



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Joseph Horwedel

**SUBJECT:** SEE BELOW

**DATE:** June 2, 2008

Approved

Date

6/4/08

**COUNCIL DISTRICT:** 3  
**SNI:** University

## **HISTORIC LANDMARK INITIATION FOR THE FOLLOWING PROPERTIES:**

- 1. HL08-167. SLETTEDAHL HOUSE, LOCATED AT 202 S. 14<sup>TH</sup> STREET**
- 2. HL08-168. FOSTER HOUSE, LOCATED AT 198 S. 13<sup>TH</sup> STREET**

## **RECOMMENDATION**

Planning Staff recommends that the City Council:

- Adopt a resolution to initiate proceedings to consider the residential buildings located at each of the addresses noted above as landmarks of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.
- Refer the matter back to the Historic Landmarks Commission for its consideration at a public hearing, report and recommendation.
- Adopt a resolution setting a public hearing on Tuesday, September 9, 2008, at 1:30 p.m. for Council consideration of City Landmark designation of the structures noted above.

## **OUTCOME**

Initiation of the Historic Landmark Designation by the City Council would begin the process for 1) referral to the Historic Landmarks Commission for report and recommendation, and 2) a subsequent public hearing for Council action on the designation of the Historic Landmark.

## **BACKGROUND**

In February and March 2008, the two houses were evaluated in Department of Parks and Recreation (DPR) forms and historic evaluation sheets. The evaluations were prepared by qualified historic consultants Archives and Architecture. The cover letter and DPR form (see attached) for each property state that the houses meet the criteria for City Landmark designation

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under the Historic Preservation Ordinance and appear eligible for the California Register of Historical Resources. The individual building owners submitted separate applications for City Landmark designation of the houses in March and April 2008, using the research documented in the DPR forms.

Designation of the structures as City Landmarks would establish the requirement for the issuance of Historic Preservation (HP) permits for City approval of any exterior changes proposed to the structures. The designation would also allow the owners to apply for property tax reduction under the Mills Act and for exemption from the Building and Structure construction tax and the Commercial-Residential-Mobile Home Park (CRMP) building tax for work done in conformance with approved HP permits. The owners of both properties have submitted applications for Mills Act contracts. The contracts are tentatively scheduled to be considered by the Historic Landmarks Commission in August 2008 and City Council in September 2008, concurrent with the proposed City Landmark designations.

### ANALYSIS

The following summaries are based on the historical evaluations prepared for each of the properties by Archives and Architecture. Please refer to the attached DPR evaluation forms for a more detailed discussion and analysis of each of the buildings.

#### **1. HL08-167. SLETTEDAHL HOUSE, LOCATED AT 202 S. 14<sup>TH</sup> ST.**

This two-story house was constructed in 1916 on a corner lot within the Naglee Park residential subdivision. The house's cleanly lined stucco exterior and complex asymmetrical form combine with deep eave overhangs, a massive chimney, decorative window pattern and placement, and open porch to compose a locally unusual early Prairie-style design with earlier Neoclassical influences.

Consistent with the National Register of Historic Places eligibility findings, the building qualifies for City Landmark status primarily based on: *Criterion (6), as an embodiment of distinguishing characteristics of an architectural type or specimen*, representing a locally unique early implementation of the Prairie style of residential architecture. The house is a distinguished example of this building type and was mentioned in a number of contemporary newspaper articles. While containing many architectural details from the earlier popular Neoclassical architectural style, the building's strong horizontality and modern simplicity of form and detailing set it apart from its context in time and place. The house appears to have been a prototype for a number of other nearby stucco-clad Prairie houses built over the next decade.

#### **2. HL08-168. FOSTER HOUSE, LOCATED AT 198 S. 13<sup>TH</sup> ST.**

This two-story Craftsman house was constructed in 1908 on a corner lot within the Naglee Park subdivision, one block away from the Slettedahl House. The house's elevated rectangular massing and articulation with two gabled entrances deep eaves, massive stone chimney and porch piers, decorative bay windows, and full-length second-story screened "sleeping porch"

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combine to embody a locally distinctive Craftsman-style composition. The walls are clad in stucco with some vertical half-timbering on the second floor, consistent with the house's original design. Windows are the original wood sash and casement units. The building has a distinctive character that is expressed through its complex design and high degree of integrity to its original details and materials.

The building qualifies for City Landmark status primarily based on: *Criterion (6), as an embodiment of distinguishing characteristics of an architectural type or specimen*, being one of the more distinctive Arts and Crafts-era houses in San Jose and prominent within its neighborhood context. The house embodies the rustic building materials, horizontality, and high level of workmanship associated with this period and style of architecture.

### **EVALUATION AND FOLLOW-UP**

As noted in the Recommendation section on the first page of this memorandum, if the initiation of the Landmark designation is approved, the matter is then referred to the Historic Landmarks Commission for its consideration at a public hearing, followed by report and recommendation back to Council. Staff will schedule a public hearing for Tuesday, September 9, 2008 at 1:30 p.m. for Council consideration of City Landmark designation of the two houses.

### **POLICY ALTERNATIVES**

The City Council could opt to decline to initiate designation of either of the buildings as City Landmark Structures. In such a case, the structures could undergo exterior alterations in the future without need of Historic Preservation Permits reviewed by the Historic Landmarks Commission. However, exterior alterations would remain subject to review of a Single-Family House Permit by the Planning Director because each of the subject buildings is listed on the City's Historic Resources Inventory at a lesser level of significance.

**Pros:** This alternative would not appear to confer any benefits, from a public policy perspective.

**Cons:** A decision not to designate the buildings in accordance with their eligibility as City Landmark Structures would not further the objectives of the General Plan policies and the Historic Preservation Ordinance to promote and enhance the preservation of historically and architecturally significant sites and structures (see Fiscal/Policy Alignment section, below).

**Reason for not recommending:** On the basis of the evaluations prepared by qualified historical consultants, the two houses have been determined to meet the eligibility requirements for designation as City Landmark Structures. To follow through with formal designation process as proposed would promote the General Plan and Municipal Code objectives relative to historic preservation.

### PUBLIC OUTREACH/INTEREST

**Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater.

**(Required: Website Posting)**

**Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**

**Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff has followed and will continue to follow Council Policy 6-30: Public Outreach Policy. Notices of the applications have been posted at the site and staff has been available to answer questions. Should the Council opt to initiate the Landmark Designation process as recommended, public hearing notices for the subsequent Historic Landmarks Commission hearing and final City Council hearing will be published in a local newspaper, and mailed to all property owners and tenants within at least 500 feet of the subject site. Information about the proposed project and the associated public hearings has been made available through the Planning Division web site and will continue to be available while the proposed designation remains pending.

### COORDINATION

Preparation of the City Council resolution to initiate proceedings has been coordinated with the City Attorney's Office.

### FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies. Approval of the City Landmark Designation for these structures would further the San Jose 2020 General Plan *Urban Conservation/Preservation* Major Strategy, which states that, at a strategic level, preservation activities contribute visual evidence to a sense of community. In particular, the *Historic, Archaeological and Cultural Resources (HACR) Policy No. 11* states that the City should use the Area of Historic Sensitivity overlay and the City Landmark designation process of the Historic Preservation Ordinance to promote and enhance the preservation of historically or architecturally significant sites and structures.

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**COST SUMMARY/IMPLICATIONS**

Not applicable.

**BUDGET REFERENCE**

Not applicable.

**CEQA**

Not a project.

*Joseph Horwedel*  
for JOSEPH HORWEDEL, DIRECTOR  
Planning, Building and Code Enforcement

For questions please contact Sally Zarnowitz, Historic Preservation Officer, at 535-7834.

Attachments: Department of Parks and Recreation (DPR) forms  
Location Maps



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 1 of 13                      \*Resource Name or #: (Assigned by recorder) Slettedahl 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 East                      Date 1980 photorevised                      T.7S.; R.1E.; Mount Diablo B.M.

c. Address 202 South Fourteenth St.                      City San Jose                      Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599608mE/ 4133061mN

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

Assessor's Parcel Number: 467-40-009),

southeast corner of South Fourteenth and East San Antonio Streets.

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

This two-story house illustrates, through its form and detailing, a distinctive local adaptation of the Prairie style by one of San José's notable early-twentieth-century designer-builders, Addison Whiteside. The house's clean stucco exterior and complex asymmetrical form combine with its deep eaves, massive chimney, decorative window pattern and placement, open porch, and extensive interior trim compose a Prairie style residence with Neoclassical influences. The underlying simplicity of the house—almost Modernist in its finishes and detailing—is typical of Whiteside's work during the early nineteenth century.

The property is located on a corner site within Naglee Park, a recognized historic residential neighborhood, currently designated as a San José Conservation Area.

(Continued on page 2, DPR523L)

\*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 from the west,  
December 2007.

\*P6. Date Constructed/Age & Sources:

Historic  Prehistoric  Both

1916, .92 years old,  
building permit.

\*P7. Owner and Address:

Andre & Lani Luthard  
202 S. Fourteenth St.  
San Jose, CA 95112

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

F. Maggi, L. Dill, & J. Kusz  
Archives & Architecture, LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: 2/11/2008

\*P10. Survey Type: (Describe)  
Intensive

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

None

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

*(Continued from page 1, DPR523a, P3a)*

Naglee Park was subdivided and developed relatively quickly and consistently around the turn of the last century, creating a coherent neighborhood character. The neighborhood has maintained many of its original residential features; therefore, the house is surrounded by much of its historic setting, including adjacent houses of similar age, scale, and design, surrounding properties of a similar scale and setbacks, mature street trees and other landscaping, and the regular pattern of the streets.

The immediate setting for the house includes a relatively shallow front yard facing East San Antonio Street (nominally north); the yard wraps the corner to South Fourteenth Street, where the setback is slightly deeper. These yards are raised above sidewalk level with low, terraced, brick retaining walls; they are punctuated by a pair of front walkways that have brick steps at East San Antonio Street and at the corner of the site. A moderate setback follows the south side of the house; it is mostly paved with a concrete walkway. Beyond a large, fenced side yard is a new detached garage at the east property line. This yard is planted primarily as a lawn, and includes an orange tree that is documented as older than 60 years in age.

The proportions of the house emulate Prairie-style principles, but the design includes other forms and features that are associated with the designer's larger body of work. The house has a low-slope hipped roof that accentuates the deep, boxed eaves, creating a horizontal line at the roof. The stucco siding is wrapped by a belly band between the first and second floors, further emphasizing horizontal lines and proportions. The windows are not placed in long ribbons, a typical Prairie-style gesture; however, the window sash have a 6-lite Prairie-style pattern of narrow lites framing a center pane. The house has a somewhat "L" shaped front façade and an asymmetrical "C" shaped rear façade. There is a shallow one-story bump-out at the east side, outside the dining room buffet; it has a flat roof. A massive chimney steps out from the west side of the house. The front porch has the appearance of a loggia, with repetitive tapered beams supported by massive, round columns. The loggia and the chimney have Neoclassical detailing, including the column capitals and bases of the porch columns and the applied plaster shield on the exterior of the chimney.

The walls are clad in smoothly textured stucco. The base of the house is edged with brick soldier courses that extend into the landscape as low brick planters in some places. The house is raised on a concrete foundation that is generally not visible from the exterior, as it is covered by stucco and brick. There is a partial basement. The design features only a single cellar window. One of the main features of the house is the massive chimney on the west side. It incorporates inset areas below and above the roofline, with a bas-relief plaster shield accent within the lower inset. The hipped forms of the roof extend into deep, boxed eaves; the roof is covered with composition shingles. The outer fascia trim is a simple angled board, concealing integral gutters; the soffit is clad in stucco, a design trait unique to that period of local residential architecture.

The original house fenestration consists of a variety of wood window units with fixed, casement, and some double-hung sash. Most of the sash have six lites with narrow upper and side panes that frame a larger center lite. A tripartite focal window is located at the front porch; it includes a fixed, 1-lite picture window between a pair of multi-lite casements. There are other tripartite units on the front elevation; these consist of three equal multi-lite casement sash. The east and west sides and the rear elevations include a variety of units that are arrayed in pairs and individually; many of these windows are stacked or aligned, but not rigorously symmetrical. To the east side are some double-hung windows with multi-lite upper sash. At the southeast corner of the building, at the second floor, is an enclosed former porch. The windows there are typical of the 1940s, with steel casement windows with horizontal muntins.

*(Continued on next page)*

(Continued from page 1, DPR523a, P3a)

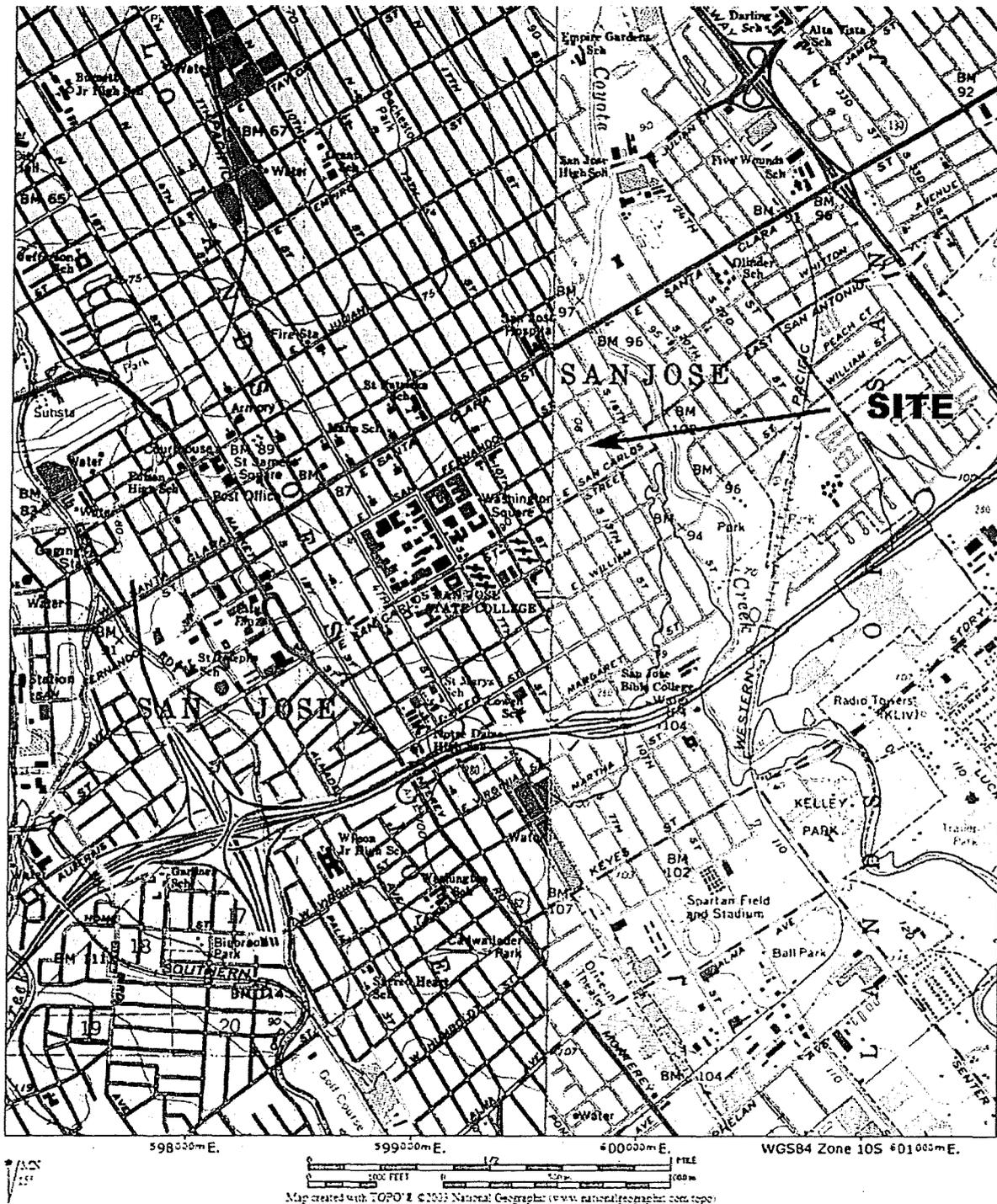
The front porch is set into the corner between the main house and the projecting dining room wing. It has a distinctive roof in the form of a covered trellis. Both the main structural beams and the repetitive trellis beams have tapered and curved ends, typical of a garden feature rather than a traditional porch. The columns are massive and circular, without classical proportions. They have simple Neoclassical capitals and bases. The porch floor is concrete, edged with brick. The front door is a wide, flush door with a nine-lite viewing window; it is flanked by one-lite operable sidelights. The two rear wings of the house partially enclose an uncovered rear porch. It is stained concrete. A pair of French doors open onto this area from the center of the house. A recessed, enclosed laundry porch is located at the southeast corner of the house; its door includes a single viewing lite and one panel. Directly above this porch is the former recessed screened porch, now enclosed.

The interiors include many original features that are integrated into the overall character of the house, including the fireplace and surround, glazed pocket doors, hardwood flooring and particularly tall, unusual baseboards, plaster walls and decorative ceilings, a dining room buffet with mirrored back and sides, the open staircase and handrail, shaped window and door trim, and at least one early light fixture. The kitchen has been remodeled over time but retains many original features.

The two-car garage is new, but replaced an original detached garage in a location near to the original. The garage has a rectangular footprint with a hipped roof and exposed rafter tails. It is clad in stucco that matches the house, and has a composition roof. The windows and garage doors are new, with muntin patterns that match the house; there are two regular doors that are salvaged from the earlier building.

Integrity and character-defining features:

The property maintains its historic integrity as per the National Register's seven aspects of integrity. It maintains its original location at the corner of East San Antonio Street and South Fourteenth Street, in the historic Naglee Park neighborhood of San José. It is surrounded by much of its historic residential setting, including the open space of the wide street, surrounding similar-scale properties, mature street trees and other landscaping, and surrounding houses of similar scale and design. Later modifications to the property, such as the replacement of the two-car detached garage at the rear, have slightly impacted the overall setting, but the changes seem in keeping with its historic setting. The subject property retains its clear early-twentieth-century residential scale and feeling and continues, through the design strength of its original form, massing and detailing, to illustrate its associations with significant patterns of development of this area immediately east of downtown San José, near San José State University. The building maintains its integrity with its historic design, a locally distinctive composition of Prairie, Neoclassical, and Modernist style forms and features. Other houses of this era have more recognizable representations of any one of these styles, but this house embodies a simplicity of materials and proportions that represent a Whiteside design. Its character-defining materials and workmanship are preserved, including its stucco walls and chimney, deep eaves, patterned windows and doors, porch elements, and exterior trim, as well as interior doors, trim, built-in furniture, and finishes.



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

Primary #  
 HRI #

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\*NRHP Status Code 3CB

\*Resource Name or # (Assigned by recorder) Slettedahl House

B1. Historic Name: Bertram and Carrie Slettedahl House  
 B2. Common Name: None  
 B3. Original use: Single family residential B4. Present Use: Single family residential

\*B5. Architectural Style: Prairie

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

Constructed 1915/1916 (BP December 20, 1915). Electrical upgrade in 1987 (BP #041288). Building leveled and foundation repaired in 1996 (BP #09015RS), and garage replaced with variance in 2001 (V00-130 and 050763RS).

\*B7. Moved?  No  Yes  Unknown Date: n/a Original Location: n/a

\*B8. Related Features:

None. Contemporary garage.

B9a Architect: b. Builder:

\*B10. Significance: Theme Architecture & Shelter Area Naglee Park Conservation Area / University SNI  
 Period of Significance 1916-1940 Property Type Residential Applicable Criteria (1) and (3)  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house located at 202 South Fourteenth St. was constructed in 1915/1916 as a speculative project by builder Addison M. Whiteside. The property is identified as Lot 12 of Block 56 of the Naglee Park Tract Survey No. 2, surveyed by Curtis M. Barker in February 1905.

Naglee Park is a 140-acre neighborhood that was once the estate of General Henry M. Naglee, a veteran of the Civil War and local property developer during the later part of the nineteenth century. Although originally platted within the 84-block unrecorded Naglee & Sainsevain's Addition, the estate was re-surveyed in the early twentieth century and developer T.S. Montgomery began to sell off lots about 1904. Established as a prestigious residential tract with many architect-designed homes, it was built-out by the beginning of World War II, and designated the Naglee Park Conservation Area in the late 1970s.

The subject lot remained vacant for ten years after being surveyed, and the house was one of the last built in the neighborhood. By 1909, the lot was owned by undertaker Albert J. Hocking, but like many of the properties built late in Naglee Park's development period, it may have changed hands a number of times until developed speculatively by Addison Whiteside.

(Continued on next page, DPR523L)

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

\*B12. References:

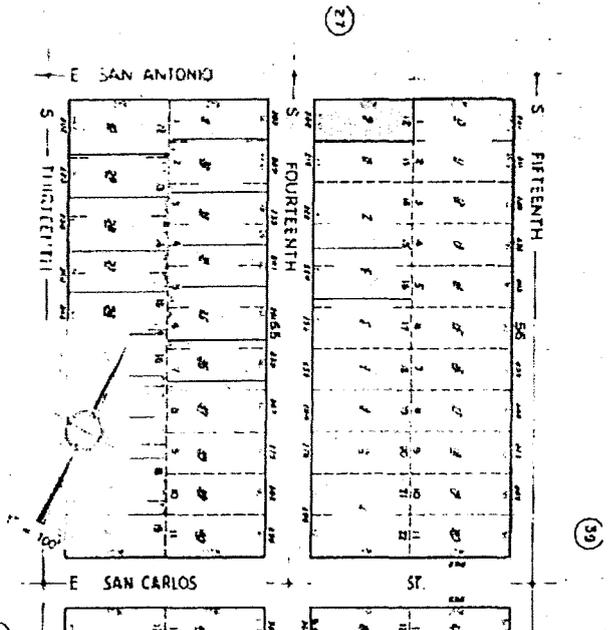
(See page 8)

B13. Remarks: Proposed city landmark nomination

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: Feb. 11, 2008

(This space reserved for official comments.)



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

Primary #  
HRI #  
Trinomial

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\*Resource Name or # (Assigned by recorder) Slettedahl House

\*Recorded by F. Maggi, L. Dill, & J. Kusz

\*Date Feb. 11, 2008

Continuation  Update

*(Continued from previous page, DPR523b, B10)*

Whiteside may not have actually started construction on the house until May of 1916, when a deed of trust was recorded on the property (Trust Deeds 84-311). On October 13, 1916 Whiteside sold the house to Bertram Slettedahl (Deeds 448:405).

Addison M. Whiteside (1888-1966) was a partner with his brother Charles Whiteside (1887-1951) in the firm of Whiteside Bros., a local residential construction firm. The brothers, with their father Milton, began building homes in the San Jose area as early as 1908. Addison was born in Florida, the son of Milton S. and Ellen M. (Jacobs) Whiteside, and by 1900 the family was living in Davidson County, Tennessee where Milton was a farmer. In San Jose, the brothers began working as house carpenters with their father. They lived nearby on South Nineteenth Street with their parents, and built a large number of homes in and beyond the downtown frame area over a thirty-year period. In the 1920s they briefly partnered with W. Fred Davidson to establish the firm of Whiteside-Davidson Construction Company. Their most notable project during this period was the J. C. Ainsley House near Campbell. Addison prepared the drawings for the house that is now listed on the National Register. Both brothers remained active as contractors through the 1930s, with Addison acquiring properties for development and preparing plans for the design of the speculative houses they built. Their business appeared to come to a halt at the beginning of World War II, with a residential tract in the 1800 block of University Avenue as their apparent last local project. By the end of the war, Charles was working for Pacific Manufacturing Co. in Santa Clara, and Addison and his wife Therese had relocated to Santa Cruz County.

Bertram Slettedahl and his wife, Carrie, moved to California about 1910 from Bellingham, Washington. Bertram was an immigrant from Norway, who by 1910 at age 26 was working as a manager in Washington State for Standard Oil. When he arrived in San Jose, the Slettedahls had been married about six years and had two children. In San Jose, he became Standard Oil's regional district manager for five counties in the San Francisco Bay Area. During the nine years they were in San Jose, Bertram was well-known as one of the top bowlers in the area. With Frank Arnerich and Ora J. Forman, Slettedahl was covered on a regular basis in the news as they dominated the regional bowling sport, entering tournaments in Honolulu, Tucson, Sacramento, Los Angeles, San Francisco and elsewhere (Slettedahl was mentioned in over 140 news articles from the period). By 1916, Slettedahl had been elected president of the Coast Y.M.C.A. Bowling Association; with Dr. Fred Ryan replacing him as team captain (Ryan would later acquire the subject house in the late 1930s). The Slettedahls lived in the residence with their three children for only a short time, as by late 1918 Bertram had been transferred to Tacoma, Washington, to become Standard Oil's district manager for their Northwest office. San Jose newspapers noted his departure, and the appreciation of the local community for his contributions, including helping organize the local war council in raising money for county's entry into World War I. The newspapers also later carried information about his death in January 1919 after succumbing to Spanish Influenza during the pandemic. His wife Carrie remained in Washington State, although their two eldest children, Clifton and Evelyn, remained in California. The family sold the house, referred to repeatedly in local accounts as their beautiful or fine home in Naglee Park, to William J. and Mabel L. Caldwell in 1920.

William Caldwell was a native of Ohio who was a cattle rancher in Colorado before relocating to Santa Cruz where he met his wife, Mabel. They had three children, Harold J., Alice Mae, and Vernon, and moved to San Jose in 1911. Soon after acquiring the house, William passed away at age 66. His wife Mabel and the children continued to live in the residence until 1938 when Mabel moved to another residence nearby. She sold the house to Fred S. and Vida M. Ryan.

Dr. Fred Ryan, a bowling partner of Bertram Slettedahl, had come to California from South Dakota and was a highly regarded physician starting his practice in 1911 after studying at the University of California and Northwestern University. He worked as Chief of Staff at the O'Connor Sanitarium and was appointed Superintendent of the Santa Clara County Hospital in 1940. He and his wife lived in the residence with their children. In 1940 just a few months after being appointed superintendent, Dr. Ryan died at the age of 58. Shortly after, the property was sold to Fred A. Treat Jr. and his wife, Wilma.

*(Continued on next page)*

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Over the next two decades, the house was owned by three different families. Fred Treat Jr. was a salesman with Jac & Co. and lived in the residence a short time selling the house to Abbott L. and Royana Austin in 1944. Abbott Austin, a native of Michigan, was a self-employed chiropractor. He and his wife sold the house by 1954 to Angelo S. and Dorothea Dell'era. Angelo worked as a tool maker for Food Machinery Corporation. In 1962 they sold the property to Nadia Jones, who converted the house to a residence for women called the Villa Francaise. Ms. Jones also operated a companion annex diagonally across the intersection on South Fourteenth Street. She continued to reside on the property until the 1980s, when the property went into conservatorship; and was sold by John Jones in 1987 to Camera Cinemas co-founder James Zuur and Mary Ellen Buhnsack (Deeds K281:2099). Nadia Jones passed away in Contra Costa County in 1992. Zuur and Buhnsack owned the property for fewer than three years, selling to Jose and Julia West Matibag in 1990 (Deeds L366:468), who then sold the property to the current owners in 1996. Andre and Lani K. Luthard repaired the foundations later that year and replaced the garage in 2001.

#### EVALUATION

This house, an Identified Structure (IS) to the Naglee Park Conservation Area, sits within a distinguished neighborhood of early-twentieth-century residences. The building has a distinctive character that is expressed through its preserved materials and overall design. This building represents an early local implementation of the Prairie style of residential architecture, with transitional details related to the Neoclassical style that was popular for over a decade during the beginnings of the twentieth century.

The Slettedahl House, constructed by builder Addison Whiteside, is a distinguished example of this building type and was mentioned in a number of news articles of its time as a beautiful and fine residence. While containing many Neoclassical details, the strong horizontality and modern simplicity of form and detailing distinguish this building within the context of its time.

Bertram Slettedahl, who first lived in the house with his wife and children, is a notable local figure from the period just prior to World War I. He was well known as an outstanding bowler when that sport was covered extensively in the news, and tournaments well attended by local fans. He was also noted in local news accounts for his active contributions to the community. Subsequent owner, Dr. Fred Ryan, was also a respected local physician who was superintendent of O'Connor Sanitarium for about 16 years.

The house appears to be an early signature work of Addison Whiteside. The work of Whiteside Brothers from the mid-teens through the 1930s was prolific, and the stucco-clad Prairie Houses as well as later Revival designs are recognizable within the older urban areas of San Jose. Although it is not known if Addison Whiteside had formal architectural training, as a house carpenter with his brother Charles, his work was innovative for the times. Although their collective body of work has not been well documented, they clearly were master artisans during San Jose's late *Period of Horticultural Expansion* and the *Interwar Period*. The house, built speculatively, and sold to the Slettedahls, is prominent within the context of houses in Naglee Park, and appears to have been a prototype for a number of Stucco-clad Prairie Houses of more modest scale built over the next decade. It remains today as a clear representation of its era, in both design and detailing, and is a fine example of this style in San Jose. Given the building's recognized historic context within the Naglee Park Conservation Area, it qualifies for the California Register under Criteria (1) and (3). It may also qualify for the National Register under Criterion C for its distinctive architecture when more is learned about the larger body of work of Addison Whiteside, and may qualify under Criterion A as a contributor to the residential pattern of development for which Naglee Park has been recognized. It would not qualify under Criterion (2) of the California Register or Criterion B of the National Register, as the personages, Bertram Slettedahl, and Dr. Fred Ryan, although having significance to our past, are not personages whose contributions played a decisive role in the history of the community.

(Continued on next page)

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

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\*Resource Name or # (Assigned by recorder) Slettedahl House

\*Recorded by F. Maggi, L. Dill, & J. Kusz

\*Date Feb. 11, 2008

Continuation  Update

(Continued from previous page)

Under the definitions for historical significance within the City of San Jose Historic Preservation Ordinance, the house clearly has historic, architectural, and aesthetic value of an historical nature. Its quality derives primarily from its distinction as an important architectural work due to its style and design, and somewhat from its association with Bertram Slettedahl.

(Continued from page 5, DPR523b, B12)

Hruby, Daniel D., *Mines to Medicine*, 1965.

San Jose Building Permits.

San Jose City Directories, 1915-1979.

*San Jose Mercury Herald*,

Arnerich-Slettedahl Team Challenges County Bowlers, 12/7/1916.

Former Resident of Colorado Buried Here, 12/10/1921.

*San Jose Evening News*,

Sletterdahl (sic) Leads Coast "Y" Bowlers, 10/10/1916.

Slettedahl to go to Tacoma, 10/21/1918.

Bert Slettedahl is Influenza Victim in Northern City, 1/2/1919.

Slettedahl Honored, 10/29/1918.

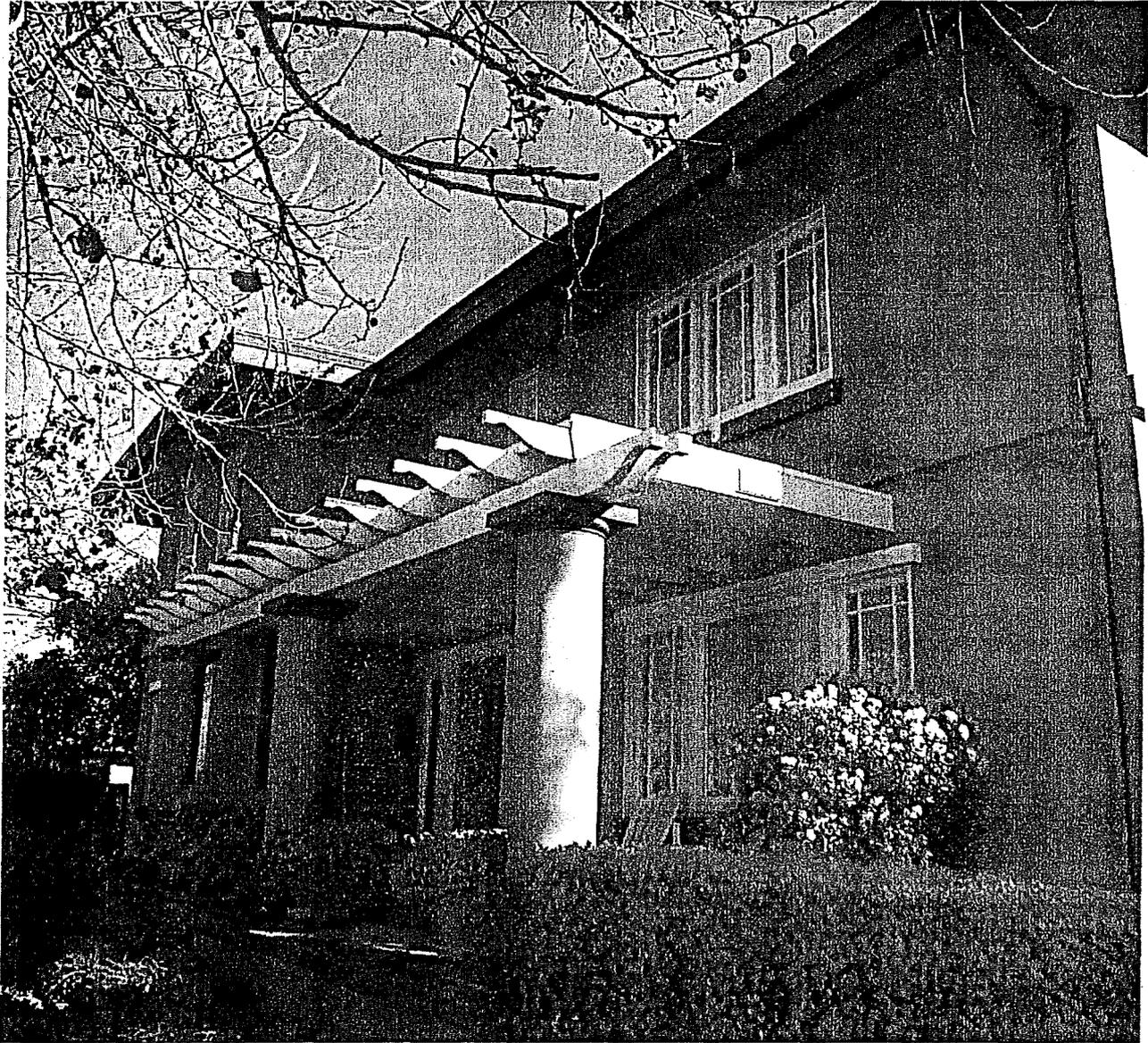
(Numerous other articles referencing Betram Slettedahl, 1915-1919)

Santa Clara County Recorder, deeds and maps.

*The Oregonian*,

Mortuary Notice, Abbott L. Austin, 10/29/1921.

United States Federal Census, 1880, 1900, 1910, 1920, 1930.



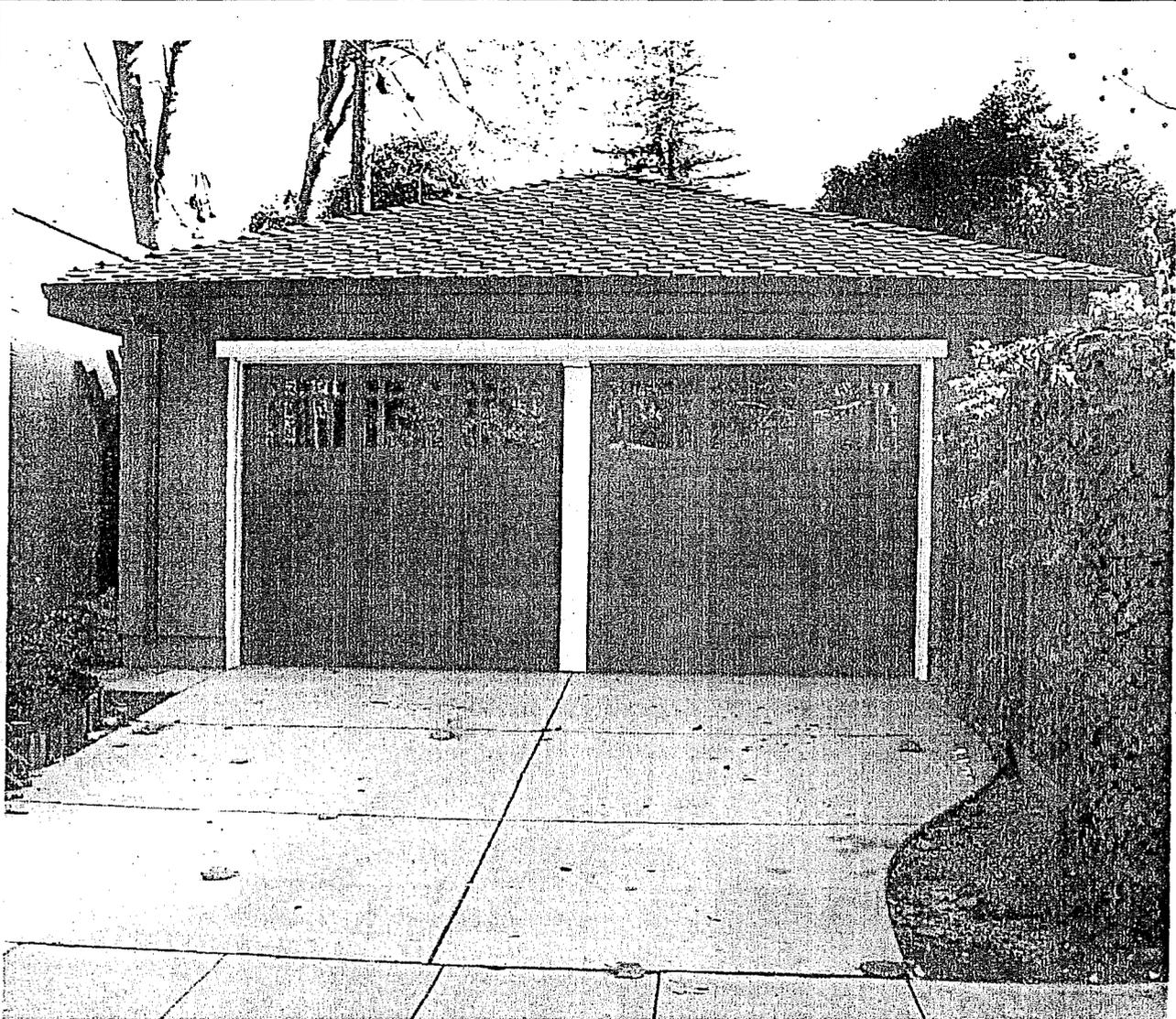
Front entry, viewed facing east from sidewalk on East San Antonio Street.



Detail view of left side front façade at East San Antonio Street, viewed facing south.



Rear elevation, viewed facing west.



Garage, viewed facing south.



View facing east, by owner circa 1996.

# HISTORIC EVALUATION SHEET

**Historic Resource Name:** 202 S. 14th St. - Slettedahl House

**A. VISUAL QUALITY / DESIGN**

**Justification**

		E	VG	G	FP
1. EXTERIOR	Very good quality of form		X		
2. STYLE	Very good example, many survive		X		
3. DESIGNER	Designer of secondary importance		X		
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	None to period of significance				X

**B. HISTORY / ASSOCIATION**

		E	VG	G	FP
6. PERSON / ORGANIZATION	Slettedahl of tertiary importance			X	
7. EVENT	None				X
8. PATTERNS	Contributor to Naglee Park	X			
9. AGE	1916			X	

**C. ENVIRONMENTAL / CONTEXT**

		E	VG	G	FP
10. CONTINUITY	Helps establish district	X			
11. SETTING	Important in establishing setting		X		
12. FAMILIARITY	Familiar to neighborhood			X	

**D. INTEGRITY**

		E	VG	G	FP
13. CONDITION	No apparent wear or problems	X			
14. EXTERIOR ALTERATIONS	Minor alterations	X			
15. STRUCTURAL REMOVALS	None	X			
16. SITE	Not moved	X			

**E. REVERSIBILITY**

		E	VG	G	FP
17. EXTERIOR	2/3s or more original exists.	X			

**F. ADDITIONAL CONSIDERATIONS / BONUS POINTS**

		E	VG	G	FP
18. INTERIOR / VISUAL	Good			X	
19. INTERIOR / HISTORY	Good			X	
20. INTERIOR ALTERATIONS	Overall changes but still recognizable		X		
21. REVERSIBILITY / INTER.	2/3s or more exists.		X		
22. NATIONAL OR CALIF. REG	Appears eligible for California Register		X		

**REVIEWED BY:**

Franklin Maggi

**DATE:**

02/11/08

## HISTORIC EVALUATION SHEET

**Historic Resource Name:** 202 S. 14th St. - Slettedahl House

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21. REVERSIBILITY / INTER.	2/3s or more exists.		x		
22. NATIONAL OR CALIF. REG	Appears eligible for California Register		x		

**REVIEWED BY:** Franklin Maggi

**DATE:** 02/11/08



03/04/2008

Scale: 1"= 200'  
Noticing Radius: 500 feet

File No: HL08-167 & MA08-001

District: 3

Quad No: 83

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 1 of 13

\*Resource Name or #: (Assigned by recorder) Fred & Mary Foster House

P1. Other Identifier: (198 South Twelfth St. - prior to 1913)

\*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 East Date 1980 photorevised T.7S.; R.1E.; Mount Diablo B.M.

c. Address 198 South Thirteenth St. City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599593mE/ 4133081mN

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

Assessor's Parcel Number: 467-27-058,

northeast corner of South Thirteenth and East San Antonio Streets.

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

This single-family house illustrates, through its form and detailing, an excellent local Craftsman-style design of the early-twentieth-century. The house's rectangular two-story massing, asymmetrical front façade, and two gabled entrances combine with its deep eaves, massive stone chimney and porch piers, decorative bay windows, and full-length second-story screened porch to embody a distinctive Craftsman-style composition.

The house is located on a corner lot in Naglee Park. This urban neighborhood was subdivided and developed relatively quickly and consistently during the early twentieth century, creating a coherent neighborhood character. The area has maintained many of its original residential features, and the house is surrounded by much of its historic setting, including adjacent houses of similar age, scale, and character.

(Continued on page 2,

DPR523A)

\*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 from the southwest, February, 2008.

\*P6. Date Constructed/Age & Sources:  
 Historic  Prehistoric  Both

1908, 100 years old, notice of completion.

\*P7. Owner and Address:

Michael & Gwendolyn Jennings  
198 S. Thirteenth St.  
San Jose, CA 95112

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

Franklin Maggi & Leslie Dill  
Archives & Architecture, LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: 3/11/2008

\*P10. Survey Type: (Describe)  
Intensive

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

None

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

(Continued from page 1, DPR523a, P3a)

The immediate setting for the house includes a moderately sized front yard facing South Thirteenth Street (nominally west); the yard wraps the corner and deepens along East San Antonio Street, where a second entrance faces south. Most of the front and south side yards are landscaped as lawn, but a large redwood tree rises in the front yard, and the wide planting strips include landscaping and mature street trees. The front and side entrances are accessed by new concrete walkways. A narrow, landscaped setback follows the north side of the house. The rear yard is relatively large, typical of the area; it includes a lawn, some fruit trees, and one contemporary portable outbuilding; historic fishponds and patio no longer exist.

The two-story proportions of the house are somewhat taller at the front than most Craftsman-style houses, but a long sleeping porch along the south side produces the classic sense of horizontality. The main roof is a full-width gable at the front and rear, and the sleeping porch roof extends under a shed roof, creating an asymmetrical pitch at the rear. The sleeping porch is set back from the front plane, creating a corner notch in the second-story plan. This notch is filled at the first floor by a rounded one-story corner room with three windows, creating an appearance similar to a corner bow window. At the first floor, a pair of one-story gabled porches project into the landscape to the front and south side.

The front façade is asymmetrical, with a complex composition of form and fenestration. The front gable extends into a narrower secondary gable at one corner of the second floor; it protects a square, corner bay, cantilevered on a series of heavy wood corbels. At the first floor, under the porch roof and visually balancing the upper bay, a small section of the house steps out to the front and north side in a low, corner bay. This bay accentuates the front entry, which has the appearance of being recessed slightly between the bay and the chimney. The tapered stone chimney is set to the south side of the center of the main gable. The first floor extends and wraps the corner with a hipped roof. The south side façade is remarkable for its almost full-depth second-story sleeping porch and for its second main entrance porch. The side porch has a gabled roof similar to the front porch. A one-story angled bay window projects under the porch. The north side elevation includes a centered, two-story angled bay window. A low attic pediment is centered on the roof above the bay window on the north side, and roughly centered on the south side main roof, as well; the one-story former service porch projects to this side and wraps the rear corner. The rear façade includes some new elements along with its original features. The kitchen was extended onto the original service porch at the north rear corner. A deep two-story shed-roof area extends into the landscape at the center of the façade.

The walls are clad in stucco; the texture is heavy-dash below a sill band at the second floor; above the band is smooth stucco with vertical half-timbering. The house is slightly raised on a concrete foundation that is generally not visible from the exterior. There is a partial basement. The gabled form of the roof extends into deep eaves with exposed rafter tails and beaded-board sheathing; the roof is covered with composition shingles. Fascia-type metal gutters have been added to the roof. The rake eaves are accentuated by beveled outlookers at the front and rear; deep, decorative notches ornament the bargeboard ends. The front porches have notched outlooker beams and open trusses at the gable ends. The porches are supported by tripled Tuscan columns that rest on tapered stone piers. The porch floors are concrete; the concrete wraps the house connecting the porches, and additional stone piers accent the outer corners of this exposed area. The front and side entries have paneled doors; each has six beveled glass viewing lites; the doors are flanked by 4-lite sidelights with a single lower wood panel.

(Continued on next page)

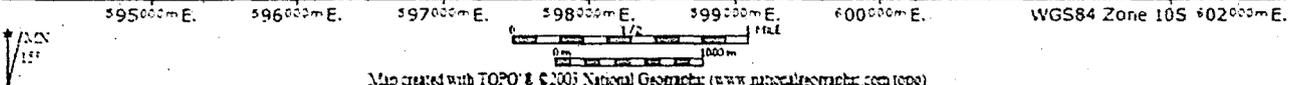
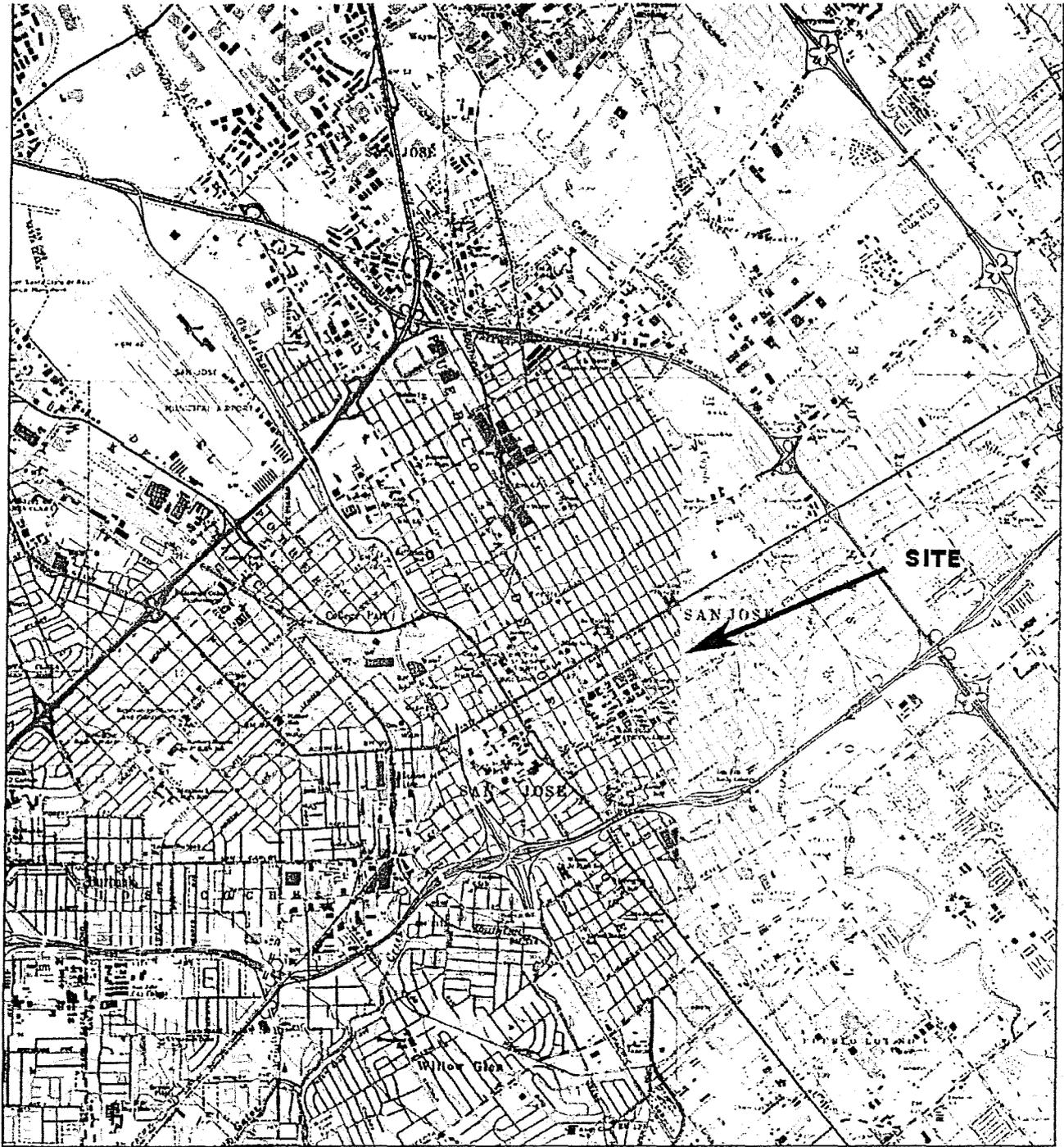
(Continued from previous page)

The original fenestration consists of a variety of wood window units, primarily asymmetrical double-hung windows with narrow multi-lite upper sash and large, often square, 1-lite lower sash. Most of the upper sash have 6 or 8 somewhat-horizontal lites. A pair of vertical-lite casements accent the front above the porch; it is surrounded with flat wood paneling. The curved one-story outer corner has a semi-recessed octagonal window configuration, similar to an angled bay. The second-story windows rest on a sash band that wraps the house, including the sleeping porch. The first-floor windows are placed primarily individually, with standard flat-board trim and aprons, but the bay windows are set on continuous sills that group the units. The sleeping porch windows are replacements; they currently consist of a ribbon of five tripartite wood casement units, with a 3/1 fixed sash flanked by 2/1 operable casements.

The interiors include many original features that are integrated into the overall character of the house, including the fireplace and surround, some wood flooring, plaster walls and coved ceilings, picture moldings, a dining room buffet and board-and-batten wall paneling, the open staircase and handrail with unique arched glass transom over the upper landing, special dog-eared window and door trim, a salvaged light fixture from a nearby house, a second built-in buffet-time cabinet in the common room of the second floor, and many of the sleeping porch finishes. The kitchen has been remodeled and enlarged over time but retains many original features.

Integrity and character-defining features:

The property maintains its historic integrity as per the National Register's seven aspects of integrity. It maintains its original location at the northeast corner of East San Antonio and South Thirteenth Streets, in the historic Naglee Park neighborhood of San José. It is surrounded by much of its historic residential setting, including the open space of the street grid, surrounding similar-scale properties, mature street trees and other landscaping, and surrounding houses of similar age, scale and design. The subject property retains its clearly early-twentieth-century residential scale and feeling and continues, through the design strength of its original form, massing and detailing, to illustrate its associations with significant patterns of development of this area immediately east of downtown San José, near San José State University. The building maintains its integrity with its historic design, a locally distinctive Craftsman-style composition. This house embodies the rustic materials, heavy finishes, and horizontality that represent this style of architecture. Its character-defining materials and high-level of workmanship are preserved, including its heavy-dash-finish stucco walls, its beautiful stonework chimney and piers, its decoratively carved bargeboards, its asymmetrical bay windows and double porches, its original wood windows, and its simple exterior trim, as well as its interior trim, built-in furniture, and finishes.



Map created with TOPO & ©2003 National Geographic (www.nationalgeographic.com/topo)

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

Primary #  
 HRI #

Page 5 of 13

\*NRHP Status Code 3CB

\*Resource Name or # (Assigned by recorder) Fred & Mary Foster House

B1. Historic Name: Fred and Mary Foster House

B2. Common Name: None

B3. Original use: Single family residential B4. Present Use: Single family residential

\*B5. Architectural Style: Craftsman

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

Constructed 1908 (SJ Evening News, 5/6/1908) with a valuation of \$4,000. Certificate of Completion (Misc. Records B21:P427, 8/21/1908).

\*B7. Moved?  No  Yes  Unknown Date: n/a Original Location: n/a

\*B8. Related Features:

None.

B9a Architect: Wesley Warren Hastings b. Builder: A. W. Hastings and Son.

\*B10. Significance: Theme Architecture & Shelter Area Naglee Park Conservation Area / University SNI  
 Period of Significance 1908-1935 Property Type Residential Applicable Criteria (1) and (3)

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

The house located at 198 South Thirteenth St. was constructed in 1908 for Fred and Mary Foster by A. M. Hastings and Son. The property is identified as Lot 19 of Block 42 of the Naglee Park Survey No. 1, surveyed by A. T. Herrmann in 1902, and recorded on April 15, 1902 (Maps F-2:15).

Naglee Park is a 140-acre neighborhood that was once the estate of General Henry M. Naglee, a veteran of the Civil War and local property developer during the later part of the nineteenth century. Although originally platted within the 84-block unrecorded Naglee & Sainsevain's Addition, the estate was re-surveyed in the early twentieth century. The first phase, between East Santa Clara and East San Antonio Streets was subdivided by the Naglee Park Improvement Company; Thomes Robins was president at the time of the recording of the tract. Established as a prestigious urban residential subdivision with many architect-designed homes and recorded deed restrictions governing use, house siting and cost, it was built-out by the beginning of World War II. During the late 1970s, it was identified as a potential conservation area by the City of San Jose, and designated as such in the 1980s.

(Continued on next page, DPR523L)

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

\*B12. References:

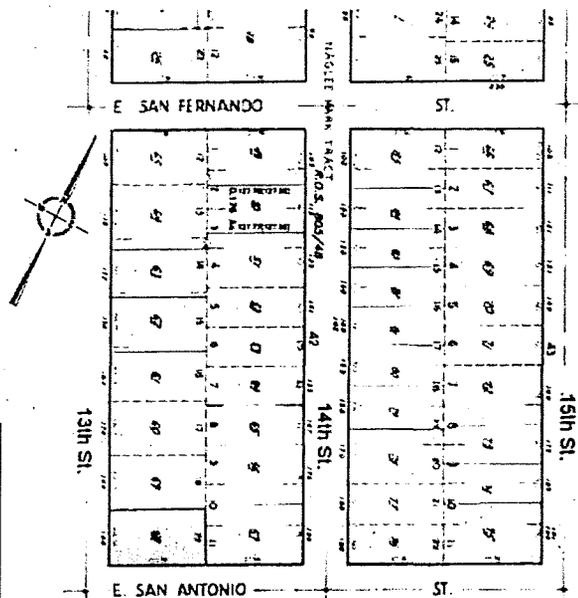
(See page 7)

B13. Remarks: Proposed city landmark nomination

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: March 11, 2008

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10)

The subject lot was acquired by the Fosters sometime between 1902 and 1908. Fred Lawrence Foster (1868-1935) was a prominent local optometrist and founder and president of the Foster Optical Company. He came to San Jose in 1900 from Elizabeth, New Jersey, son of Frederick and Margaret (Todd) Foster. He became a practicing optometrist soon after arriving in San Jose, after previously receiving a medical degree in Philadelphia. In 1905 at age 38, he founded his optical company, which he operated for over three decades, taking in a partner, Frank Plummer, in 1931. In San Jose in 1908, the year he built the house, he married Mary Halsey, a native of Minnesota and daughter of Anthony P. and Emma Vail Halsey. They had three children who were raised in the residence; Margaret Vail, Emma Louise, and Lawrence Halsey.

Active in local civic organizations, Fred Foster was also a vice-chair of the local War Work Council during World War I. Within the optometry field, he held the position of president of the Santa Clara County Association of Optometrists for 25 years, and also served as president of the state association and a director of the USC optometry school in Los Angeles. His personal interest in aiding those unable to see was manifested in efforts by the local Lion's Club, which he helped found, in providing canes for the blind. He was memorialized at the time of his death as being a "friend of the blind."

The builder of the house, A. W. Hastings & Son, was a local construction firm that was founded in San Jose in 1894 by Arthur William Hastings. Hastings, a native of England, had come to San Jose in 1889 with his wife Ada and children from Toronto, Canada, and established a prominent, local, design-build firm by the beginning of the twentieth century. His oldest son and partner, Wesley Warren Hastings, born in Canada in 1881, provided design and drafting for the firm; most of the work was in the residential market. In addition to providing design-build services, the company built houses designed by local architectural firms such as Wolfe & McKenzie. Wesley Hastings, although not known to be academically trained as an architect, apprenticed with the firm of Wolfe & McKenzie, and by 1903 had joined with his father as "Hastings & Son, designers and Builders of Modern Homes."

The Foster house remained in the family for about forty years, and was acquired by Harvey B. and Vera Weybrew after World War II. They remained only a short time, as by 1954 the property was owned by Alma G. Piers, who operated the site as a boarding house for women students called Gay Manor. Piers also owned two other houses in the neighborhood that served as boarding houses for women students. Piers remained until the late 1960s. Subsequently, the property changed hands a number of times and served for a while as the New Way Center, and as a student boarding house. It was acquired by the present owners in 1990.

#### EVALUATION

This house, an Identified Structure (IS) to the Naglee Park Conservation Area, sits within a distinguished neighborhood of early-twentieth-century residences. The building has a distinctive character that is expressed through its preserved materials and overall design. The Foster House represents a local implementation of a Craftsman-style house within the California Arts and Crafts Movement, and is a distinguished example of this style in San Jose, and was pictured in the recent book, *500 Bungalows* by Douglas Keister.

Fred Foster, who lived in this house for 27 years with his wife and children, is a notable local figure from the late *Period of Horticultural Expansion* and *Interwar* years. He was well known in San Jose during his years here for his professional work and involvement in social organizations and civic causes. At the time of his death he was memorialized as "friend of the blind." While not a pivotal personage in the history of San Jose, he is an identified person from our past who contributed to the community in a way that is substantial and uniquely associated with his life's work.

(Continued on next page)

(Continued from previous page)

The Foster House is prominent within the context of houses in Naglee Park, and is one of the more distinctive Arts and Crafts era houses within greater San Jose. It remains today as a clear representation of its period, in both design and detailing, and is distinguished among many fine houses built with the neighborhood. Given the building's recognized historic context within the Naglee Park Conservation Area, it qualifies for the California Register under Criteria (1) and (3). It may also qualify for the National Register under Criterion C for its distinctive architecture when more is learned about the origins of the design, and may qualify under Criterion A as a contributor to the residential pattern of development for which Naglee Park has been recognized. It would not qualify under Criterion (2) of the California Register or Criterion B of the National Register, as the personage associated with this house, Fred Foster, although having significance to our past, is not a personage whose contributions played a decisive role in the history of the community.

Under the definitions for historical significance within the City of San Jose Historic Preservation Ordinance, the house clearly has historic, architectural, and aesthetic value of an historical nature. Its quality derives primarily from its distinction as an important architectural work due to its style and design, and somewhat from its association with Fred Lawrence Foster. The property, when evaluated within the City of San Jose Evaluation Rating System, it scores 102 points, indicated it would qualify for designation as a City Landmark.

(Continued from page 5, DPR523b, B12)

Douglas, Jack, *They Left Their Mark: Wesley Hastings, Builder Architect, Continuity*, Fall 2006.

Misc. correspondence from Emma Briscoe.

Guinn, J. M., *History of the State of California and Biographical Record of Coast Counties, California*, 1904.

Halberstadt, April, misc. correspondence from Margaret Vail Foster.

Jennings, Gwendolyn, personal communication with Alma G. Piers and Carol Piers Tragni, 1998.

Keister, Douglas, *500 Bungalows*, 2006.

San Jose City Directories, 1908-1979.

*San Jose Evening News*, Many Dwellings are Going Up All Over Town, 5/6/1908.

*San Jose Mercury Herald*, Dr. Fred Foster S.J. Optometrist, Club Leader Dies, 4/14/1935.

Sanborn Fire Insurance maps, 1915-1967.

Sawyer, Eugene, *History of Santa Clara County*, 1922.

Santa Clara County Recorder, deeds and maps.

Book of Misc. Records, Notice of Completion, 8/21/1908

United States Federal Census, 1910, 1920, 1930.



Front entry porch at South Thirteenth Street, viewed facing northeast..

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

Primary #  
HRI #  
Trinomial

Page 9 of 13

\*Resource Name or # (Assigned by recorder) Fred & Mary Foster House

\*Recorded by Franklin Maggi & Leslie Dill

\*Date March 11, 2008

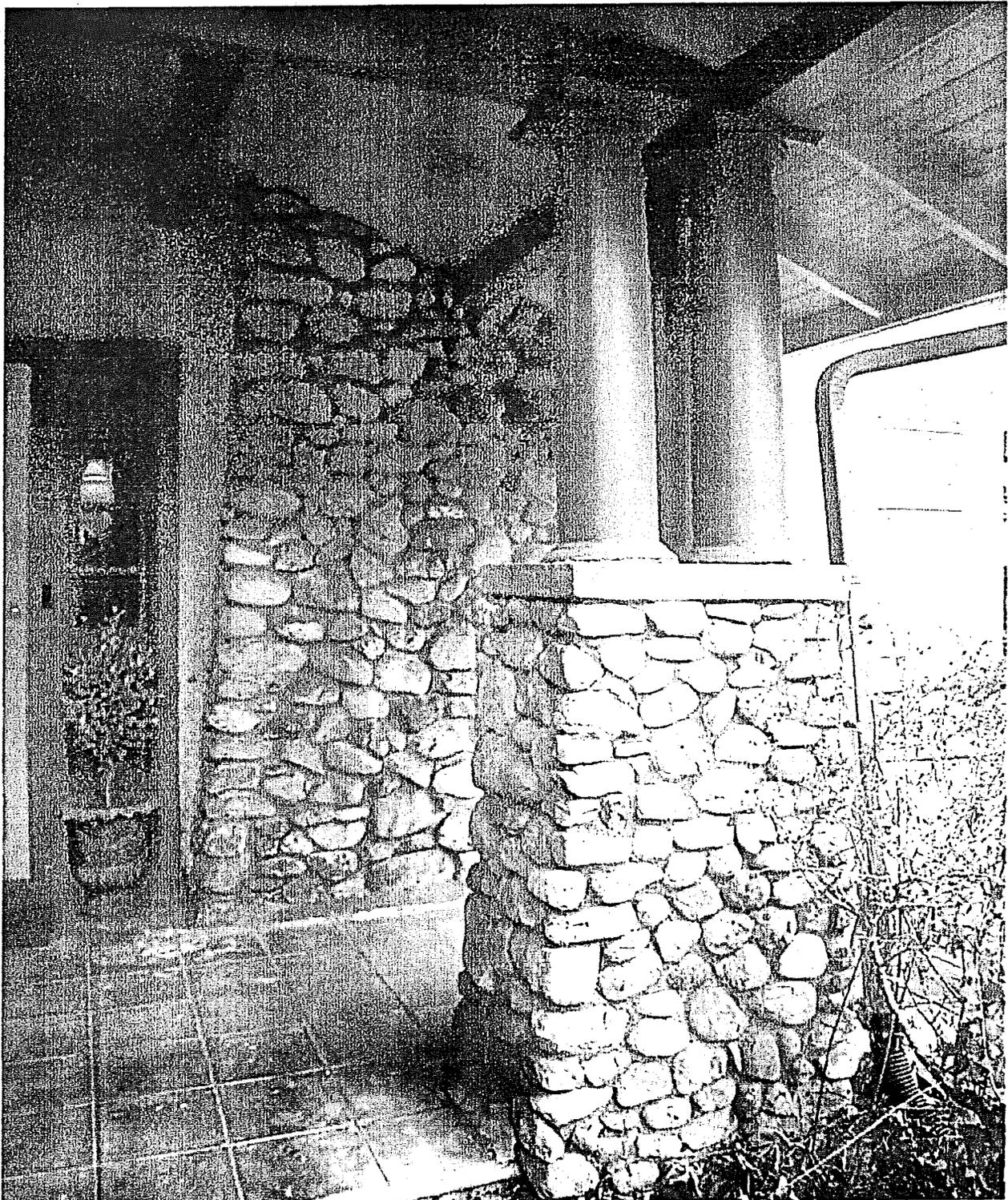
Continuation  Update



Front façade at South Thirteenth Street, viewed facing east.



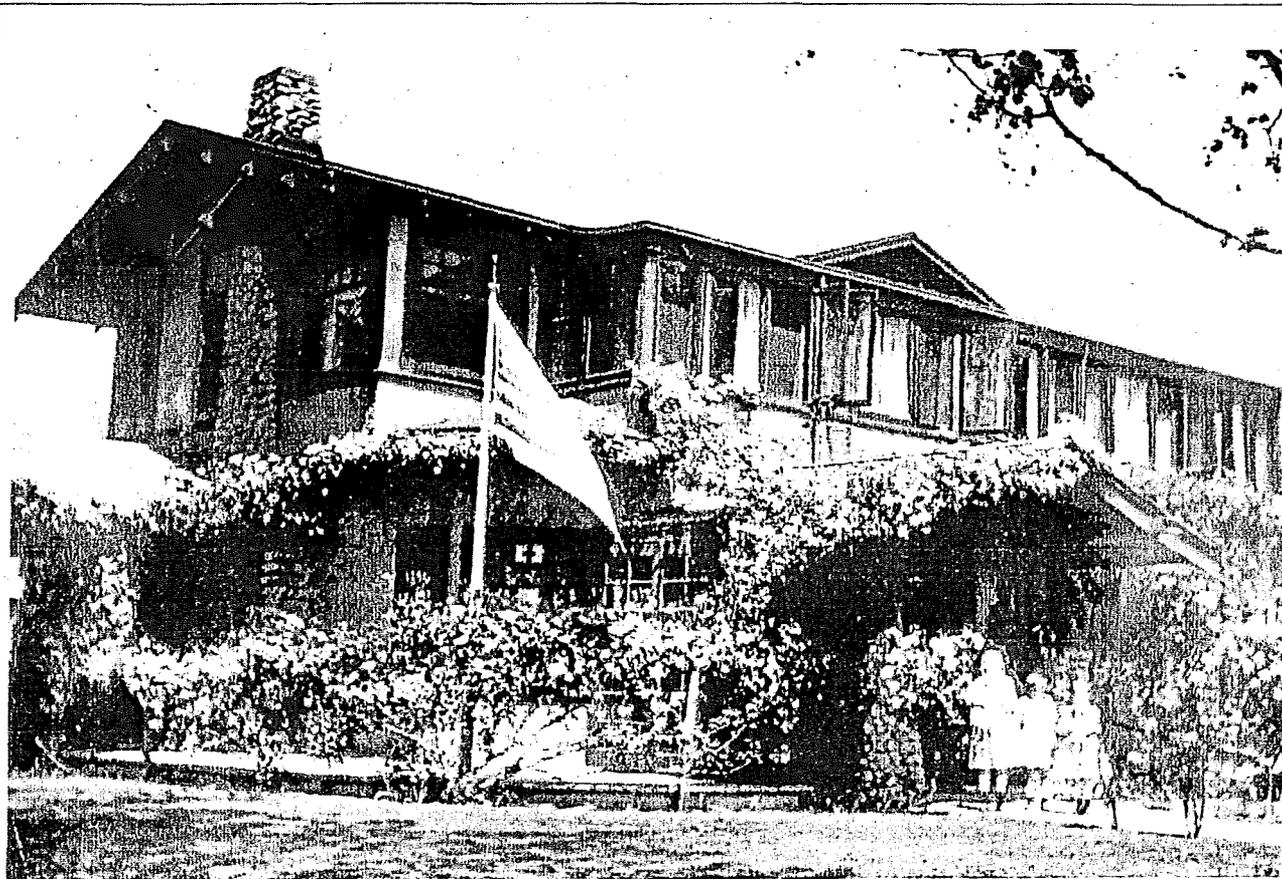
Upper portion of north (interior side) elevation, viewed facing east.



Detail view of front entry at South Thirteenth Street, viewed facing east.



Rear elevation, viewed facing west.



Historic view from the corner of South Thirteenth and East San Antonio Streets, May 5, 1918.



File No: HL08-168 and MA08-002

District: 3

Quad No: 83

Scale: 1" = 200'  
Noticing Radius: 500 feet

04/07/2008