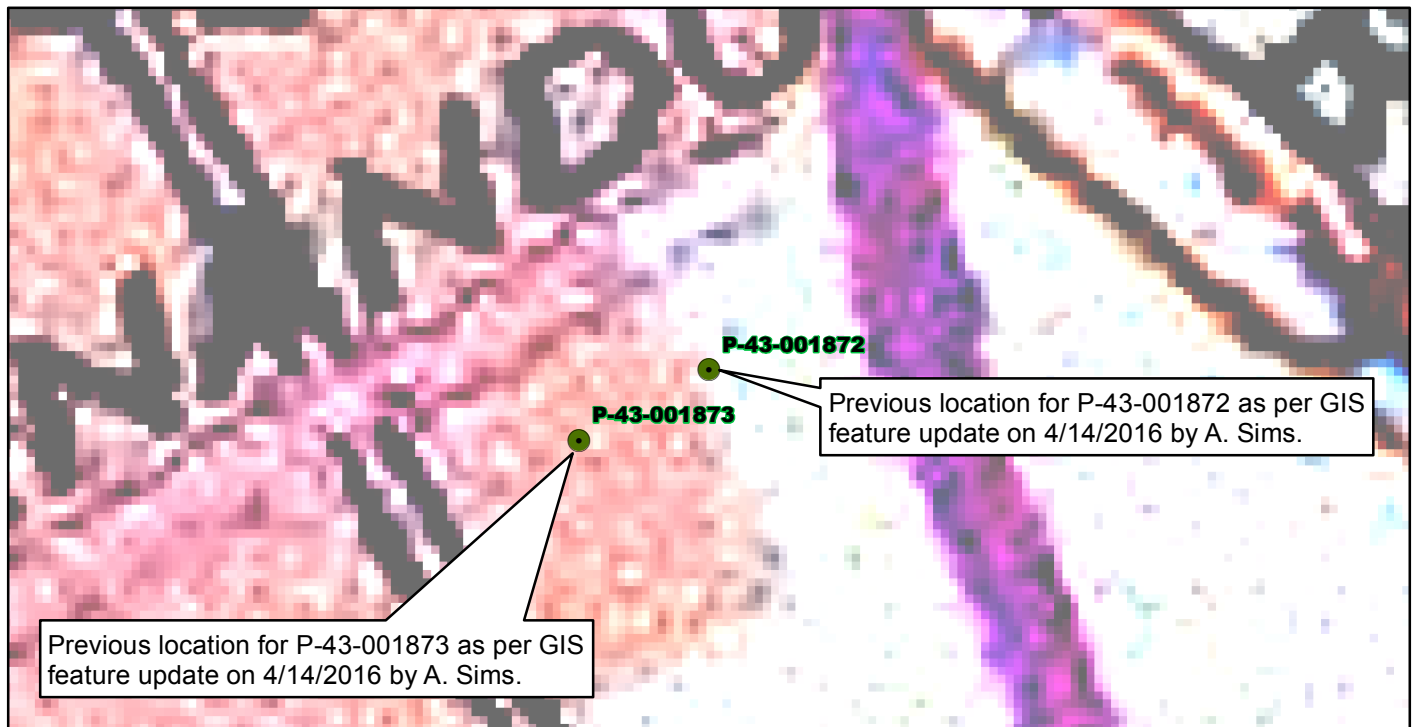
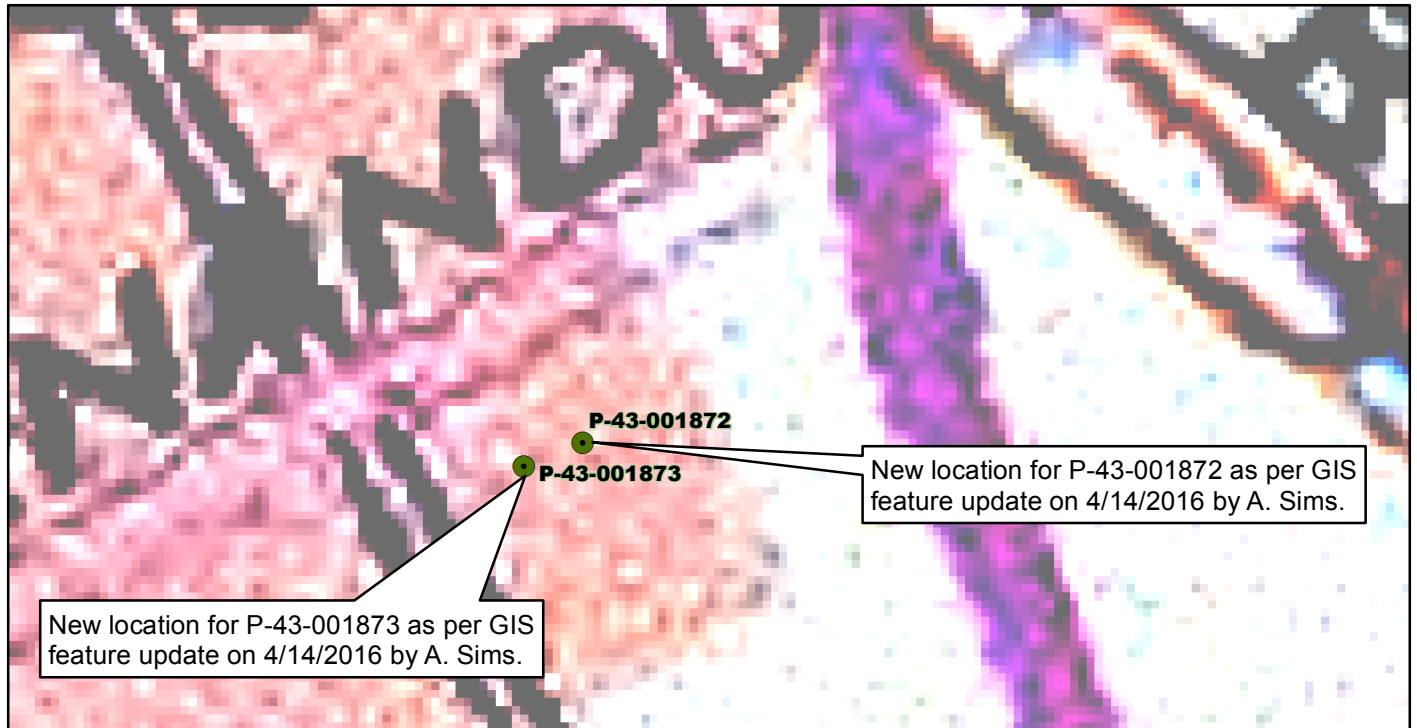


GIS Feature Update of P-43-001872 & P-43-001873.

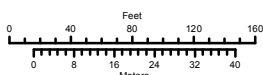
These features were previously mapped incorrectly in GIS.



Northwest Information Center

4/14/2016 A. Sims

May depict confidential cultural resource locations.
Do not distribute.



San Jose West 7.5"
Santa Clara County

● Resources (points)

P-43-001317

P-43-001317

This Primary Number has been voided because two Primary numbers were inadvertently assigned to the same resource. Please see the following corrected Primary file numbers:

P-43-001873

10April 2009
Leigh Jordan, Coordinator NWIC

d.

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

Primary # P-43-001873

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Chiappe House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West

Date 1980 photo revised T .7S. ; R .1E. ; Mount Diablo B.M.

c. Address: 396 San Fernando St., West

City San Jose

Zip 95110

d. UTM:(give more than one for large and/or linear resources)

Zone 10S ; 597661

mE/ 4132080

mN

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

South side of West San Fernando Street east of Delmas Avenue

APN# 259-45-030

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

This Queen Anne Cottage with Neoclassical elements helps establish the character of the Lakehouse neighborhood. It illustrates, through its form and detailing, the cohesive, well-defined pattern of development of this residential neighborhood adjacent to San Jose's downtown core.

This north-facing house has the form and general detailing typical of much of the Lakehouse neighborhood: it has a raised, one-story, rectangular main mass with a moderately pitched hipped roof accented by a front-facing gable over an angled bay window. Entry is through a projecting hipped-roof porch. The porch roof is set below the main eaves and is low pitch; it is accented by a gable that projects over the front steps. A bay window projects to the west side. As common for the period, the dentilled eaves are moderate in depth and boxed, with integral wood gutters and round downspouts. The typical v-groove siding is trimmed by flat boards at the corners, at the watertable apron, and for window side and header casings. Fenestration on the sides of the house is generally 1/1 wood windows; basement-level windows are visible in the pony wall above the concrete foundation. The setting includes a modest front yard with a low, concrete retaining wall at the sidewalk and a driveway along the west side of the property.
(See page 3, Continuation sheet)

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

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



P5b. Description of Photo:

(View, date, accession #)

View facing southeast, 12/05

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

1891, news account, 115 years old.

*P7. Owner and Address:

JANICE I. WHITLOW-HOFMANN
396 W SAN FERNANDO ST
SAN JOSE CA 95110

*P8. Recorded By: (Name, affiliation, and address)

C. Duval, L. Dill & F. Maggi

Archives & Architecture
PO Box 1332
San Jose CA 95109

*P9. Date Recorded: 5/26/06

*P10. Survey Type: (Describe)

Intensive

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

Archives & Architecture, Historic District Study - Lake House Neighborhood, prepared for the City of San Jose, April 28, 2006.

*Attachments:

☐ None

☒ Continuation Sheet

☐ Location Map

☒ Building, Structure, and Object Record

☐ Sketch Map

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other (List):

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Chiappe House

B1. Historic Name: Fortunata and Marie Chiappe House

B2. Common Name: 396 West San Fernando St.

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Queen Anne with Neoclassical elements

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

Constructed 1891.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Carriage house at rear.

B9a. Architect: Theodore Lenzen

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Delmas Park SNI

Period of Significance: 1885-1925

Property Type: Residential

Applicable Criteria: 1, 3

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

This house was designed by local architect Theodore Lenzen for Fortunata Chiappe in 1891. The property was within the Original City on a part of the 1862 Delmas Survey. Construction cost for the house was \$3,700. Chiappe was born in Italy in 1845. After several years at sea, he came to California in 1865 and permanently settled in San Jose in 1875 where he established a grocery store at 199 West San Fernando Street. Fortunata and Marie Chiappe raised two sons (John and Pasquale) and two daughters (Mrs. Paul Porfino and Mrs. Charles Porta). After Fortunata's death in 1925, the widow and/or the Paul Porfidios occupied the house through the early 1980s, when the house was sold to its current owner, Janice Whitlow-Hoffmann.

This residential property contributes to the locally significant Lake House City Landmark Historic District; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1926 when the residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

Hill & Laffey, DPR523, 1999.
San Jose Daily Mercury, Architecture & Architects, 1/1/1892.
San Jose Mercury Herald, Pioneer Grocer Taken by Death, 7/21/1925.
San Jose Assessor's Block Books, 1883-1924.
Santa Clara County Great Registers, 1867-1896.
San Jose City Directories, 1880-1970.
Sanborn Fire Insurance Maps for San Jose, 1884-1970.
Zavlaris & Dixon, Historic Resource Inventory, 1978.

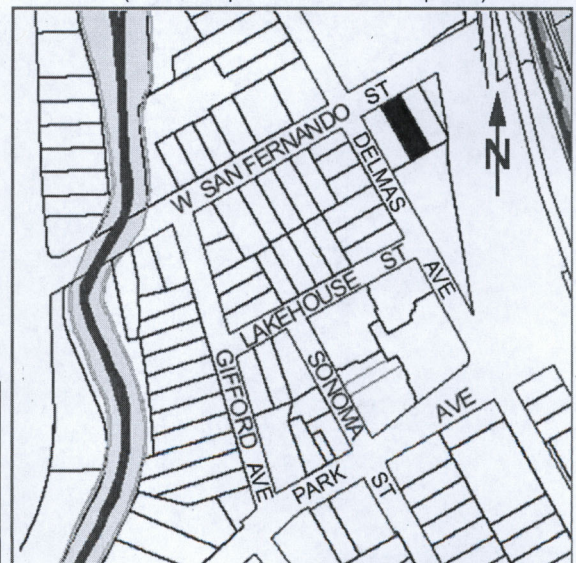
B13. Remarks: Contributor to Lake House Historic District.
Existing classification(s): ENR
Existing Status Code: 5S

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: May 26, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-43-001873
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) Chiappe House

* Recorded By C. Duval, L. Dill & F. Maggi * Date 5/26/2006 ☒ Continuation ☐ Update

(Continued page 1, DPR523a, P3a)

Neoclassical accents distinguishes this house from others in the neighborhood. Such details include thin pilaster-like ornaments at the bay window mullions, bas-relief swags in the bay window paneling, Corinthian columns at the front porch, dentils at the eaves, and medallions in the gable ends. Other distinctive detailing includes a frieze band of small dentils. Each gable end is highly ornamented; the multi-lite (5x3) central attic window is flanked by square panels with raised rosettes; the panels and windows are separated by curved consoles. Above the window and outside the panels are half-timbered triangles; between the apex triangle and the window is a band of dentils. The front bay window trim includes flat paneling below and to the sides of the windows; delicate swags are carved in bas-relief into the main upper panels. Between the windows are slender, stick-like columns carved with bases and capitals as well as a spiral rope pattern above. Above the fixed center windows of the bays is a stained-glass transom with an ornate centerpiece and a frame of squares. Other ornamental features are visible on this house, including turned pendants at the carved scroll-shaped bay window brackets. The window aprons are jigsawn.

The porch's short Neoclassical columns support the long, tall brackets that face front and the cutwork arch over the entry. The porch posts also support the handrail and the spindlework header; the railing consists of spindlework above a low band of short, flat boards with decorative drilled holes.

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

Primary # P-43-001317

HRI # 5101-0315-0000

Trinomial _____

NRHP Status Code 5S

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 4

Resource Name or #: (assigned by recorder) 396 W. San Fernando Street

P1. Other Identifier: _____

Ref. No. 15

P2. Location: ☐ Not for Publication ☒ Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary)

a. County Santa Clara

b. USGS 7.5' Quad San Jose West (4273) Date 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. unsectioned; Mount Diablo B.M.

c. Address 396 W. San Fernando Street City San Jose Zip 95110

d. UTM: Zone 10; mE / mN

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

APN 259-45-030

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

This carefully restored and elaborately painted Queen Anne style house faces north on a mid-block parcel in a neighborhood of Victorian residences. The small front yard contains a mature Magnolia tree and is densely planted with ferns and shrubs. The one-story, high-basement, wood-frame house has a rectangular plan and hip roof with gabled attic dormer. Large gabled bays project to the front and west side. A hip-roofed porch with gabled entry pediment flanks the front bay. Walls are clad in rustic siding. Wood-sash windows are double-hung; the entry has paneled double doors and a transom window. The house is distinguished by the richness of its wood ornament. Eaves are trimmed with dentil moldings.

The porch has turned posts with floral capitals and sunburst brackets, a spindled frieze and balustrade, and coat-of-arms on the entry pediment. The gabled bays are adorned with panel moldings, colonettes, scrolled brackets, swags and garlands, and floral panels flanking small-paned windows. Some ornament, such as the roof cresting, may be a later alteration. The rear yard contains a gabled, wood-frame carriage house with board-and-batten siding, which also appears to be restored.

P3b. Resource Attributes: HP2—Single family property

P4. Resources present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo or Drawing

(see continuation sheet)

P5b. Description of Photo: _____

P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1891

P7. Owner and Address

Whitlow-Hofmann Janice I & Hofmann K

396 W. San Fernando Street

San Jose, CA 95110-2525

P8. Recorded by:

(Name, affiliation, and address)

Ward Hill and Glory Anne Laffey,

Archives and Architecture,

353 Surber Drive,

San Jose, CA 95123

P9. Date Recorded February 1999

P10. Survey Type: (Describe)

Intensive for Light Rail Corridor

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

Historic Properties Survey Report – Santa Clara Valley Transportation Authority Vasona Light Rail Corridor by Basin Research Associates, Archives and Architecture and W. Hill

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☒ Photograph Record ☐ Other (List) _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE AND OBJECT RECORD

Primary # P-43-001317

HRI # _____

NRHP Status Code 5S

Page 2 of 4

Resource Name or #: (assigned by recorder) 396 W. San Fernando Street

B1. Historic Name: _____ B2. Common Name: _____

B3. Original Use: Residence B4. Present Use Residence

B5. Architectural Style: Queen Anne style

B6. Construction History: (Construction date, alterations, and date of alterations)
396 W. San Fernando Street, constructed in 1891, has been carefully restored. Some ornament, such as the roof cresting, may be a later alteration. The carriage house also appears to be restored.

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

B8. Related Features: _____

B9a. Architect Theodore Lenzen B9b. Builder: Unknown

B10. Significance: Theme Domestic Architecture Area San Jose

Period of Significance 1891-1925 Property Type Residential Applicable Criteria C

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

This house was designed by local architect Theodore Lenzen for Fortunato Chiappe and built in 1891 for \$3,700. Chiappe was born in Italy in 1845 and, after several years at sea, arrived in California in 1865. He permanently settled in San Jose in 1875 where he established a grocery store at 199 W. San Fernando. Fortunato and Marie Chiappe raised two sons, John and Pasquale, and two daughters, Mrs. Paul Porfino and Mrs. Charles Porta. After Fortunato's death in 1925, the widow and/or the Paul Porfidos occupied the house through the early 1980s, when the house was sold to its current owner, Janice Whitlow-Hoffmann.

Listed in City of San Jose Inventory as an Identified Structure; in Santa Clara County Inventory; and, Historic Properties Directory as eligible for local listing only. Among properties in the Visual Inventory of Historic and Archaeological Sites (Anonymous 1973-1974).

396 W. San Fernando Street appears to retain a high level of historic integrity. The house is an exceptional example of the Queen Anne style house in San Jose, and thus appears to be individually eligible for the National Register under Criterion C. The house is a distinguished example of the work by prominent local architect Theodore Lenzen. The members of the Chiappe household do not appear to be of sufficient historic significant for the building to be eligible under Criterion B.

In conclusion, 396 W. San Fernando Street appears to be individually eligible for the National Register because it appears to be significant under Criteria C. The house also appears to be a contributing structure to the potentially National Register eligible residential historic district in the Delmas area. The house is listed in the City of San Jose Historic Resources Inventory as an Identified Structure and it is listed in the Santa Clara County Historic Resources Inventory.

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

B12. References:

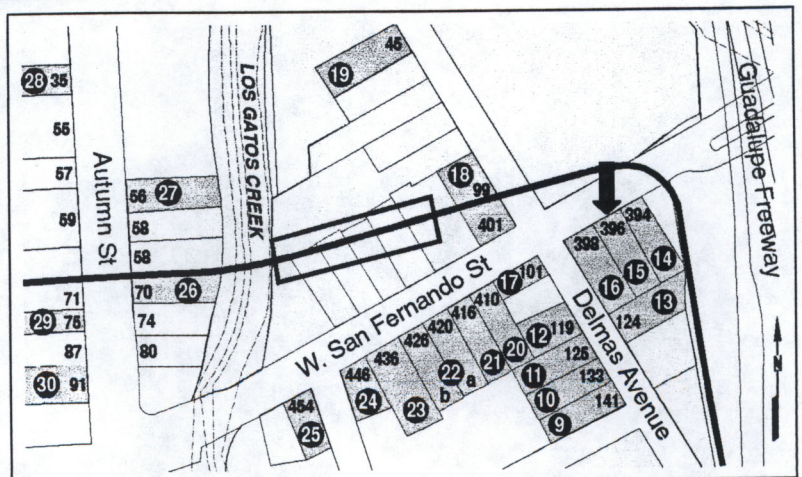
Anonymous (various authors), 1973-1974 Visual Inventory of Historic and Archaeological Sites, San Jose, California.
Basin Research Associates, Inc. and M.R. Corbett 1997 Preliminary Review Vasona Corridor Historic Preservation Services Delmas Avenue
Alternative, City of San Jose, Santa Clara County, California. For Santa Clara Valley Transportation Authority, 3331 North First Street, Building B,
San Jose, CA 95134-1906. Sent to California Archaeological Site Inventory, Rohnert Park.
California (State of), Office of Historic Preservation 1998 Historic Properties Directory.

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian and Glory Anne Laffey, Historian

Date of Evaluation: February 1999

(This space reserved for official comments)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-43-001317

HRI # _____

Trinomial _____

Page 3 of 4

Resource Name or #: (assigned by recorder) 396 W. San Fernando Street

Recorded by Ward Hill and Glory Anne Laffey

Date: February 1999

☒ Continuation

☐ Update

Item B12. Continued

Laffey, G.A., n.d., San Jose Architects database. On file at Archives & Architecture, San Jose.

San Jose Assessor's Block Books, 1883-1924, Various books

San Jose City Directories, 1880-1970, Various editions.

San Jose Historic Landmarks Commission, 1998, Historic Resources Inventory. Adopted 1987. Revised December 1998.

San Jose Mercury Herald, 1925, Pioneer Grocer Taken by Death. July 21.

Sanborn Fire Insurance Maps for San Jose, 1884-1970, Various years.

Santa Clara County Great Registers, 1867-1896, Various registers.

Santa Clara County Historical Heritage Commission, 1979, Santa Clara County Heritage Resource Inventory.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-43-001317

HRI # _____

Trinomial _____

Page 4 of 4

Resource Name or #: (assigned by recorder) 396 W. San Fernando Street

Recorded by Ward Hill and Glory Anne Laffey

Date: February 1999

☒ Continuation

☐ Update

Item P5a. Photo, continued

House (top) and carriage house (bottom)





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P-43-001337

P-43-001348
(Site #2 P-43-001300)

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