PRIMARY RECORD

Primary #

HRI#

Trinomial NRHP Status Code

| | NRHP Stat | us Code | |
|-------------------------------|-----------|---------|--|
| Other Listings Review Code | Reviewer | Date | |

Page __1 __ of __7_

*Resource Name or # (Assigned by recorder): 559 W. Julian Street

P1. Other Identifier:

| * P2 . | Location: Not for P | ublication 🗵 Unrestricted | t | | | |
|---------------|-------------------------|-------------------------------------|--------------------|------------------|-------------|-----|
| *a. | County Santa Clara | and (P2c, P2e, and P2b or P | 2d. Attach a Locat | ion Map as neces | sary.) | |
| *b. | USGS 7.5' Quad | Date | T; R | ; 🗆 of _ | _ □ of Sec; | B.M |
| C. | Address 559 W. Julian | Street City San José Zip S | 95110 | | | |
| d. | UTM: (Give more than on | e for large and/or linear resources | ;) Zone , | mE/ | mN | |
| e. | Other Locational Data: | APN 259-27-009 | | | | |

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

This one-story dwelling is constructed in the Folk Victorian style. It features a roughly T-shaped plan, with a predominant hipped-roof mass and wings that extend off the eastern ends of the primary (southeastern) and rear (northwestern) façades. The wood-frame building has channel-drop wood siding, a rakeboard, and quoins. The roof is clad in asphalt roll-roofing. A canted bay window with a cornice and engaged colonettes is located in the projecting gabled wing on the primary façade. All visible windows, including those in the bay, have been replaced by vinyl sliding and single-hung units that incompletely fill the original windows openings. A doorway on the primary façade has also been replaced with vinyl sliding window and plywood infill. The building's primary entrance is now a single-leaf, wood paneled door set within the ell of the primary façade. (See Continuation Sheet.)

*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: <u>View of the</u> south façade (September 16, 2019)

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both ca. 1883 (Sanborn Fire Insurance Maps)

*P7. Owner and Address:

To be provided by the City of San José.

*P8.Recorded by: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA, 94111

*P9. Date Recorded: September 16, 2019

*P10. Survey Type: Intensive

*P11. Report Citation: Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2019.

| *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): | |
| - : | |

DPR 523A (9/2013) *Required information

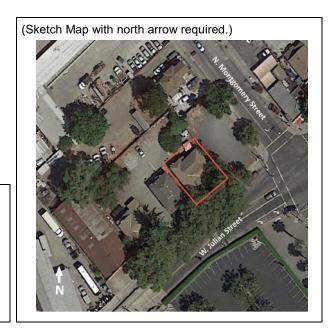
Primary #

HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

| | burce Name or # (Assigned by recorder) 559 W. Julian Street *NRHP Status Code 5S3 2 of _7 |
|-------------------|--|
| B1. B2. B3. | Historic Name: N/A Common Name: N/A Original Use: Residential B4. Present Use: Residential |
| *B5. *B6. | Architectural Style: Folk Victorian Construction History: Built ca. 1883 |
| *B7. *B8. | Moved? □No □Yes ⊠Unknown Date: Original Location: Related Features: |
| B9a. | Architect: <u>Unknown</u> b. Builder: <u>Unknown</u> |
| *B10. | Significance: Theme Late Nineteenth Century Residential Development Area Downtown West San José |
| | Period of Significance <u>ca. 1883</u> Property Type <u>Residential</u> Applicable Criteria <u>2e, 3 (Candidate City Landmark)</u> (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) |
| | See Continuation Sheet. |
| B11. | Additional Resource Attributes: (List attributes and codes) |
| *B12. | References: See Continuation Sheet. |
| B13. | Remarks: |
| *B14. | Evaluator: Architectural Resources Group *Date of Evaluation: January 2020 |

(This space reserved for official comments.)



DPR 523B (9/2013) *Required information

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CONTINUATION SHEET

Property Name: 559 W. Julian Street

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***P3a. Description (Cont.):** It is sheltered beneath a short, shed-roofed porch addition with exposed rafter tails, wood posts with cornices, and a spindlework balustrade that has been partially replaced. The porch is served by a short wood stoop. Site features include a poured concrete walkway, shrubs that cover the bay window on the primary façade, and tall deciduous trees along the southeastern property boundary.

*B10. Significance (Cont.):

Property History

Sanborn Fire Insurance maps indicate that this single-family dwelling had been constructed by 1884, the date of the earliest available maps covering this portion of San José. At the time, the property was addressed 509 W. Julian Street. City Directories indicate that the property had been readdressed as 559 W. Julian Street by 1931.¹

Although the original owner, builder, and inhabitants of this dwelling are unknown, San José City Directories reveal that the property was home to Henry Wyman Arbogast by at least 1890.² Arbogast, who was born in Indiana in 1836, was a pioneer resident of the San José community and worked as foreman of the San Jose Independent Mill and Lumber Company in 1890.³ At the turn of the twentieth century, he occupied the subject property with his wife, Eliza (b. 1838), and their adult daughter, Minnie (1862-1944), who was a compositer and a charter member of the San Jose Typographical Union No. 231.⁴ Minnie Arbogast was the second-oldest of the five Arbogast children, including Frank Lincoln (1860-1934), Vernon Henry (1866-1921), Myron Robert (b. 1870), and May (1876-1928) Arbogast. Henry Arbogast, the patriarch of the family, retired between 1910 and 1920; his wife, Eliza, died within the same period.⁵ Henry Arbogast himself died in 1928, and Minnie Arbogast continued to reside in the family home alone until her death in 1944.⁶

San José City Directories indicate that the property was vacant for a short time following Minnie Arbogast's death, but by 1949, it was owned by Manuel and Susie Ybarra (variously "Ibarra"). The Ybarras resided at the property through at least 1957. By 1959, the dwelling was inhabited by Abraham Rivas, an employee of the Southern Pacific Railroad, and his wife Angelita Rivas as well as Ignacio Orsua, a warehouseman, and his wife Esther Orsua. From 1961 to 1964, Glenn W. Rye shared the property with the Rivas family. Otto Kanitz owned and resided at the property from at least 1966 through 1979.⁷

The property shares a lot with two other addresses, 559 and 563 W. Julian Street, which were also constructed during the late nineteenth century in the Folk Victorian style and housed a series of working class residents through the late nineteenth and early twentieth centuries.

Evaluation

The subject property was previously evaluated in 1992 by Archives & Architecture. The Historic Resources Inventory Form completed for the property categorized the property as an Identified Structure but did not provide an evaluation for listing in the national, state, or local registers. Based on the site visit and background research conducted for this project, the property is recommended as ineligible for listing in the National Register of Historical Resources (California Register). Although the property does not rise to the level of significance recognized by the

¹ San José City Directory, 1931.

² San José City Directory, 1890.

³ Ibid.

⁴ Ancestry.com, 1900 United States Federal Census [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

⁵ Ancestry.com, 1910 United States Federal Census [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2006; Ancestry.com, 1920 United States Federal Census [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

⁶ "Charter Member of Printer's Union Is Called by Death at Age of 81," December 1, 1944, History San José – Clippings File; Ancestry.com, *California, Death Index, 1940-1997* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc., 2000; San José City Directory, 1940.

⁷ San José City Directories, 1945, 1947, 1949, 1955, 1957, 1959, 1961, 1964, 1966, 1970, 1975, 1979.

⁸ Archives & Architecture, 559 W. Julian Street Historic Resources Inventory Form, on file at History San José, San José, CA.

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CONTINUATION SHEET

Property Name: 559 W. Julian Street

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National or California Registers, however, it is recommended eligible as a San José Candidate City Landmark in conjunction with the neighboring residences at 563 and 567 W. Julian Street. As a grouping, these three properties communicate the working-class, residential character of their immediate neighborhood in the late nineteenth century.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The dwelling at 559 W. Julian Street was constructed as part of a larger trend of late nineteenth century residential development to the west of the Guadalupe River in San José. However, research did not conclude that the subject property played a significant role in this development, and it is one of several extant dwellings that speak to this context. The property has no apparent associations with significant historical events or broad patterns of local, state, or nation history and does not meet the threshold for significance under this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although Henry Arbogast is recognized as a "pioneer resident" in one newspaper article, the subject was not his first residence in the region and is not directly associated with his role in San José early history. His daughter Minnie Arbogast, although involved in the founding of the local typographical union, was not found to have made any individual or otherwise notable contributions to the history of the typographical field in San José. Other residents of the subject property during the historical period occupied the dwelling for relatively short periods of time, and none are known to have made a significant impact in local, state, or national history during their period or residence or afterward. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property is a relatively intact example of a Folk Victorian dwelling, with articulated detailing reminiscent of the Queen Anne style; the canted bay window, engaged colonettes, and quoins elevate the design of the otherwise simple, vernacular construction. Despite these features, however, the dwelling does not embody high architectural or artistic value that would render the building architecturally distinct. Finally, research did not yield any information that would indicate that the building is a work of a master architect. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion D/California Register Criterion 4

National Register Criterion D/California Register Criterion 4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

San José Historic Resources Inventory — Candidate City Landmark Criteria

The City of San José's Historic Preservation Ordinance, contained in Chapter 13.48 of the San José Municipal Code, states that a property qualifies for listing on the City of San José Historic Resources Inventory if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" as determined by a number of factors. The subject property at 559 W. Julian Street satisfies Candidate City Landmark Factor 2e, as it is representative of the residential character that defined this area in the late nineteenth century. In conjunction with neighboring properties at 563 and 567 W. Julian Street, both of which are contemporary with the subject property and exhibit similar architectural detailing, 559 W. Julian Street effectively communicates an impression of the physical environment which characterized this residential street in the late nineteenth and early twentieth centuries. Within the immediate area, residential resources dating to this early period of development are rare, and in this way, the subject property, along with the adjacent residences of the same era, satisfies the requirements outlined in

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Property Name: 559 W. Julian Street

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Factor 3. As such, 559 W. Julian Street is recommended eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. The evaluation of the property is as follows (evaluations of 563 and 567 W. Julian Street may be found in separate DPR 523 forms associated with this report).

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way.

As described above, research did not reveal that the subject property maintained meaningful associations with any persons, eras, or events of significance to local, regional, state, or national history. As such, it is not recommended eligible under this factor.

- 2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. Of an architectural style, design or method of construction.

As described above, the subject property is a relatively good example of the Folk Victorian style but does not represent a work of high architectural or artistic merit. The dwelling is a vernacular iteration of more intricate Victorian-era styling and exhibits common construction methods and materials, and so it is not recommended eligible under this factor.

b. Of a master architect, builder, artist or craftsman.

The architect or builder of the subject property could not be identified, and its vernacular design and relatively commonplace construction methods suggest that it is not the work of a master architect, builder, artist, or craftsman. As such, the subject property is not recommended eligible under this factor.

c. Of high artistic merit.

Neither research nor visual inspection suggests that the subject property is associated with a work of high artistic merit, and it is not recommended eligible under this factor.

d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes.

The subject property remains intact and meets the threshold for designation under other factors such that it does not merit consideration under this criterion.

e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked.

The subject property and neighboring dwellings at 563 and 567 W. Julian Street provide an example of the physical surroundings that characterized this neighborhood during the late nineteenth and early twentieth centuries. The area immediately surrounding the properties is currently dominated by light industrial development, much of which emerged during World War II. In their current context, the subject property and its two contemporary neighbors are significant for their ability to communicate the area's former, predominantly residential use. For this reason, the subject property is recommended eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark under this factor.

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CONTINUATION SHEET

Property Name: 559 W. Julian Street

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f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

The subject property is a common example of wood-frame construction with milled wood detailing. It does not display unusual or distinctive construction materials or engineering methods, and it is not recommended eligible under this factor.

3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The subject property is not recommended eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark solely for its advanced age, but because it is one of a small number of extant, nineteenth-century residential resources located within this particularly San José neighborhood. The property's location in immediate proximity of two contemporary dwellings with similar architectural detailing marks it as a particularly distinctive example of residential architecture dating to this early era of development on the west side of the Guadalupe River. The grouping's shared history of housing many short-term, working-class residents also strengthens their association and significance at this highly localized level.

Integrity Assessment

Alterations to the subject property at 559 W. Julian Street have been largely limited to the primary entrance and the replacement of the original wood windows with vinyl units and plywood infill; however, because the building retains its basic form, roofline, siding, and some detailing, it retains integrity of design, materials, and workmanship. The building has never been moved and so retains integrity of location. Although the greater vicinity of the property has industrialized since the property's period of significance, it is located within a small complex of three contemporary dwellings that exhibit similar massing and Folk Victorian detailing, and it retains integrity of setting. Through its setting and the retention of these original materials and architectural features, the property maintains integrity of feeling, and because it maintains use as a residential building, it also maintains integrity of association with early nineteenth century residential development in this San José neighborhood.

Conclusion

In conjunction with contemporary dwellings located at 563 and 567 W. Julian Street, the subject property at 559 W. Julian Street appears to be eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. All three dwellings are representative of the residential use that defined its immediate area in the late nineteenth and early twentieth century, and their proximity strengthens their ability to communicate this association. Accordingly, the building should be considered a historical resource for purposes of the California Environmental Quality Act (CEQA).

*B12. References:

Ancestry.com. 1900 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

Ancestry.com. 1910 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2006.

Ancestry.com. 1920 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2000.

Archives & Architecture. 559 W. Julian Street Historic Resources Inventory Form, on file at History San José, San José, CA.

California Office of Historic Preservation. California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6 (Sacramento: California Department of Parks and

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: <u>559 W. Julian Street</u>

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Recreation, n.d.). Accessed January 2, 2020.

http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf.

"Charter Member of Printer's Union Is Called by Death at Age of 81," December 1, 1944, History San José – Clippings File.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020. http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

San José City Directory. 1890, 1931, 1940, 1945, 1947, 1949, 1955, 1957, 1959, 1961, 1964, 1966, 1970, 1975, 1979.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION Office of Historic Preservation

Survey Ref. No. 188

Historic Resources Inventory

| | | Ser. No. | | |
|--------------------------------|----------------------|--------------------|------------------------|----------------------|
| Identification and L | ocation | National Registant | | IS |
| 1. Historic name | None | | | |
| *2. Common name | or current name None | | | |
| *3. Number & stre | et 559 W. Julian | | Cross-corr | idor |
| | n Jose Vicinity o | nly | Zip 9511 | O County Santa Clara |
| 4. UTM Zone | A | B | C | D |
| 5. Quad map No | (83) Parcel No. | 259-27-00 | 0ther | |
| Description 6. Property Categ | ory Building | | number of ed resources | |

*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Constructed about 1880, this Italianate residence was the long-time home of the Abrogast family. The building has a hipped roof with a front gable, giving the house a front gable and wing appearance. The eaves are boxed with frieze boards and brackets. The house is sheathed with channel rustic siding and has quoins. The gabled elevation has a transomed entrance with a pedimented and bracketed hood, and a slanted bay window. All windows have one-over-one wood double-hung sashes. A second entrance is off the porch in the L. The sagging porch has a decorative balustrade, and the house appears to be built on mud-sill foundations.



8. Planning agency Planning Dept.

9. Owner Address Robert & Donna Speiser 5249 Joseph Lane

5249 Joseph Lane San Jose, CA 95118

10. Type of Ownership
Private

11. Present Use Residential

12. Zoning

M-4

13. Threats

Inconsistent zoning

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800).
All items must be completed for historical resources survey information.

Historical Information

| *14. Construction date(s) 1880 A Original 1 | ocation yes Date moved | |
|--|------------------------|--|
| 15. Alterations & date | | |
| 16. Architect | Builder | |
| 17 Historic attributes (with number from list) | | |

Significance and Evaluation

- 18. Context for evaluation: Theme <u>Architecture & Shelter</u> Area <u>San Jose</u>

 Period Horticulture 1870-1918 Property Type <u>residence</u> Context developed?
- *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

20. Sources:

Visual Survey, 6/9/92; McAlester & McAlester, A Field Guide to American Houses, 1986; Laffey, Historic Resource Assessment of the Julian/Stockton Redevelopment Area, 1986; 1883-1949 City Directories.

21. Applicable National Register criteria

22. Other recognition
State Landmark No. (if applicable)

- 23. Evaluator Glory Anne Laffey

 Date of evaluation 6/19/92
- 24. Survey type Project Related
- 25. Survey name Inventory Update Phase II
- 26. Year form prepared 1992

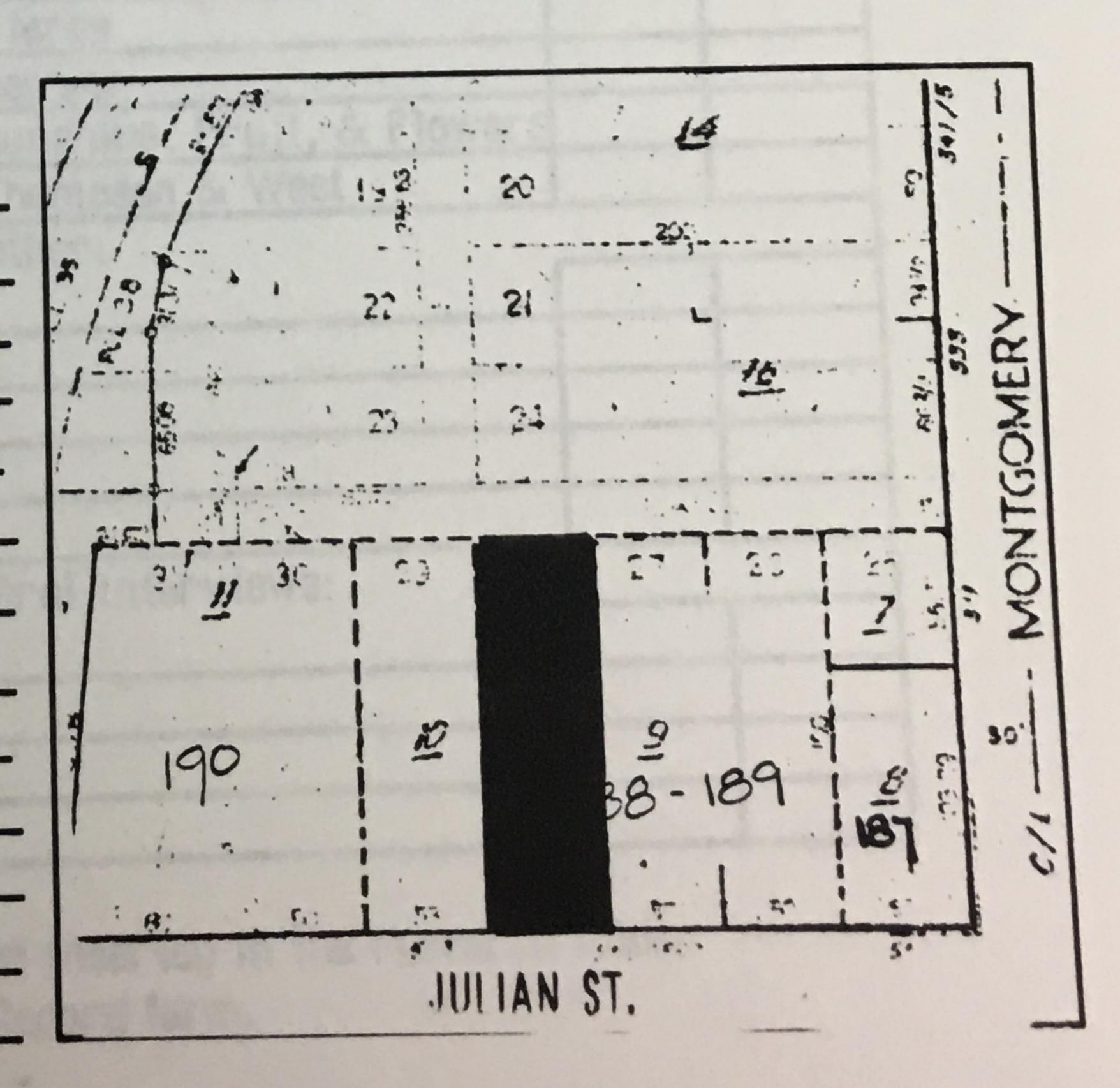
 By (name) Glory Anne Laffey

 Organization Archives & Architecture

 Address 353 Surber Drive

 City & Zip San Jose, CA 95123

 Phone (408) 227-2657



HISTORIC INVENTORY CHECK LIST

188

| Parcel Number (APN): Subdivision Survey/Date: | 25 Bro | 9-27 | Survey Ref. #: | | |
|--|--|-------|---------------------------|------|-------|
| Block/Range/Lot: | | | | | |
| Cross Streets | Charles of the Party of the Par | | | | |
| Other Addresses | | | | | |
| | | | | | |
| | | | | | |
| Field Survey Form completed: | V | | | | |
| | | | | | |
| | | | | | |
| Archival Research: | Ck'd | Data? | Secondary Sources: | Ck'd | Data? |
| Inventories: | | | Arbuckle | | |
| San Jose | | | Bancroft Pioneer Index | | |
| County | | | Bielharz & De Mers | | |
| Butler | | | Davis | | |
| King Inventory | | | Foote | | |
| Downtown EIR | | | Guinn | | |
| Other | | | Hall | | |
| Historic Maps: | | | Hendry & Bowman | | |
| Thomas Block Books | | | James & McMurry | | |
| Sanborn Maps | | | Loomis I | | |
| Thompson & West Atlas | | | Loomis II | | |
| Surveyor's | | | McNamee | | |
| Court House | | | Munro-Fraser | | |
| Recorded | | | <u>Older</u> | | |
| SJH Museum: | | | Payne. | | |
| Other | | | Peyton | | |
| City Directories* | | | Pierce | | |
| Tax Assessment Records* | | | Sawyer | | |
| Great Registers* | | | Sunshine, Fruit, & Flower | S | |
| Census* | | | Thompson & West | | |
| Population | | | Other: | | |
| Products of Industry | | | | | |
| Agricultural | | | | | |
| Probate Records | | | | | |
| Newspaper Obituary | | | | | |
| CONTRACTOR OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TRANSPORT OF THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUM | | | | | |
| Architects File | | | Oral Interviews: | | |
| Other Sources: | | | | | |
| | | | | | |
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All other information should be copied, identified, and inserted in the research folder or information should be recorded on a Data Source Record form.

^{*} Use appropriate form to record data