



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: August 18, 2008

Approved

Date

COUNCIL DISTRICT: 3
SNI: 13th Street

SUBJECT: HL08-172. HISTORIC LANDMARK INITIATION FOR THE AMES HOUSE LOCATED AT 186 N. FIFTEENTH STREET.

RECOMMENDATION

Planning Staff recommends that the City Council:

- a. Adopt a resolution to initiate proceedings to consider the single-family house located at 186 N. Fifteenth Street as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.
- b. Refer the matter back to the Historic Landmarks Commission for its consideration at a public hearing, report and recommendation.
- c. Adopt a resolution setting a public hearing on Tuesday, October 28, 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 June 2008, the single-family house, located at 186 N. Fifteenth Street, was evaluated in a Department of Parks and Recreation (DPR) form and historic evaluation sheet. The evaluations were prepared by qualified historic consultants Archives and Architecture. The DPR form (see attached) for the property states that the house meets the criteria for City Landmark designation under the Historic Preservation Ordinance and appears eligible for the California Register of Historical Resources and may qualify for the National Register. The building owners, Marcus

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and Hüllene Salomon, submitted an application for City Landmark designation of the house in July 2008, using the research documented in the DPR form.

Designation of the structure as a City Landmark would establish the requirement for the issuance of Historic Preservation (HP) permits for City approval of any exterior changes proposed to the structure. The designation would also allow the owner 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 owner has submitted an application for a Mills Act contract. The contract is tentatively scheduled to be considered by the Historic Landmarks Commission on October 1, 2008 and City Council on October 28, 2008, concurrent with the proposed City Landmark designations.

ANALYSIS

The following summary is based on the historical evaluation prepared for the property by Archives and Architecture. Please refer to the attached DPR evaluation form for a more detailed discussion and analysis of the building.

This one-and-one-half-story house, constructed in 1890, is set within the Julian – St. James neighborhood surrounded by a diverse variety of late-nineteenth and early-twentieth-century houses of compatible scaling and massing. The neighborhood has not been the subject of a formal survey for eligibility as a historic district. The residential property, historically known as the Ames House, has special historical, architectural and aesthetic interest and value to the community for its distinctive design, representing a high point in local Stick-style residential architecture from the period of San José's *Horticultural Expansion*.

Consistent with the National Register of Historic Places eligibility findings, the building qualifies for City Landmark status based on: *Criterion (6) as an embodiment of distinguishing characteristics of an architectural type or specimen*, exemplifying distinguished Stick-style architecture due to its form and detailing.

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, October 28, 2008 at 1:30 p.m. for Council consideration of City Landmark designation of the house.

POLICY ALTERNATIVES

The City Council could opt to decline to initiate designation of the building as a City Landmark Structure. In such a case, the structure could undergo exterior alterations in the future without need of a Historic Preservation Permit 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 the subject building 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 building in accordance with its eligibility as a City Landmark Structure 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 evaluation prepared by qualified historical consultants, the house has been determined to meet the eligibility requirements for designation as a City Landmark Structure. 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.

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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.

COST SUMMARY/IMPLICATIONS

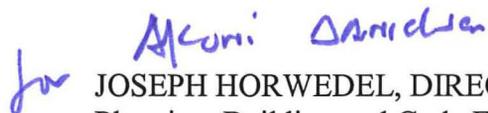
Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

Not a project.


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) form
Location Maps

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

Primary #
HRI #
Trinomial
NRHP Status Code **3S**

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: (Assigned by recorder)

Ames House

P1. Other Identifier: None

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

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.; R.1E.; Mount Diablo B.M.

c. Address 186 North Fifteenth St. City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599395mE/ 4133811mN

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

Assessor's Parcel Number: 467-14-060,

East side of North Fifteenth Street south of East St. James Street.

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

This one-and-one-half-story, highly articulated Stick-style house represents an excellent architectural composition of the late-nineteenth century. It embodies the significant characteristics of Victorian-era residential design, including a sense of verticality of form and detailing, asymmetric and dynamic massing, and extensive use of decorative elements. It is within the boundaries of the original city of San Jose, and is set in the Julian - St. James residential neighborhood surrounded by a diverse variety of older houses of compatible scale and massing.

(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 #)

Front elevation, viewed facing northeast, May 2008.

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

1890, *SJ Evening News*, 118 years old.

*P7. Owner and Address:

Marcus & Hullene Salomon
186 N Fifteenth St.
San Jose, CA 95112

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

F. Maggi, C. Duval, & L. Dill
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: June 30, 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 of the house includes a modest-size front yard and a driveway along the south side of the property. The property is heavily landscaped with a variety of low flowering plants and trees. The rear of the property includes a large brick patio and driveway. A rebuilt carriage house is located at the rear of the property.

The nominally west-facing house has a raised main mass covered by a complex, steeply pitched roof. The roof consists of a "T"-shaped cross-gable with a hipped inset corner. The hip has a pair of distinctive dormers—one hipped and one angled hip, similar to a shed roof with sides. The main hip was truncated originally, but has been reframed into a shallow pyramidal hip. Wrapping the northwest corner of the house is a one-story porch with a diagonal corner; the porch is accented by a gable that projects over the front steps. Beneath the porch is an unusual angled bay window form that spans the width of the interior parlor. The rear of the house once apparently extended into a one-story shed-roof addition; this was demolished recently, and a one-story gabled wing has been built. Three narrow gabled dormers punctuate the rear of the upper roof.

The roofing has been altered; the house is protected by concrete shingles that are heavier in appearance than the original wood shingles; metal ogee gutters have been added. The eaves are moderate in depth and with decoratively carved rafter tails rare for the Victorian era when most eaves were boxed. Beneath the eaves is a wide frieze band of vertical beaded board that wraps continuously onto the base of the gable ends. The band is trimmed with a row of distinctive sawtooth boards drilled with decorative holes. In the gable ends above the frieze band are decorative shingles, cut in unique, curved double scallops. The corners of the gables are supported by knee braces with heavy timber outlookers atop carved brackets. The walls are clad in horizontal wood v-groove siding, typical of local Victorian architecture, above a sill band at the first floor. Below this band, the base of the house is clad in vertical beaded board siding. Corner boards are flat, trimmed on each side with half-round trim to accentuate the verticality of the trim. The bay window under the porch is ornamented with raised, lozenge-shaped panels above and diagonal beaded board below. The upper panels are carved with Eastlake-style floral patterns. The bay window features unusual cantilevered points at the corners, beneath the beaded-board porch ceiling. The window surrounds are beveled flat boards accented by bulls eyes at the intersections of horizontal and vertical trim. At the front door, the styles and upper rail overlap; at the windows, the side trim extends upward with vertical corner blocks. The rear dormers are clad with vertical beaded board. The rear dormers include archetypical Stick-style kingpost trusses. The house sits on a replacement foundation.

Although there are many special accent windows at the front façade, the underlying fenestration generally consists of wood 1/1, double-hung windows. The bay window has one on each side and a pair at the front face; the sides of the house have individual and paired units at the first and second floors. The front upstairs windows, within the front gable and at the front dormer, are distinctive single-hung units with fixed multi-lite upper sash (4x2) and tall lower sash. At the side dormer is a stepped tripartite window, emphasizing the interior stairway; it is stained, beveled, and leaded glass. In addition to the vertical flat-board trim, this window has half-round and quarter-round apron panels.

Entry is through the wrapped porch with its many Stick-style features. The front gable encompasses a kingpost truss with curved intermediate members; the truss members are turned and carved and include small teardrop pendants. The bargeboards are trimmed with bulls eyes. The porch has simple round posts that include spherical turnings at the porch railings and tall, squarish capitals that support extended brackets. Supported by the brackets are spindlework spandrels. The heavy, fluted and beveled newel posts support a decorative handrail with a low band of carved panels. The top of the railing has wide, flat arches created from carved side corbels at each turned baluster. The front door includes an elaborately carved pediment design that surrounds a stained glass viewing window, as well as a carved base panel.

(Continued on next page)

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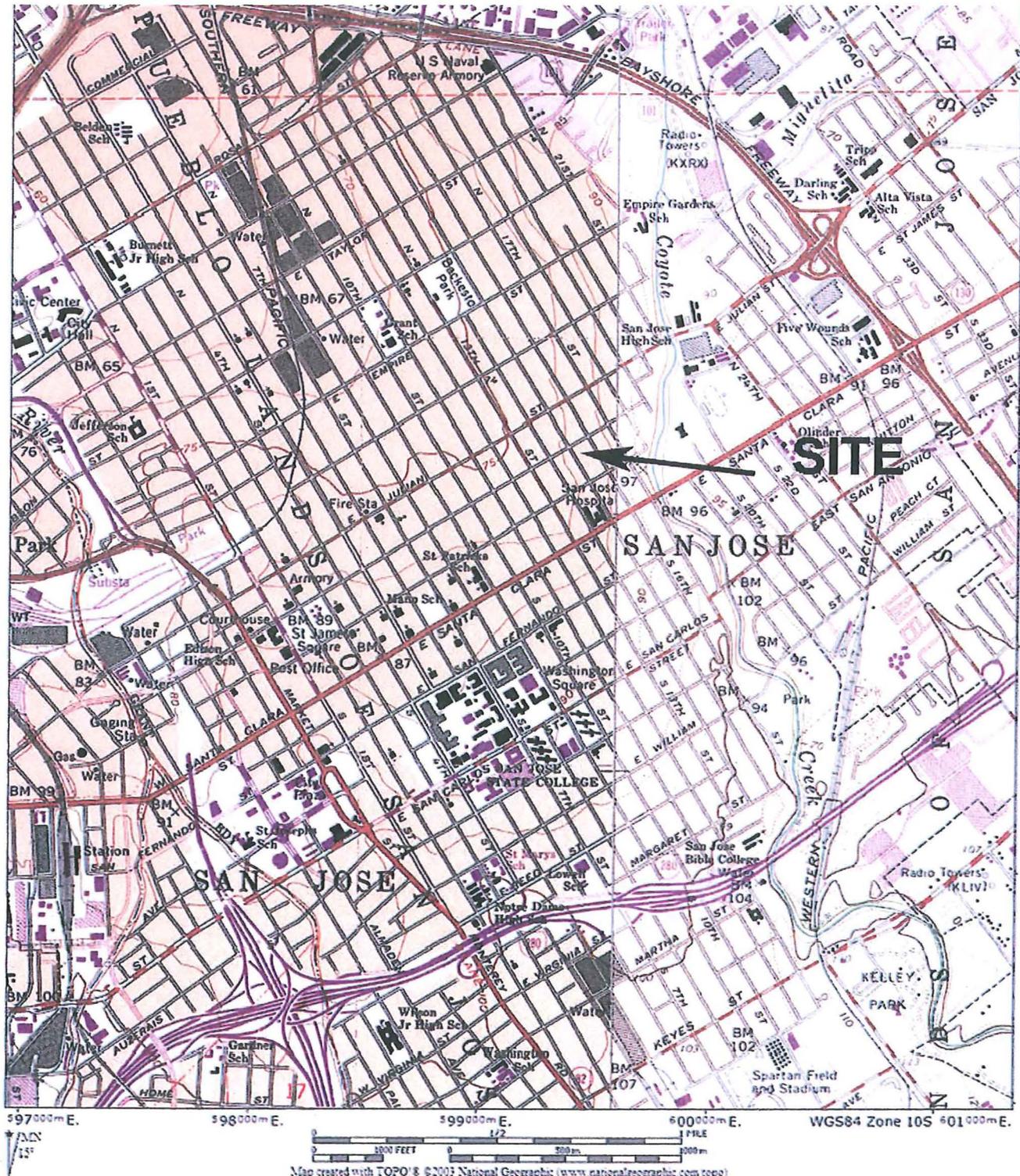
The rear addition is generally differentiated from the original house by its roof pitch, its subtle change in materials and its different trim. Its moderately sloped shed roof and gabled projecting wing are compatible with the original house; the wing has channel rustic siding and simple trim. This wing includes some 1/1 double-hung windows and some stained-glass accent windows with flat-board trim.

The interiors include many original features, such as original staircase, pocket doors, original flooring, original window and door trim and hardware, original plaster walls and ceilings.

Although recently rebuilt, the two-story detached carriage house incorporates some design features from an original outbuilding at the same location. The Mansard roof topped by a shallow hipped roof is accentuated by narrow, gabled dormers in a distinctive composition. The Mansard is clad in horizontal siding that matches the walls, rather than covered with roofing materials. The footprint is generally rectangular. There are two garage doors facing the back of the house.

Integrity and character-defining features:

The property maintains almost all of its historic integrity as per the National Register's seven aspects of integrity. It maintains its original location on North 15th Street within the downtown frame. The property is surrounded by much of its historic residential setting, including surrounding properties of a similar scale and setback, mature street trees and other landscaping, and adjacent houses of a variety of ages but similar scale, and massing. The subject property retains its late-nineteenth-century residential scale and feeling and continues, through the design strength of the house's original form, massing and detailing, to illustrate its associations with significant patterns of architectural development. Although altered at the rear, and with an incompatible roofing material, the house has such a strong Stick-style design, and its character-defining features are intact, including its trim, windows, forms, and craftsmanship. The house has a distinctive character and composition that is expressed through its preserved materials and elaborate Victorian design.



**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 3CS (currently 3S)

*Resource Name or # (Assigned by recorder) Ames House

B1. Historic Name: Clark and Mary Ames House

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Stick

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

Constructed 1890. Rear addition in 1910, replaced in 1980s.

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

*B8. Related Features:

Rear two-story detached ancillary building.

B9a Architect: Unknown b. Builder: Clark H. Ames

*B10. Significance: Theme Architecture and Shelter Area 13th Street NAC / Downtown Frame

Period of Significance 1890-1910 Property Type Residential Applicable Criteria 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 186 North Fifteenth St. was constructed in 1890 by Clark H. and Mary C. Ames. The property, which was owned by Mary C. Ames, is located on the south half of Lot 1 of Block 5 of the Naglee & Sainsevain Addition to the City of San Jose. This early addition to San Jose's Original Survey, to the east of what is now the downtown, occurred during the late 1840s, with most of the lots established at about 1/3 acre in size. North of East Santa Clara Street, the subdivision is characterized by a wide range of residential building types and styles; most of it developed over an extended period of time.

Part of Block 5 was further subdivided with smaller lots in 1887 by developers Montgomery & Rea; however, the portion of the block along North Fifteenth Street (then North Thirteenth Street) appears to have been developed by individual property owners over time, who split their larger lots by deed. The subject parcel represents one of these lot splits, and the north portion of the original lot was developed at about the same time as the subject property. The adjacent parcel contains a two-story Stick-style house of similar vintage as the Ames House, but of less architectural embellishment.

(Continued on next page, DPR523L)

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

*B12. References:

City of San Jose, Tax Assessment Records 1889-1891.

Evening News, City Affairs, December, 16, 1890;

Real Estate Transactions, November 11, 1889.

San Jose Mercury News, Number of Building Permits

Issued Do Not Indicate Any Diminish of Improvement Work, 25 November 1910.

E. Sawyer, History of Santa Clara County, 1922.

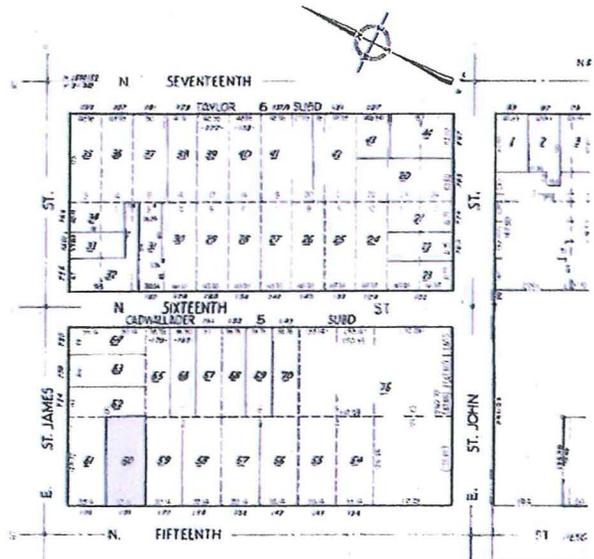
U.S. Population Census, 1880-1930.

B13. Remarks: Proposed historic landmark nomination

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: June 30, 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) Ames House

*Recorded by Franklin Maggi, Charlene Duval, & Leslie Dill *Date June 30, 2008 Continuation Update

(Continued from previous page, DPR523b, B10)

Charles H. Ames was born in Berlin, Ohio in 1846. He enlisted in the Union Army in 1863 and served until 1865. In 1872, he married Anna J. Voorhees in Huron County, Ohio; and in 1880, they were living in Findlay, Ohio, where Clark worked as a carpenter. The couple either divorced or Anna passed away, as by 1888, Clark had remarried. In 1889, he was listed in the Toledo, Ohio city directory as a carpenter. Clark and Mary C. Ames moved to San Jose later that year where they first lived at 600 South Whitney St. Clark was still listing his occupation as a carpenter at that time.

Mary C. Ames bought the subject property from realtor T. D. Page in December 1889. A year later, on December 16, 1890, the *Evening News* reported that the couple had petitioned the City Council to allow them to connect their house, then addressed as 186 North Thirteenth St., to the sewer on St. James Street. Tax Assessment records reveal that Ames did not have improvements on her parcel as of March 31, 1890 but that there were improvements as of March 31, 1891. Clark was likely the builder of the house, as by 1893 he was advertising himself in the city directory as a building contractor. Very few houses have been identified as having been his work; he is known to have built a house on San Salvador Street for Mrs. J. B. Stevens in 1898. He is listed as a carpenter or building contractor in the newspapers until World War I.

In 1907, Mary Ames died, and Clark remarried in 1909 to Mary Eliza Haskell, a member of a prominent local family. On October 9, 1910, a building permit was taken out by Ames to build an addition to the house. Sanborn maps show that an addition was built at the rear of the house by 1911, which is consistent with the building permit. In 1911, the Ames rented their home to Ernest and Stella Schnabel, and they moved to 221 North Fifteenth St. It was while living at that address that Clark and Mary Eliza divorced in 1913.

Walter Ernest (sometimes known as Ernest Walter) and Stella Schnabel rented 186 North Fifteenth St. between 1911 and 1916. Walter, son of Otto E. and Lydia Schnabel, was the president of the Glenwood Lumber Company, located at North Fourth and East St. John Streets. Lydia Schnabel, then a widow, lived with her son and daughter-in-law, as did her daughter Anna L. Schnabel. Anna worked as the bookkeeper for the Glenwood Lumber Company. This family appears to be no relation to the Ernst Schnabel who was associated with the Fredricksburg Brewery in the 1870s and 1880s.

In 1917-1918, Clark H. Ames was once again occupying his house at 186 North Fifteenth St., then married to Eliza Mae Ames. He was advertising himself in the local papers as a contractor, listing his business address as 186 North Fifteenth St. By 1920, however, Ames was once again renting out the house, this time to local building contractor, Z. O. Field and his family. The Fields moved to this house from their former residence at 187 South Fourteenth St. The Fields household included Z.O., his wife Emma, daughter Clara, son Roy and Roy's wife and daughter.

By 1922, Ames had sold this property to Thomas M. Dowling. Dowling, born in Iowa in 1867, brought his family to California from Nebraska in the early 1900s. He had various occupations, but by the time he was living in the house at 186 North Fifteenth St., he was working as an auto mechanic at Letcher's Garage on North First Street. His family consisted of his wife Lula and four children, William, Elizabeth, Thomas, and John. Thomas Sr. died in 1930, but Lula and her family lived at this address until 1936.

The house was then used as a rental, with Karin Fleming and her family renting it in 1936-37. Burt W. Smith bought the property on April 15, 1940 and lived there until 1944, when the title transferred to John B. Prolo, co-proprietor of Belloli & Prolo, a used car dealership on Almaden Avenue.

(Continued on next page)

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

Primary #
HRI #
Trinomial

Page 7 of 11 *Resource Name or # (Assigned by recorder) Ames House

*Recorded by Franklin Maggi, Charlene Duval, & Leslie Dill *Date June 30, 2008 Continuation Update

(Continued from previous page)

From 1949 to about 1956, the house was owned by Ralph D. and Barbara Robideaux, owners of the Lincoln Avenue Meat Market. Since that time, various persons have owned and occupied the house, including Ignacio L. Perez, Robert Cotta, Jerry E. Hickman, Howard Pasley, and Miguel E. Jara. In the 1980s, various modifications were made to the house, including a kitchen remodel. Since 1997, current owners Marcus and Hullene Salomon have undertaken the restoration of the house, reversing many of the more recent changes that have taken place over the last 25 years.

SURVEY STATUS

The house at 186 North Fifteenth St. was first identified for its architectural distinction in 1977 as a part of a San Jose city-wide survey and was identified by the firm of Urban/Rural Conservation as a "Contributing Site." The property was recorded at that time by William Zavarlis who noted that the building was "one of San Jose's most impressive Eastlake/Stick farmhouses." The State Historic Preservation Officer subsequently reviewed that recording, and the property was determined eligible for the National Register of Historic Places. Also based on this initial survey, the Santa Clara County Historical Heritage Commission listed the property on their 1979 Heritage Resource Inventory (San Jose property #123). The property was subsequently listed on the San Jose Historic Resources Inventory as a "Contributing Structure," although mistakenly identified as being built in 1880 based on the 1977 recording form.

EVALUATION

This house, within the Julian - St. James Neighborhood, sits in a mature residential area of late-nineteenth and early-twentieth-century residences. This area possesses a significant concentration of houses that are unified by their age, although diverse in character. The neighborhood has not been the subject of a formal survey for eligibility as a historic district. The Ames House is distinctive within this setting; its Stick style has artistic merit due to the unique implementation of details that embellish the design. Although the architect has not been identified, the design was clearly the work of a creative designer or craftsman, and may have been the product of the original owner, Clark Ames, a carpenter/contractor. The building represents a high point in local Stick-style residential architecture from the period of San Jose's *Horticultural Expansion*. The Ames House is a distinguished example of this building type. The property has already been determined eligible for the National Register; although modifications to the rear of the building, carriage house, and roof material, subsequent to that determination, make it less likely that it would continue to be eligible unless some of the changes were reversed. The property would continue to be eligible for the California Register of Historical Resources under Criterion 3 based on its distinctive architecture. Under the definition for historical significance within the City of San Jose Historic Preservation Ordinance, the house clearly has architectural and aesthetic value of an historical nature. Its quality derives from its distinguished Stick-style architecture due to its form and detailing. The property meets the minimum criteria for designation as a San Jose Historic Landmark Structure.

The family of Charles "Clark" Ames, who owned this house for over a quarter of a century, is not well-known in local history. The assumed associations that Ames may have brought to the house are based solely on his carpenter work; therefore, the associations are architectural, not personal. None of the subsequent families associated with the house have made a contribution to the history of San Jose in such a way that would make the house significant based on their association. The property is not associated with any significant events or identified patterns of historical development. Therefore, the property would not be additionally eligible for the National or California Registers based on its association with personages or events or patterns, Criteria A, B and 1, 2, respectively.



View of front and south facades, viewed facing northeast.



Partial view of front entry details, viewed facing northeast.

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*Resource Name or # (Assigned by recorder) Ames House

*Recorded by Franklin Maggi, Charlene Duval, & Leslie Dill *Date June 30, 2008 Continuation Update



Partial view of main front gable, viewed facing east.

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*Resource Name or # (Assigned by recorder) Ames House

*Recorded by Franklin Maggi, Charlene Duval, & Leslie Dill *Date June 30, 2008 Continuation Update



Partial view of rear elevation, viewed facing west.

HISTORIC EVALUATION SHEET

Historic Resource Name: Ames House - 186 N 15th St.

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Excellent quality of form, detailing	X			
2. STYLE	Excellent example few survive	X			
3. DESIGNER	Designer unknown, excellent example	X			
4. CONSTRUCTION	Stick construction detailing		X		
5. SUPPORTIVE ELEMENTS	Carriage house (but modified)			X	

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	None of significance				X
7. EVENT	None				X
8. PATTERNS	Secondary patterns			X	
9. AGE	1890		X		

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Helps establish area of secondary importance		X		
11. SETTING	Maintains dominant character		X		
12. FAMILIARITY	Familiar to neighborhood			X	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	No apparent surface wear	X			
14. EXTERIOR ALTERATIONS	Rear addition replaced		X		
15. STRUCTURAL REMOVALS	Rear addition replaced		X		
16. SITE	Not moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	More than 2/3s exists		X		

F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

		E	VG	G	FP
18. INTERIOR / VISUAL	Excellent	X			
19. INTERIOR / HISTORY	Good			X	
20. INTERIOR ALTERATIONS	Minor changes		X		
21. REVERSIBILITY / INTER.	2/3s or more exists		X		
22. NATIONAL OR CALIF. REG.	Determined eligible for National Register	X			

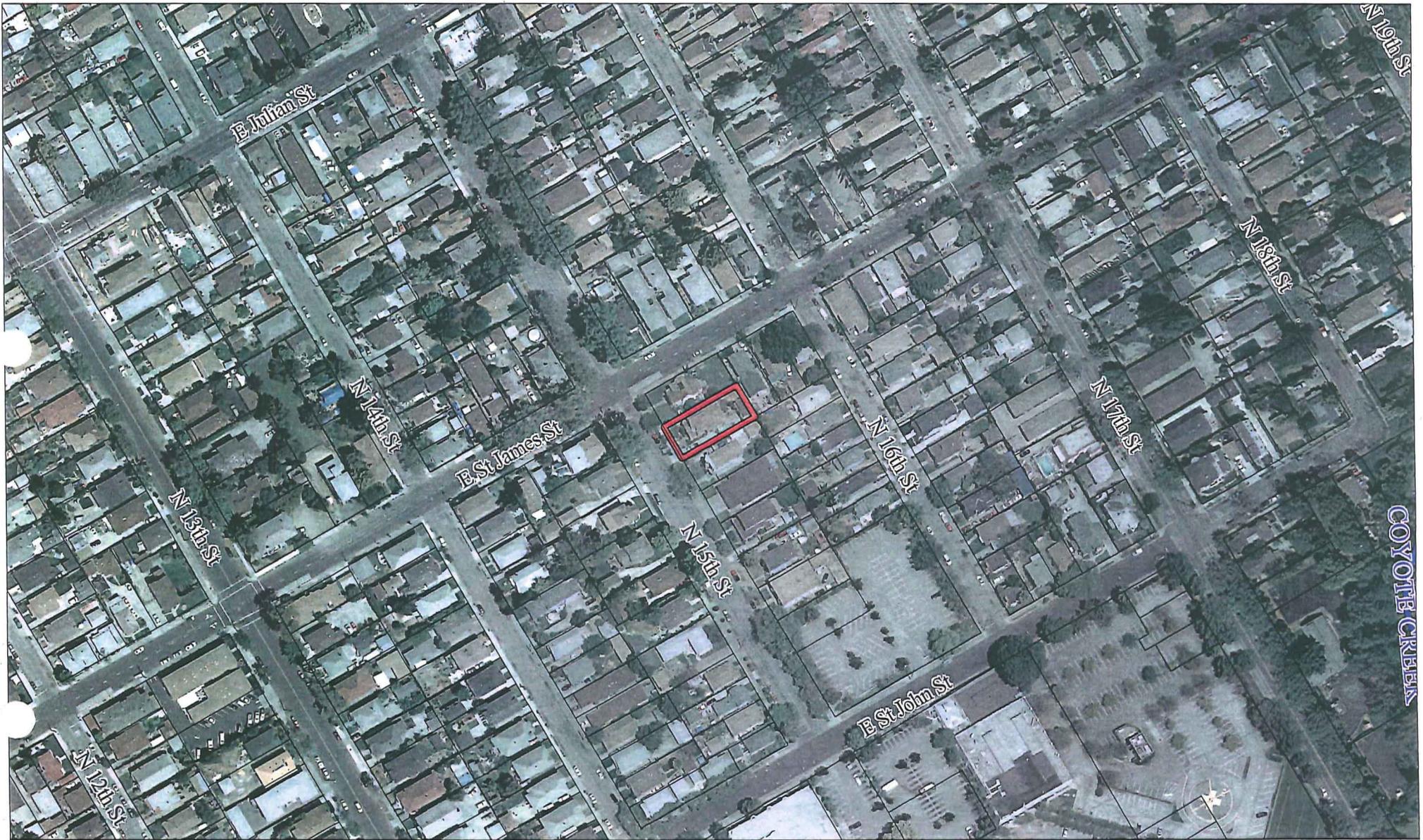
REVIEWED BY: Franklin Maggi

DATE: 07/01/08

EVALUATION TALLY SHEET

Historic Resource Name: Ames House - 186 N 15th St.

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	16			
2. STYLE	10	8	4	0	10			
3. DESIGNER	6	4	2	0	6			
4. CONSTRUCTION	10	8	4	0	8			
5. SUPPORTIVE ELEMENTS	8	6	3	0	3		43	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	5			
9. AGE	8	6	3	0	6		11	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	6			
11. SETTING	6	4	2	0	4			
12. FAMILIARITY	10	8	4	0	4		14	68
(SUM OF A+C) =					57			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0	x	68	0.0
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x	57	2.9
	.00	.03	.05	.10	0.03	x	11	0.3
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0.2	x	57	11.4
	.00	.10	.20	.40	0.1	x	11	1.1
16. SITE	.00	.10	.20	.40	0	x	11	0.0
							15.7	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								52.32
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			55.32
<u>F. ADD'L CONSIDERATIONS/BONUS POINTS</u>								
	E	VG	G	FP				
18. INTERIOR / VISUAL	3	3	1	0	3			
19. INTERIOR / HISTORY	3	3	1	0	1			
20. INTERIOR ALTERATIONS	4	4	2	0	4			
21. REVERSIBILITY / INTERIOR	4	4	2	0	4			
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	20		32	
EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points)								87.32



Location Map with Aerial

File Num: HL08-172 & MA08-004

District: 3

Quad: 67



Map Created On:
7/10/2008

Prepared by the Department of Planning, Building, and Code Enforcement
City of San Jose, California

Noticing Radius: 500 Ft

Joseph Horwedel, Director





Location Map

File Num: HL08-172 & MA08-004

District: 3

Quad: 67



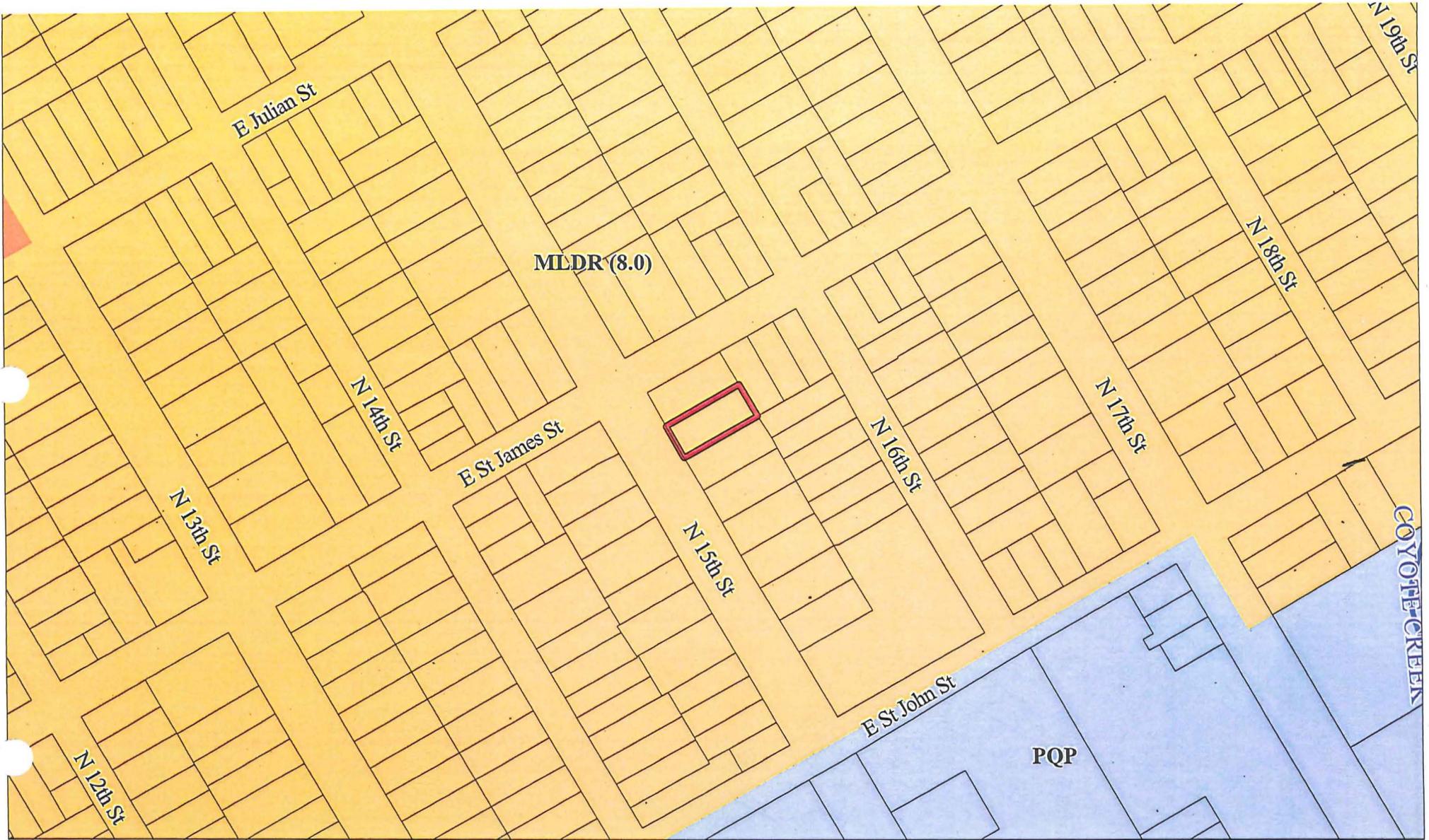
Map Created On:
7/10/2008

Prepared by the Department of Planning, Building, and Code Enforcement
City of San Jose, California

Joseph Horwedel, Director

Noticing Radius: 500 Ft





Location Map with General Plan

File Num: HL08-172 & MA08-004

District: 3

Quad: 67



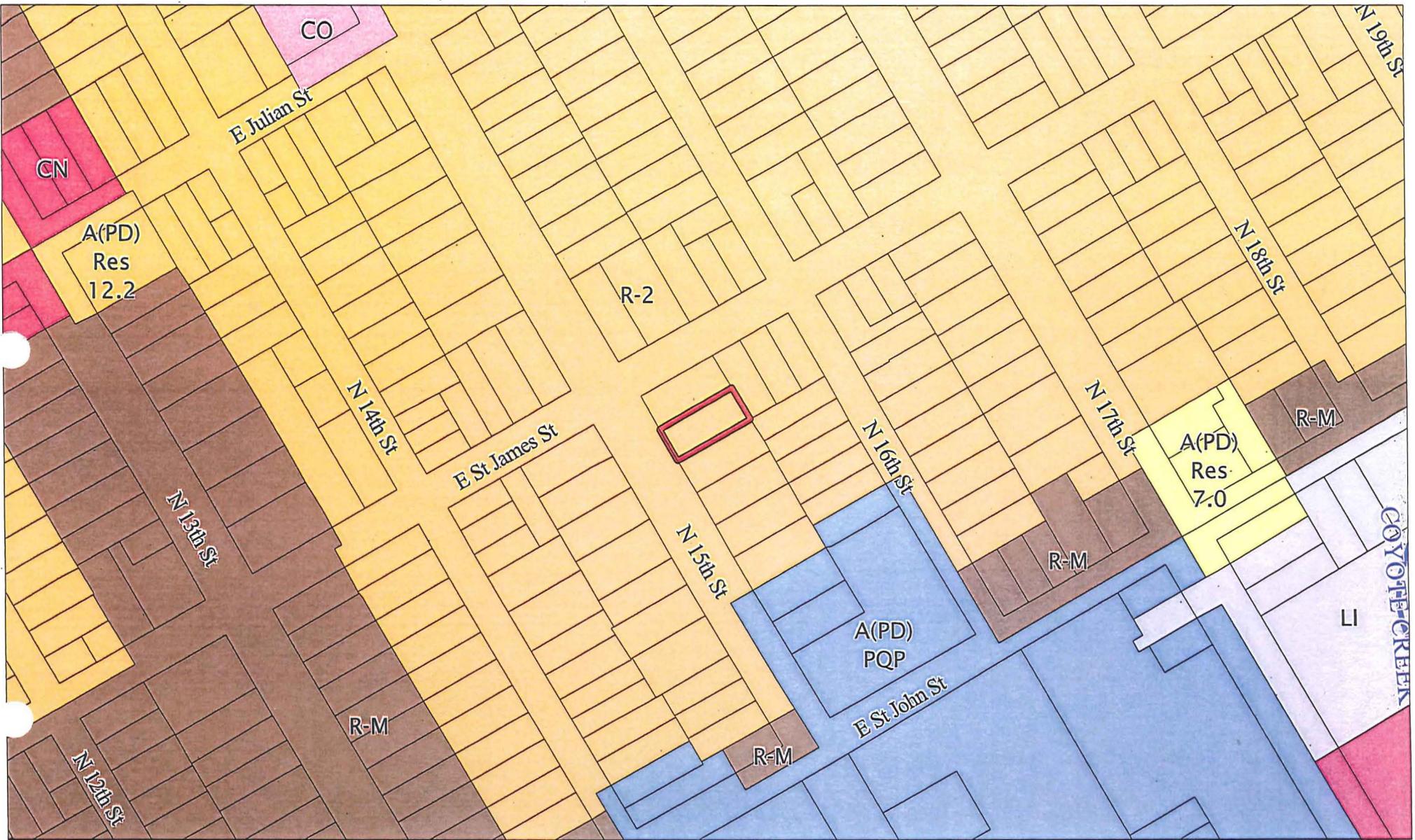
Map Created On:
7/10/2008

Prepared by the Department of Planning, Building, and Code Enforcement
City of San Jose, California

Joseph Horwedel, Director

Noticing Radius: 500 Ft





Location Map with Zoning

File Num: HL08-172 & MA08-004

District: 3

Quad: 67

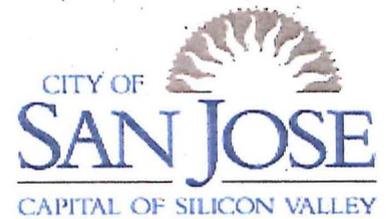


Map Created On:
7/10/2008

Noticing Radius: 500 Ft

Prepared by the Department of Planning, Building, and Code Enforcement
City of San Jose, California

Joseph Horwedel, Director



RESOLUTION NO.

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE INITIATING PROCEEDINGS ON ITS OWN MOTION, PURSUANT TO THE PROVISIONS OF CHAPTER 13.48 OF TITLE 13 OF THE SAN JOSE MUNICIPAL CODE, TO DESIGNATE THE AMES HOUSE, PRESENTLY LOCATED AT 186 N. FIFTEENTH STREET, AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE.

HL08-172

WHEREAS, Chapter 13.48 of Title 13 of the San Jose Municipal Code provides for the designation of structures and sites of special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature as City Landmarks by the City Council of the City of San Jose; and

WHEREAS, Chapter 13.48 of Title 13 of the San Jose Municipal Code provides that any historic property can be nominated for designation as a City Landmark by the City Council, the Historic Landmarks Commission, or by application of the owner or authorized agent of the owner of the property for which designation is requested; and

WHEREAS, Chapter 13.48 of Title 13 of the San Jose Municipal Code provides that before this Council may designate any structure as a City Landmark, it shall hold at least one public hearing on such proposed designation, and that before it holds said public hearing, the Council shall refer said proposed designation to the Historic Landmarks Commission of the City of San Jose for its consideration at a public hearing, and for its report and recommendation hereon; and

WHEREAS, said Council desires to hold a public hearing on such proposed designation as described hereinafter in Section 1 of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

SECTION 1. The City Council of the City of San Jose, hereby initiates proceedings on its own motion to designate the Ames House, as a City Landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a

