

CONTINUATION SHEET

Property Name: 563 W. Julian Street, San José, CA, 95110 (APN 259-27-009)
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Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the residence at 563 W. Julian Street in San José, California.

*P3a. Description:

This one-story, Folk Victorian cottage is rectangular in plan and sits on a raised foundation. The wood-frame building has channel drop siding and features an asphalt shingle-clad hipped roof with boxed eaves and a broad rakeboard. A gable-roofed projection with a pierced bargeboard, fishscale shingle siding, and a round louvered vent extends forward from the primary (southeastern) façade. The majority of visible windows have been replaced by vinyl single-hung units that incompletely fill the original window openings, but an original, paired set of double-hung wood windows with ogee lugs is extant on the northeastern façade. A canted bay window is located below the gable roof and decorated with spindlework and brackets. The center unit of the bay appears to be the original one-over-one, wood sash window, with leaded glass in the upper sash. The window units on either side of the bay have been replaced with small single-hung vinyl windows that do not entirely fill the original window openings; the additional space has been infilled with board-and-batten siding. The primary entrance to the dwelling is a single-leaf door covered by a screen door and sheltered beneath a shed-roofed porch on the southern part of the primary façade. The porch is supported by square wood posts and features scroll brackets and a spindlework porch frieze. The original balustrade has been replaced by plywood paneling, and a wood gate has been added at the top of the concrete stoop that serves the porch. Site features include a wood-fenced front yard and tall deciduous trees along the southeastern property boundary.

P5a. Photo



P5b. Description of Photo: South (front) façade, view northwest (September 16, 2019)

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

***P9. Date Recorded:** September 18, 2019

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

***B10. Significance:**

Property History

Sanborn Fire Insurance maps indicate that the subject property, which was originally addressed as 511 W. Julian Street, remained vacant and undeveloped until at least 1891. The address first appears in San José City Directories in 1894 as the residence of Peter Madsen, a carpenter working for J.H. Nichols.¹ The dwelling housed a number of short-term residents through the end of the century, including the Zipser family in 1896 through 1898, John C. Creamer and Adolph A. Orlich in 1898, Charles Burdick in 1899, and the Roberts family from 1900 to 1901. Multiple residents were involved in the railroad industry: Charles Zipser worked as a conductor and motorman for the interurban San José and Santa Clara Railroad during his tenure in the house, and John Roberts was employed by the Southern Pacific Railroad.²

By 1902, the dwelling was occupied by Gustave Jorgenson, a Danish immigrant and employee of the Southern Pacific Railroad. According to San José City Directories, Gustave Jorgenson (b. ca. 1856) and his wife Ella Jorgenson (variously "Ellen," b. ca. 1875) resided at the property for more than three decades. They had at least three children together, including Mabel Jorgenson (b. ca. 1903), Herbert Jorgenson (b. ca. 1908), and Inge Jorgenson (variously "Inga" or "Enge," b. ca. 1912), and resided in the house together through the collection of the 1930 census, by which time the property was readdressed 563 W. Julian Street.³ Gustave Jorgenson died ca. 1934, and Ella Jorgenson continued to reside in the house with her adult children Herbert and Inge Jorgenson through at least 1944. City directories note that Inge Jorgenson was employed as a bank secretary and Herbert Jorgenson worked for the U.S military, possibly as a radio repairman (his occupation as recorded in the 1940 census).⁴

In 1945, the property was owned and occupied by Claire and Ruth Keeney; Claire Keeney was employed by the U.S. Army and his wife was a clerk at a Safeway grocery store. According to San José City Directories, subsequent owners and occupants have included Mrs. Maggie A. Tedder (1945), Antonio, Fred, and Cruz Valdez (1947), Clarence and Esther Rullwinkle (1954), Jess and Carmen Rodriguez (1955-1956), Linda and Carmen Rodriguez (1957), Mrs. Conception Mora (1957), Carlos, Beatrice, and Nanette Jacquez (1957), Manuel Jr. and Fanny Ybarra (1959-1961), Antonio Salas (1964), Rafael and Sara Melendez (1966), Ken and Betty Hanson (1975), and José R. Ramirez and Theodore Hintze (1979). Manuel Ybarra, Jr., was the son of Manuel and Susie Ybarrra, who owned the neighboring property 559 W. Julian Street from at least 1947 through at least 1957.

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.

¹ San José City Directory, 1894.

² Ancestry.com, 1900 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004; San Jos City Directories, 1894, 1896, 1897, 1898, 1899, 1901.

³ Ancestry.com, 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2002.

⁴ Ancestry.com, 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012; San José City Directories 1943, 1944.

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Evaluation

In 2011, PBS&J evaluated the subject property as part of the Historic Architectural Survey Report (HASR) prepared for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).⁵ The study found that the property was ineligible for the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) due to a lack of historical significance and diminished integrity. Based on the site visit and background research conducted for this project, ARG agrees that the property is ineligible for listing in the National and California Registers. However, ARG recommends the property eligible as a San José Candidate City Landmark in conjunction with its neighbors at 559 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 563 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. With the exception of the Jorgenson family, members of whom occupied the subject property between 1902 and 1944, the individuals and families who resided at the subject property occupied the dwelling for relatively short periods of time. None of the dwelling's residents, including the Jorgensons, are known to have made a significant impact in local, state, or national history during their period of 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, spindlework porch frieze, and scalloped shingles 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.

⁵ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

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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 563 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 559 and 567 W. Julian Street, both of which are contemporary with the subject property and exhibit similar architectural detailing, 563 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 also satisfies the requirements outlined in Factor 3. As such, 563 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 559 and 567 W. Julian Street may be found in separate DPR 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.

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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 559 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.

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.

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Integrity Assessment

Alterations to the residence have been largely limited to the removal of the original porch spindlework and the replacement of several 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. 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 559 and 567 W. Julian Street, the subject property at 563 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. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2002.
- Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.
- 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 Recreation, n.d.). Accessed January 2, 2020.
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.
- 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.
- PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.
- San José City Directory. 1894, 1896, 1897, 1898, 1899, 1901, 1943, 1944.

***B14: Evaluator:** Architectural Resources Group

***Date of Evaluation:** January 2020

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Sketch Map:



Figure 1. Sketch map of 563 W. Julian Street
(Google Earth, amended by author)

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

Primary # P-43-003707
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 14288

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County: Santa Clara

and

*b. USGS 7.5' Quad: San Jose West Date: 1980 (photo revised) T 7S;R 1W; Unsectioned ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 563 W. Julian St. City: San Jose Zip: 95110
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: APN 25927009

*P3a. Description:

This one-story residence sits on a raised foundation. It has a hipped roof with a lower cross gable on the primary facade. There is a canted bay window on the right side of the primary facade. A wood entry door is located on the partial width porch which has a flat roof supported by square wood posts, spindle work and brackets. The house is clad in horizontal wood siding except for the canted bay window which is clad in vertical siding. The gable has decorative shingles a louvered vent and a verge board with carvings. One of the two visible windows in the bay is a one-over-one vinyl-sash and the other is a one-over-one wood-sash with colored glass. The vinyl-sash windows replacements along the main and side facades are smaller than the original window openings.

*P3b. Resource Attributes: HP2, single family property

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

P5a. Photo or Drawing



P5b. Description of Photo: View of primary façade on W Julian St., 2/7/2010

*P6. Date Constructed/Age and Sources: c. 1891/Sanborn maps
 Historic Prehistoric Both

*P7. Owner and Address:
 Donna L. Spesier, Trustee
 5249 Joseph Ln.
 San Jose, CA 95118-2133

*P8. Recorded by:
 James Williams/Amber Grady
 PBS&J
 1200 2nd Street
 Sacramento CA, 95814

*P9. Date Recorded: 2/7/2010

*P10. Survey Type: Intensive

*P11. Report Citation: Historic Architectural Survey Report for the San Francisco to San Jose High-Speed Train Project - Level EIR/EIS, Prepared for the Federal Railroad Administration. PBS&J February 2011

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 14288

- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Residence
- B4. Present Use: Residence

*B5. **Architectural Style:** Queen Anne

*B6. **Construction History:** Built circa 1891.

*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:** None

B9a. Architect: unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Late 19th Century Residential development **Area:** Autumn/Montgomery neighborhood of San Jose
Period of Significance: 1891 **Property Type:** Residential **Applicable Criteria:** N/A

Built circa 1891, the residence at 563 West Julian St. is situated in the Autumn/Montgomery neighborhood of San Jose. When the house was completed, its location was just west of San Jose's city limits. Until the late 19th century, much of the land to the immediate west of the boundary was dedicated to farming. Early San Jose agriculture was mostly concentrated in the production of wheat. By 1875, horticulture, mostly in orchards, began to surpass grain production as the dominant agricultural enterprise in the Santa Clara Valley. Improved transportation via railroad and innovations in fruit-drying and, later, canning accelerated the shift to horticulture. In addition to facilitating economic growth and luring new residents to the area, changing agricultural modes also influenced patterns of residential development near the west bank of the Guadalupe River. Orchards represented a much more intensive use of the land than did wheat, leading to the ownership of land in smaller plots. These smaller plots were, in turn, more susceptible to subdivision for residential development.

Residential development near San Jose west of the Guadalupe River began in earnest in the 1890s, when the development of the Lake House tract south of the Autumn/Montgomery neighborhood began. Development in the area continued into the early 20th century as San Jose, already the Santa Clara Valley's primary financial and commercial center, solidified its role as a regional food processing center. Industrial operations clustered along the Southern Pacific tracks at the eastern edge of Garden Alameda. In 1900, San Jose's population measured 21,500, a number that did not reflect the city's growing, unincorporated suburbs.

(Continued on page 3)

B11. Additional Resource Attributes: None

*B12. **References:** Allen, Rebecca et al. 1999. Upgrade of the Guadalupe Parkway, San Jose: Historic Properties Treatment Plan.

Archives and Architecture. 2006. Historic District Study, Lake House Neighborhood, San Jose.

Basin Research Associates. 1985. A Cultural Resources Assessment of the Proposed City of San Jose Enterprise Zone, Santa Clara County, California.

(Continued on page 3)

B13. Remarks: none

*B14. **Evaluator:** Richard Brandi, PBS&J

***Date of Evaluation:** November 18, 2010

(This space reserved for official comments.)



*Recorded by: James Williams/Amber Grady, PBS&J *Date: November 18, 2010 Continuation Update

***B10. Continued:**

In 1911, San José annexed a large swath of land to the west of its original city limits, presumably including what is now the Autumn/ Montgomery neighborhood. This annexation, and the lure of its thriving canneries, led to a substantial population growth. In 1930, San Jose's population neared a mark of 60,000 residents. The area in which the Autumn/Montgomery neighborhood is situated is home to a number of late-19th and early-20th century residences. The predominant architectural styles are the Queen Anne and Craftsman styles. The subject property is not listed in Polk's San Jose directories for 1920, 1931, 1940, 1952, and 1960.

The property is not included in the 2009 San Jose Historic Resources Inventory. Alterations to the house include smaller-sized windows, modifications to the porch supports, and a flat roof over the porch that is not typical of Queen Anne style porches. These alterations have degraded the property's historic integrity. The building does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor have any of the known owners or occupants during historic times been identified as making significant contributions to the city, state, or nation that are recognized in history (Criterion B). The building is not sufficiently architecturally distinctive for eligibility under Criterion C due to a loss of historic integrity. Additionally, the property has not yielded, and is not likely to yield, important historical information to enable eligibility under Criterion D. Therefore the building is not recommended eligible for listing in the National Register of Historic Places. The building has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. The building is not recommended eligible for listing in the California Register of Historical Resources.

***B12. Continued:**

Basin Research Associates. 2002. *Historic Property Survey Report & Finding of No Historic Properties Affected, I-880/Coleman Avenue Interchange Project, City of San Jose, Santa Clara County, California.*

Palmer, Sara E. 2004. *A Cultural and Paleontological Resources Study and Evaluation, San Jose Market Center, San Jose, Santa Clara County, California. Submitted to Cousins Properties.*

1931 *Polk's directory of San Jose City and Santa Clara County.* San Francisco, Calif. : R. L. Polk & Co Polk-Husted Directory Co.

1940 *Polk's directory of San Jose City and Santa Clara County.* San Francisco, Calif. : R. L. Polk & Co.

1952 *Polk's directory of San Jose City and Santa Clara County.* San Francisco, Calif. : R. L. Polk & Co.

1960 *Polk's directory of San Jose City and Santa Clara County.* San Francisco, Calif. : R. L. Polk & Co.

San Jose. 2009. San Jose Historic Resources Inventory. San Jose, Calif. March 2009.

Sanborn Map and Publishing Company. 1884. San Jose. New York: Sanborn Map and Publishing

Sanborn Map and Publishing Company. 1891. San Jose. New York: Sanborn Map and Publishing