finalized in 1959. Catherine Wurster was also on the faculty there. Upon Wurster's retirement as dean, in 1963, the college's new building, designed by a group of faculty members, was named Wurster Hall after both William and Catherine Bauer Wurster.

In his architectural practice, Wurster partnered with Theodore C. Bernardi in 1944, adding Donn Emmons in 1945. The firm won many awards as it took on larger projects.⁸³

Project(s) by Wurster in the Residential District include:

- 610 Gerona Road (1936)

Other projects by Wurster at Stanford include:⁸⁴

- Center for Advanced Study in the Behavioral Sciences (1954) (Wurster, Bernardi and Emmons)
- Escondido Village (married student apartments) (1959) (Wurster, Bernardi and Emmons)

Other projects by Wurster include:⁸⁵

- Mixed-use Ghirardelli Square complex (1963) (Wurster, Bernardi and Emmons)
- Golden Gate redevelopment project (1963) (Wurster, Bernardi and Emmons)

⁸³ Stanford Historical Society, *Historic Houses VII: South San Juan Neighborhood and Stock Farm, Stanford University*, 2016, pp. 9–10.

⁸⁴ US Modernist website, accessed September 24, 2020. <https://usmodernist.org/wurster.htm>.

⁸⁵ US Modernist website, accessed September 24, 2020. <https://usmodernist.org/wurster.htm>.

- Bank of America headquarters (1965) (Wurster, Bernardi and Emmons)

Wolfe and Higgins

The following excerpt is from *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*:

Wolfe & Higgins designed many buildings in Santa Clara County. Notable among these was the San Jose Woman's Club, a Spanish revival building (San Jose Landmark 32) on S. 11th Street in the heart of San Jose. The firm's sole building on the Stanford campus is 624 Mayfield, built in 1923.

Frank DeLos Wolfe was born in 1863 in Green Springs, Ohio. He came from a long line of carpenters and at an early age developed a talent for drawing and an aptitude for design. As his family moved west, he developed his architectural skills, working with other architects. When the Wolfe family arrived in San Jose, in 1888, a building boom was under way, and after a short time working as a carpenter with his father, he established his own architectural firm, in 1892. His designs for the King Conservatory of Music (1892) and Grace Lutheran Church (1895) attracted public attention.

He also became known as a skilled residential architect who well understood wood-frame construction and who kept up with the latest trends in design and building. His residential designs of this period reflect his interest in the Queen Anne, Colonial, Shingle, Neoclassical, Mission, and Spanish revival styles.

In 1899, Wolfe worked with Charles McKenzie in a range of styles, which they published in a 1907 book. Wolfe operated alone, from 1911 to 1918, and in partnership with his son, Carl, between 1912 and 1915, when their firm was known as Wolfe & Wolfe; three of their designs are on the National Register: in Saratoga, Cupertino, and Milpitas.

In 1918, in partnership with William E. Higgins, they designed many houses, schools, and gas stations, mostly in the colonial and Spanish revival styles. Their Venetian Court Apartments in Capitola, listed on the National Register, are one of the first condominium developments in California. The partnership remained in operation until 1931, though Carl Wolfe took over for his father after his death, in 1926.

Higgins (1875–1936), less well known than Wolfe, was born and lived his entire life in Santa Clara County. He had a long association with Wolfe and a vast experience with local projects, and their collaboration was viewed as a natural continuation of their work.⁸⁶

⁸⁶ Stanford Historical Society. *Historic Houses VI: Lower San Juan Neighborhood, Continued, Stanford University*, 2012, p. 16.

Projects by Wolfe and Higgins in the Residential District include:

- 675 Alvarado Row (1926)
- 624 Mayfield Avenue (1920/23)

Other projects by Wolfe and Higgins include:

- Venetian Court Apartments, Capitola (National Register-listed)
- San Jose Woman's Club, South 11th Street, San Jose (San Jose Landmark #32)
- King Conservatory of Music (1892)
- Grace Lutheran Church (1895)

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