



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Historic Landmarks
Commission

SUBJECT: SEE BELOW

DATE: November 12, 2012

COUNCIL DISTRICT: 1

**SUBJECT: HISTORIC LANDMARK NOMINATION (HL12-205) AND HISTORIC
PROPERTY CONTRACT (MA12-005) FOR THE "CAPUTO HOUSE" AT
494 S. CYPRESS AVENUE**

RECOMMENDATION

The Historic Landmarks Commission recommends that the City Council approve the proposed Landmark Designation and Historic Property Contract for the "Caputo House" at 494 S. Cypress Avenue (5-0).

ANALYSIS

On November 7, 2012, the Historic Landmarks Commission held a public hearing on the proposed Landmark Designation and Historic Property Contract for the "Caputo House" at 494 S. Cypress Avenue. Property owner Krista Van Laan made a brief presentation regarding her applications, explaining that the Caputo House was featured on the recent Wolfe & Wolfe Prairie Homes tour that attracted over 800 people.

The Commission discussed the merits of the Landmark designation and said that the draft Exhibit C for the Historic Property Contract was a good example of work items that are restorative and valuable to the resource itself.

The Commission voted unanimously to recommend that the City Council approve the proposed Landmark Designation and Historic Property Contract for the "Caputo House" at 494 S. Cypress Avenue. The staff report containing an analysis of this proposal has been distributed to the Council under separate cover.

/s/

JOSEPH HORWEDEL, SECRETARY
Historic Landmarks Commission

For questions please contact Laurel Prevetti at 408-535-7901.

STAFF REPORT
HISTORIC LANDMARKS COMMISSION

FILE NO.: HL12-205 & MA12-005, 494 S. Cypress Avenue, The Caputo House

APPLICATION TYPE:

Historic Landmark Nomination (HL) and
Mills Act Historical Property Contract (MA)

PROJECT DESCRIPTION:

1. Nomination of the subject building as a designated City Landmark Structure
2. Historical Property Contract (Mills Act) to allow partial property tax relief to rehabilitate and maintain the subject building and related features

Existing Zoning	A (PD) Residence District
General Plan	Residential Neighborhood
Council District	1
Annexation Date	1/21/1965
Historic Classification	Identified Structure
Historic Area	N/A
SNI	N/A
Redevelopment Area	N/A
Specific Plan	N/A



OWNERS/APPLICANTS

Krista Van Laan, 494 S. Cypress Avenue, San Jose, CA 95117

BACKGROUND

On July 17, 2012, the property owner of the single-family residence at 494 S. Cypress Avenue, Krista Van Laan, submitted an application for City Landmark designation. The Caputo House (circa 1913) is identified as the work of the architectural firm of Wolfe & Wolfe and as a distinctive example of residential Prairie architecture. As such, it is individually eligible as a San José City Landmark.

If the Caputo House is designated as a City Landmark, any exterior changes proposed to the structure would require the issuance of Historic Preservation (HP) permits. Designation of the residence as a City Landmark would enable the owner to apply for a Historical Property Contract property tax reduction under the Mills Act. A Mills Act Contract is being considered concurrently with the Landmark designation. If so designated, the property would also be eligible for an exemption from the Building and Structure construction tax and the Commercial-Residential-Mobile Home Park (CRMP) building tax for work approved with HP permits.

A Historical Property Contract is an incentive for ownership of designated City Landmark structures. It allows the owner of a landmark structure to enjoy a reduced property tax rate in exchange for the preservation, and in some cases restoration and rehabilitation, of the owner's historic property. Please refer to the Analysis section, below, for additional discussion of Historical Property Contracts.

ANALYSIS

Historic Landmark Designation (HL12-205)

In accordance with Section 13.48.110 of the San José Municipal Code regarding the procedure for designating a Landmark, prior to recommending approval or modified approval of a proposed designation as a City Landmark, the Historic Landmarks Commission shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a Landmark conforms with the goals and policies of the General Plan.

Based on the information in the historical evaluation prepared by Archives and Architecture for the property, the Caputo House at 494 S. Cypress Avenue clearly merits designation as a City of San Jose Historic Landmark Structure in conformance with San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code) based on its historical, cultural and architectural significance. The building qualifies for City Landmark status primarily based on Criteria 1, 6 and 7 of the Historic Preservation Ordinance as discussed below. Please refer to the attached evaluation form for a more detailed discussion and analysis of the building.

- Criterion 1: Its character, interest or value as part of the local, regional, state or national history, heritage or culture as a distinctive building within San José Westside reflecting a period of early orchard development from the valley's Period of Horticultural Expansion (1869-1918).*
- Criterion 6: Embodiment of distinguishing characteristics of an architectural type or specimen. The Caputo House embodies distinguishing characteristics of the Prairie style residential type within the twentieth century era of residential architectural design.*
- Criterion 7: Identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José. Identified as the work of the architectural firm Wolfe and Wolfe, whose work has influenced the development of the City of San José.*

The National Register of Historic Places (NR) and California Register (CR)

While the house at 494 S. Cypress Avenue maintains its historic integrity per the National Register's seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association), it does not meet the requirements of Criterion A of the National Register (associated with events that have made a significant contribution to the broad patterns of our history) and Criterion 1 of the California Register (associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States). The property does not reflect the historic patterns of development or significant historic events. The property does not appear to qualify for either Register based on historic persons.

The house is distinctive within its setting along Cypress Avenue and contributes to the history of San José Westside. The architect, Frank Delos Wolfe, is considered a master architect. The house may be eligible for the National Register under Criterion C (embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction), and appears to be eligible for the California Register under Criterion 3 (embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values).

Summary

The residential property at 494 S. Cypress Avenue, San José, has special historical, architectural and aesthetic interest and value to the community, due to its distinctive design of the residence, which is a rare and fine example of local Prairie style residential architecture.

Mills Act Historical Property Contract (MA12-005)

The Historical Property Contract is an incentive for ownership and rehabilitation of City Landmarks. It is a contract between the City of San Jose and the owner of a designated City Landmark, which allows the owner to enjoy a reduced property tax rate from the County Assessor in exchange for the preservation, and in some cases restoration and rehabilitation, of the

owner's historic property. The purpose of the agreement is to provide greater protection for the City Landmark property than is otherwise provided by the historic preservation regulations in the City Municipal Code. The County Assessor sets the property tax rate based on an appraisal of the market value of the land and improvements. A property under contract will receive a property tax reduction based on an appraisal of the rental value of the land and improvements.

Required Provisions of Historical Property Contracts

Municipal Code Chapter 13.48 requires provisions of Historical Property Contracts as follows:

- A. A description of the Landmark Property subject to the Contract;
- B. A provision that the term of the Contract is a minimum period of ten years;
- C. Specific conditions requiring preservation of the Landmark Property and, where appropriate, restoration and rehabilitation of the Landmark Property to conform to the requirements of the City, and the rules and regulations of the Office of Historic Preservation of the State of California Department of Parks and Recreation;
- D. Provision for the periodic examination of the interior and exterior of the Landmark Property by the City of San Jose, Santa Clara County Assessor, and the State Board of Equalization as may be necessary to determine the owner's compliance with the Contract.
- E. A requirement that the property owner annually expend an amount equal to a minimum of 10% of the tax savings attributed to the Contract to the preservation and maintenance of the Landmark Property; and
- F. A provision that the Contract is binding upon, and shall inure to the benefit of, all successors in interest of the owners; and that a successor in interest shall have the same rights and obligations under the Contract as the original owners who entered into the Contract.

In addition to the Municipal Code provisions above, State legislation requires the City Clerk to record a Historic Property Contract with the County Recorder by December 31st of any calendar year in order to be effective during the following calendar year.

The Mills Act Historical Property Contract is a standardized form document, the majority of which is the same for each individual property. The proposed year-by-year repairs, upgrades, and maintenance are described in the Preservation Plan (Exhibit "C" of the contract). The Preservation Plan differs from property to property, based on the specific needs of each individual historical building and situation. Exhibit C with the proposed Preservation Plan is attached to this report.

The Preservation Plan (Exhibit "C") includes an itemized list of proposed upgrades, maintenance, and repair tasks for the first ten years of the Historical Property Contract. Each of the Preservation Plans identifies specific work that is planned to be performed. However, the Preservation Plan should be viewed as an outline of anticipated work which will be done to preserve and enhance the historic resource based on the annual tax savings in accordance with the Historical Property Contract. For any given year, other preservation work that would represent a similar expenditure may be substituted as different site-specific needs arise over time. All work being done to meet the requirements of the Contract remains subject to approval of any

applicable permits, including Historic Preservation Permits, Amendments, and Adjustments and building permits. Any work being reviewed under a Historic Preservation Permit process undergoes design review to ensure compatibility with the guidelines.

Required Findings of Historic Property Contracts

In accordance with Municipal Code Chapter 13.48, the City Council may approve a Historic Property Contract only if the following findings are made. Planning staff recommends that the Historic Landmarks Commission recommend the City Council make the following findings and approve the proposed Historical Property Contract, based on the text added in italics.

A. *The proposed Contract is consistent with the General Plan.*

Preservation of specific structures or special areas is a part of the Envision San José 2040 General Plan *Policy LU-13.13* to foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

B. *The proposed Contract would provide greater protection for the Landmark property than is otherwise provided by the provisions of Municipal Code Chapter 13.48;*

The proposed Contract provides greater protection for the proposed Landmark property than is otherwise provided by the provisions of Municipal Code because the owner, in partnership with the City, may use property tax relief to rehabilitate and maintain the property in accordance with the preservation plan, Exhibit "C".

C. *The proposed Contract complies with the required provisions of Historical Property Contracts listed above.*

The proposed Contracts incorporate the required provisions for Historical Property Contracts listed in Section 13.48.520 of the San José Municipal Code. Furthermore, the Historic Property Contract incorporates the required provisions of State law requiring the City to inspect the landmark property prior to bringing a contract to Council for consideration and to inspect the landmark property at least every 5 years thereafter for compliance with the contract.

GENERAL PLAN CONFORMANCE

The Landmark Designation for the Caputo House conforms to, and furthers, the Envision San José 2040 General Plan. Historic sites and structures provide an educational link to San José's past and foster a sense of place and community identity for San José. The preservation of appropriate remnants of a city's past provides multiple benefits important to the health and progress of the city. Historical resources:

- Are instructive, telling the story of a community's past;
- Provide a sense of civic identity and unique character;
- Are typically an interesting and pleasing aesthetic in the urban environment;
- Can generate economic advantage for a property or neighborhood;

- Give a community a sense of permanency. A place with a clear past can expect to also have a definite future;
- Once lost, cannot be recovered.

Staff considers the project consistent with the applicable goals and policies of the General Plan; in particular:

Goal LU-13 – Landmarks and Districts. Preserve and enhance historic landmarks and districts in order to promote a greater sense of historic awareness and community identity and contribute toward a sense of place.

Policy LU - 13.6 Ensure modifications to candidate or designated landmark buildings or structures conform to the Secretary of the Interior's Standards for Treatment of Historic Properties and/or appropriate State of California requirements regarding historic buildings and/or structures, including the California Historical Building Code.

Policy LU - 13.12 Develop and encourage public/public and public/private partnerships as a means to support, expand, and promote historic preservation.

Policy LU - 13.13 Foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

Goal LU-16 – Sustainable Practices. Preserve, conserve, and/or rehabilitate historic structures as a means to achieve the City of San José's environmental, economic, and fiscal sustainability goals.

Policy LU - 16.5 Utilize the aesthetic and cultural qualities of historic resources of all types as means of promoting San José as a place to live, work and visit consistent with the City's economic development goals.

The landmark designation process of the Historic Preservation Ordinance promotes and enhances the preservation of historically or architecturally significant sites and structures. In addition, the proposed historical property contract specifically furthers the objectives of the Envision San José 2040 General Plan.

CEQA

The environmental impacts of the project will not have an unacceptable negative effect on adjacent property or properties in that the project has been determined exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331. The project is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

COMMUNITY OUTREACH

The proposed Landmark nomination and Historical Property Contract was initiated by the property owner. A public hearing notice for the project was published in a local newspaper, posted at the site, and mailed to all property owners and tenants within 500 feet of the subject site. Information about the proposed projects and the associated public hearings has been made available through the Planning Division web site, and staff has been available to answer questions.

RECOMMENDATIONS

HL12-205 – Landmark Designation

Planning Staff recommends that the Commission, after holding a public hearing on the subject proposal, recommend that the City Council approve the proposed Landmark Designation of the Caputo House at 494 S. Cypress Avenue as Historical Landmark No. 205 at the City Council hearing scheduled for November 27, 2012 at 1:30 p.m.

MA12-005 – Mills Act Historical Property Contract

Planning staff recommends that the Historic Landmarks Commission, after holding a public hearing on the subject proposal, recommend that the City Council make the following findings and approve the Historic Property Contract of the Caputo House at 494 S. Cypress Avenue at the City Council hearing scheduled for November 27, 2012 at 1:30 p.m.

- The proposed contract is consistent with the San José 2040 General Plan;
- The proposed contract would provide greater protection for the landmark property than is otherwise provided by the provisions of Chapter 13.48 of the Municipal Code; and
- The proposed contract complies with the requirements of Section 13.48.520 of the San José Municipal Code.

Project Manager: Lori Moniz

Approved by:



Date: 10-30-12

Attachments: Department of Parks and Recreation (DPR) form
Draft Proposed Preservation Plan (Exhibit "C")

ARCHIVES & ARCHITECTURE, LLC

PO Box 1332
San José CA 95109-1332
408.297-2684
408.228.0762 FAX

July 9, 2012

Krista Van Laan
494 South Cypress Ave.
San Jose, CA 95125

RE: City Landmark Nomination – Caputo House (APN: 303-34-057)

Dear Ms. Van Laan:

Please find enclosed DPR523 forms prepared for your property at 494 South Cypress Ave. in San José. These forms are for your use in submitting an application to the City of San José for City Landmark status for your residential property.

We believe your house to be a distinctive example of residential Prairie architecture of the local architectural firm of Wolfe & Wolfe. While not located in a recognized historic district, the immediate neighborhood is residential in character and demonstrates a mix of residential development that has occurred during the twentieth century and earlier. The forms that are attached to this letter provide a history of the building and a detailed visual description of its architectural features. We noted that the house was likely constructed circa 1913 when the property was then owned by William and Etta Linegar. Although the property (then a 20-acre ranch) was owned by a number of subsequent persons from 1916-1931, Rocco and Assunta Caputo bought the subdivided property in 1931, and their family continued to own and reside on the property through the 1990s.

We reviewed your house using the City of San José Landmark designation criteria, which is used to consider historical significance for properties within the San José city jurisdiction. The actual nomination process and decision by the San José City Council is based on the requirements of Chapter 13 of the San José Municipal Code (Section 13.48.110 / *Procedure for designation of a landmark*). We believe the property is eligible for individual designation as a San José City Historic Landmark.

The property is currently listed on the City of San José Historic Resources Inventory as a Structure of Merit. The larger property underwent development review in 1999, and is now within a Planned Development Zoning District. The PD zoning allowed for a subdivision of the property and construction of a residential unit to the rear of the subject house. As a part of that development, the property owner rehabilitated the historic house and restored the original Prairie design that included removal of the hipped roof and aluminum slider windows. We noted that the residential building, although having undergone some minor changes over the years, has sufficient integrity to its period of significance to be considered a historic resource. The period of significance is 1913.

Nomination for City Historic Landmark status can be made by a property owner. Following notification from the Director of Planning, Building and Code Enforcement that your application is complete, the procedure for the designation for your property is initiated. A public hearing before the Historic Landmarks Commission will take place, and following that hearing, a report with recommendations will be submitted to the City Council, who will then hold a public hearing to formally consider the designation.

In order for the designation to take place, the San José City Council must make findings that the property has historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as an individual city landmark conforms to the goals and policies of the San José General Plan. In reviewing the possible historical values associated with the property at 494 South Cypress Ave., we consider the following statement applicable:

The residential property at 494 South Cypress Ave., San José, has special historical, architectural and aesthetic interest and value to the community, due to the distinctive design of the residence, which is a rare and fine example of local Prairie style residential architecture.

The City of San José could reasonably make the following findings in designating your property a city historic landmark:

- *It has character, interest and value as a part of local and regional history and heritage and is a distinctive building within San Jose's Westside;*
- *It is the embodiment of elements of architectural design, detail, and craftsmanship which represents a significant architectural innovation in San José;*
- *It embodies distinguishing characteristics of the Prairie style residential type within the early twentieth century era of residential architectural design.*
- *It is the embodiment of elements of architectural design, detail, and craftsmanship which represents a significant architectural innovation in San José; and*
- *It is identified as the work of the architectural firm of Wolfe & Wolfe, whose work has influenced the development of the City of San Jose.*

Sincerely,



Franklin Maggi, Architectural Historian
Archives & Architecture

Enclosures

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 12 *Resource Name or #: (Assigned by recorder) Caputo House

P1. Other Identifier: Sal and Filippo Taormino House

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

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

c. Address 494 South Cypress Ave. City San Jose Zip 95117

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 592196 mE/ 4130754 mN

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

Assessor's Parcel Number: 303-34-057,
east side of South Cypress Avenue between Adra and Olsen

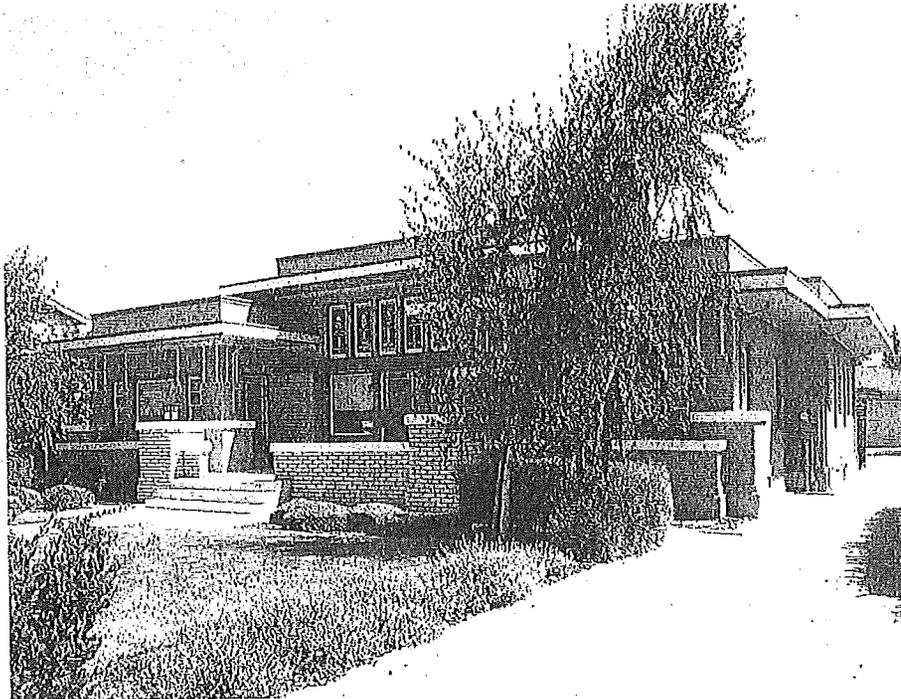
*P3a Description: (Describe resource and its major elements. include design, materials, condition, alterations, size, setting, and boundaries)

This one-story house illustrates, through its form and detailing, an excellent Prairie-style design attributed to the locally prominent architectural firm Wolfe & Wolfe. The residence is characterized by strong horizontal elements and Classical details distinctly associated with the architects' use of the style in the early twentieth century. The stucco house is embellished with deep eaves, art-glass clerestory windows and embedded tilework, and features a raised entry patio enclosed with low brick walls. The overall appearance from the street corresponds to the designs of both the Col House in the Hanchett-Hester Park Conservation Area and the Clark House in the Willow Glen neighborhood of San Jose.

(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 #)

West façade, 2011, viewed facing east.

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

Circa 1913, 99 years old, property title.

*P7. Owner and Address:

Krista Van Laan
494 South Cypress Ave.
San Jose, CA 95117

*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: 7/9/2012

*P10. Survey Type: (Describe)
Intensive

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

Leslie A.G. Dill, Architect: Historic Report for a Single Family Residential Structure located at 494 South Cypress Avenue, San Jose, California, prepared for Daryoush Marhamat, 1999.

*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 Description)

The property is surrounded by a compatible residential setting, including adjacent houses of similar scale, as well as surrounding parcels of similar size and setback, including mature trees and other landscaping. The immediate setting for the house includes a front yard facing South Cypress Avenue (nominally west), planted primarily as lawn, with a central walkway and a pair of whitewashed-brick pillars at the front sidewalk. Recent hedges and young trees line the border between the sidewalk and the property. The north side of the property is paved as a driveway that serves a rear detached garage. In recent years, a flag lot was created behind the house and along the south side of the property, so there is a paved driveway immediately to the south of the house, matching the pavers of the northern driveway, which leads to a separate single-family residence within the center of the block.

The footprint is approximately square; the central double-height living area is wrapped to the rear and both sides by the remainder of the living space. The side wings project in front of the covered main entry. Viewed from the street, the form is strongly symmetrical, accentuated by a raised central roof wrapped by matching wings on each side, a centered entry door with flanking windows, and the central walkway. In many Wolfe & Wolfe designs, according to Wolfe scholar George Espinola, overall symmetry is contradicted by the use of one asymmetrical element, and at the Cypress Avenue house, the front steps and garden wall are offset to the left, creating a counterpoint to the otherwise classical arrangement.

The flat roof and deep eaves dominate the house, creating the horizontality so characteristic of the Prairie style. The center portion of the house is raised over a large center room and entry area. The higher roof extends out over a portion of the front patio, creating a covered entry. Wolfe & Wolfe treated these projecting eaves with flat ornament at the fascia. While a typical eave design consisted of classical fret design, the structure at South Cypress Avenue is unusual in its use of a foliated scroll pattern. Additionally, in this design there is an added dentil at the cornice, a detail more typical of earlier, more classically styled buildings. Beneath the overhang is a slender band of wood dentil trim.

The stucco has a heavy orange peel texture. The base of the building, which the stucco covers, is emphasized through the use of a stepped water table applied to the stem wall; a design detail promoted in various forms by Frank Lloyd Wright. Wright had recommended that the wood framed walls sit at the interior face of the footings allowing for a thickening of the apparent base of the building by framing out the stem wall. This was implemented in the design of this house.

A prominent character-defining feature of the exterior is a series of inset 6 x 6 inch tiles along the front side of the building that appear to be hanging from the roof. This image is achieved with the use of embedded vertical wood trim piece extending from the tile to the soffit. The tiles are glazed with a floral pattern in an "X". It is believed that additional tiles are embedded in the parapet, but have been covered by an elastomeric paint.

Almost all of the window sash have been replaced recently with new materials that are compatible with the design; in particular, the new glazing has been set into the original openings with original trim, and the muntin and mullion pattern approximates Wolfe & Wolfe patterns from the same era. This is the second known time that the windows have been replaced; the previous replacement windows were aluminum. The identified original windows are the art glass panels facing front (west) and north as noted below.

The front façade is generally symmetrical. The front door is at the center of the main central wing; it is flanked by large picture windows and accented by a row of art-glass clerestory windows. The entry is protected by a full-width awning. A pair of outer wings extend forward of the central wing. The front of these two wings each includes a tripartite window configuration, with a center fixed picture window flanked by 2/2 double-hung windows. The windows in these side wings are separated by the inset tile accents, and the corners are highlighted with paired tile accents.

(Continued on next page)

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Facing inward at both sides of the entry porch are secondary doors leading into the side wings. This unusual triple-front-door configuration is similar to the front porch areas of both the Col House in the Hanchett-Hester Park Conservation Area and the Clark House in the Willow Glen neighborhood of San Jose. The three front doors are faced in a Luan veneer with an oak-colored finish, and appear to be trimmed with the original casing and utilizing the original surface hinges and possibly original tulip door knobs. Historic photos recently found indicate that the original door had glass panes. The doors are currently concealed by recent screen doors. The six windows in the transom are original, and are of a unique art glass design that is carried into the building interior and into similar accent windows on the north side. The art glass is a geometric image mixing green, clear and an alabaster type of glass.

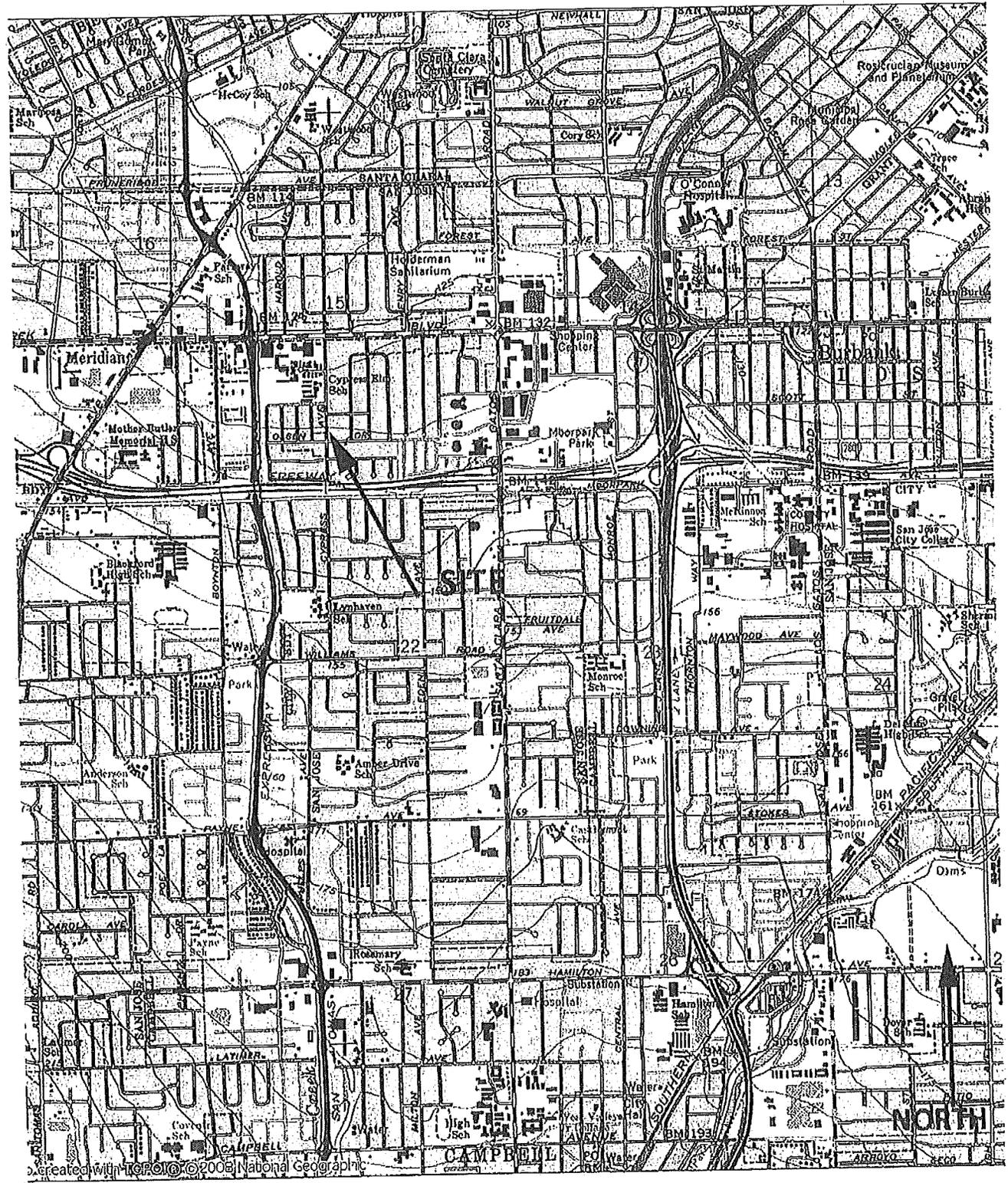
The raised, concrete patio floor of the Cypress Avenue house projects out beyond the front of the building and is enclosed by a low brick wall. Originally, the matching pedestals at the outer corners of the patio wall were topped by candlelight fixtures in the arts and crafts style. The fixtures were of alabaster set in metal resting on truncated pyramid bases above the pedestals; these original fixtures were replaced in the last 15 years.

The north side elevation includes a central, recessed side entry. There are both a door and a sliding glass door set into the shaped stucco arch. To the front of this entry is a pair of stained-glass accent windows. These are high and horizontal in orientation. The art glass matches the design of the front clerestory windows. To the rear of the entry arch is another small window. The rear portion of this façade steps slightly out to the north in plan; there is a small window centered on the north side of this area.

The south side façade features a central area that steps out shallowly in plan. To the front of this bump-out is a pair of double-hung windows that match the front windows on this low wing. This front corner is accented by a single tile element. Within the central bump-out is a similar pair of double-hung windows set together off-center. To the front of this pair is a single narrow casement window, and to the rear, evenly spaced, is a pair of these narrow casement windows. Behind the bump-out on this elevation, there is no more fenestration.

The rear (east) façade is a long, low, single plane with windows set in no discernible pattern, which seem to respond to internal programming needs. There is a pair of high, narrow casements next to a fixed window near the south corner. Near the center of the façade is a pair of larger double-hung windows. Near the north corner is a rear doorway flanked by a fixed window on one side and a double-hung window on the other side, near the corner. It is not clear that any of these windows is in its original opening.

The floor plan and interior features are substantially intact, including art-glass cabinet glazing, hardwood flooring, window and door casings, built-in cabinets, plasterwork, and more. The basement has been finished as living space within the last decade.



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

Primary #
 HRI #

Page 5 of 12

*NRHP Status Code 3CS

*Resource Name or #: (Assigned by recorder) Caputo House

- B1. Historic Name: William and Etta Linegar 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 circa 1913. Replacement garage constructed 2003 (BP#102751RS). Hipped roof removed and building remodeled 2003 under PD01-056.

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

*B8. Related Features:

Contemporary garage at northeast corner of property

B9a Architect: Wolfe and Wolfe b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area West San Jose

Period of Significance 1913 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.)

In the late 1880s, the open farmland in western Santa Clara County south of Steven Creek Road in the vicinity of the subject property was first subdivided by members of the Seymour Allen family, who bought portions of the large acreage that had been owned by Walter F. Hargis since 1863. Sarah Winchester bought land west of Santa Clara-Los Gatos Road (Winchester Blvd.), and the Allens subdivided the remaining portion to the west of her land to San Tomas Aquino Creek. After creating Cypress Avenue, the Allens subdivided both sides of the then county road and built houses. As they sold off land for small 20-acre development, Joseph Enright bought a 20-acre parcel and developed an apricot and prune orchard typical of agricultural development of the time. The Enrights built a house on the ranch in the 1890s, and when Margaret Enright sold the property to Frederick and Rosalie Diepens in early 1912 (Deeds 378:210), it appears that the Enright house was occupied by the Diepens for about a year and a half before they sold the property to William and Etta Linegar (Deeds 407:394). The Diepens were recent immigrants at that time, and a family informant has indicated that it is unlikely that they had built a new house on the property. They ultimately settled in the Morgan Hill area where their daughter married Harold Thomas, now known for his work in developing the modern strawberry industry in California.
 (continued on next page, DPR523L)

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

*B12. References:

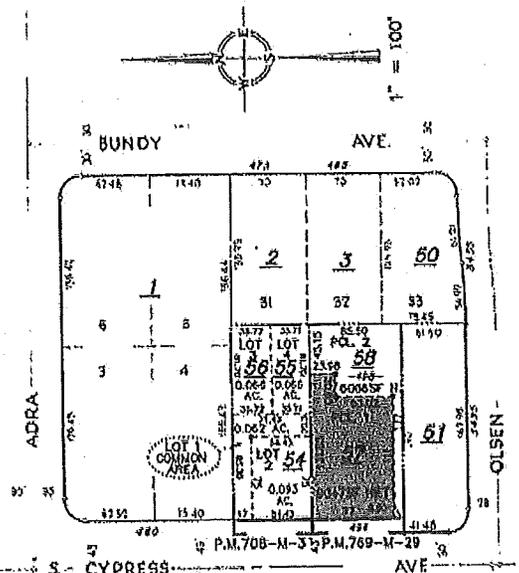
- Dill Design Group, Historic Report 494 Cypress, 1999.
- Espinola, G., Cottages, Flats, Buildings, & Bungalows
 102 Designs from Wolfe & McKenzie, 1907, 2004.
- R.L. Polk Directories, San Jose and Santa Clara County
 Directories, 1910-1979.
- Santa Clara County Clerk-Recorder, deeds and maps.
- Taormino, Mel, personal communication, 2012.
- U.S. Census, 1900-1930.

B13. Remarks: Proposed City Landmark nomination

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: July 9, 2012

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10 Significance)

Little is known about the Linegar family. They had been living in Dilley, Washington County, Oregon by the time of the 1910 census, and William was a farmer that had been born in Illinois. The Linegars owned the ranch for about 2 and a half years, and likely hired the firm of Wolfe & Wolfe to design the house that sits on the subject property.

Frank Delos Wolfe was a prominent local architect, who had been in partnership with Charles McKenzie since the late 1890s. For a decade and a half they designed and built many unique eclectic houses as well as commercial/industrial buildings throughout San Jose's downtown as well as elsewhere, and are now recognized as one of San Jose's most creative early architectural firms. In early 1911, the partnership split with both architects going their own ways. Frank subsequently formed a new partnership with his son Carl, and during the next six or seven years embarked upon a building program that created a portfolio of a number of Prairie style houses unlike anything that had been seen before. The style had just begun to appear in the Midwest, with Frank Lloyd Wright the principal proponent of this uniquely American style. The late Wolfe historian George Espinola was never able to determine for certain the motivation on why Frank and his son Carl chose to promote such a radical departure in residential architecture, but Frank's creative genius and promotion made this new building style a sought after commodity of many affluent members of the community.

The house for the Linegars was built in a remote rural area, and has remained obscured from general public view over the last century. The owners of the ranch changed a number of times during the first decade of the house, passing from the Linegars to Joseph and Camilia Valente in 1916 (Deeds 440:120); the Linegars then relocating to Long Beach and ultimately West Covina where William operated a citrus ranch. By 1919 the Valentines had sold to Dominic and Angela Burrone, and following Dominic's death in 1920, Angela sold the property to Sal Taormino and his newly wed wife Francis Naso (and Francis' parents) (Deeds 521:473). Sal was the son of Italian immigrants and pioneer orchards Filippo and Anna Taormino who had a nearby ranch on Eden Avenue.

During the 1920s, the Taorminos continued the orchard operation on Cypress Avenue. The disposition of the older Enright house is not known, and by the mid-1920s, Sal's father Filippo took title of the ranch. Family informants indicated that Sal, besides running the ranch, was involved in the stock market, and by the late 1920s a series of deeds of trust were filed on the property. The estate of the primary note holder, Clara W. S. Ralston filed a default in late 1930 shortly after the stock market crash of 1929 (and also Clara's death in mid-1930) (OR 460:167). Ralston family members acquired the property in 1931, split the 20 acres into two properties, and sold the southern half to Rocco and Assunta Caputo in August 1931 (OR 574:579).

The house and property remained in the Caputo family for the next 70 years. In the 1950s, son Joe Caputo sold much of the remaining land in 1954 for the creation of Western Acres by PACO Properties, leaving a large parcel for his family house. Joe Caputo's daughter Anne married Nick Matusich and the Matusich family held title to the property until 1998. The new owner at that time proposed to demolish the house for a three-unit Planned Development subdivision. An historic evaluation conducted at that time (by request of the City of San Jose) found the house eligible for the San Jose Historic Resources Inventory as a Structure of Merit. By that time, a hipped roof had been constructed over the original flat roof structure and the original windows were no longer extant. The rezoning was ultimately approved to allow a lot split and one additional house at the rear of the property, and included rehabilitation of the house to include restoration of the original flat roof profile.

The current owner acquired the property in 2006 and has continued to work towards restoring its original features. The house is the featured site in the 2012 Wolfe & Wolfe Prairie Homes Tour presented by the Preservation Action Council of San Jose.

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Integrity

The property maintains most of its historic integrity as per the National Register's seven aspects of integrity. The house is in its original location on South Cypress Avenue. Although surrounded by a residential neighborhood that evolved after the original development of the subject property, the house is clearly designed to be in precisely such a neighborhood, and the property has adequate space around the house to highlight its design. The property retains its early-twentieth-century residential scale and feeling and continues, through its massing and detailing, to illustrate its associations with the architectural work of the locally significant firm of Wolfe & Wolfe. This building has a distinctive character and composition that is expressed through its preserved materials, workmanship, and Prairie-style design. Other alterations, such as the modified parcel boundaries, the removal of the original exterior light fixtures, and replacement of windows and doors does not have a major impact on the character of the house. The removal of the original windows, although having an impact on the design, is mitigated by the preservation of the original openings, trim, and glazing proportions and the redesigned was coordinated to match the likely original by Wolfe historian/architect George Espinola.

Survey Status

The property at 494 South Cypress Ave. was recorded by Dill Design Group in 1999 and added to the Historic Resources Inventory that same year.

EVALUATION

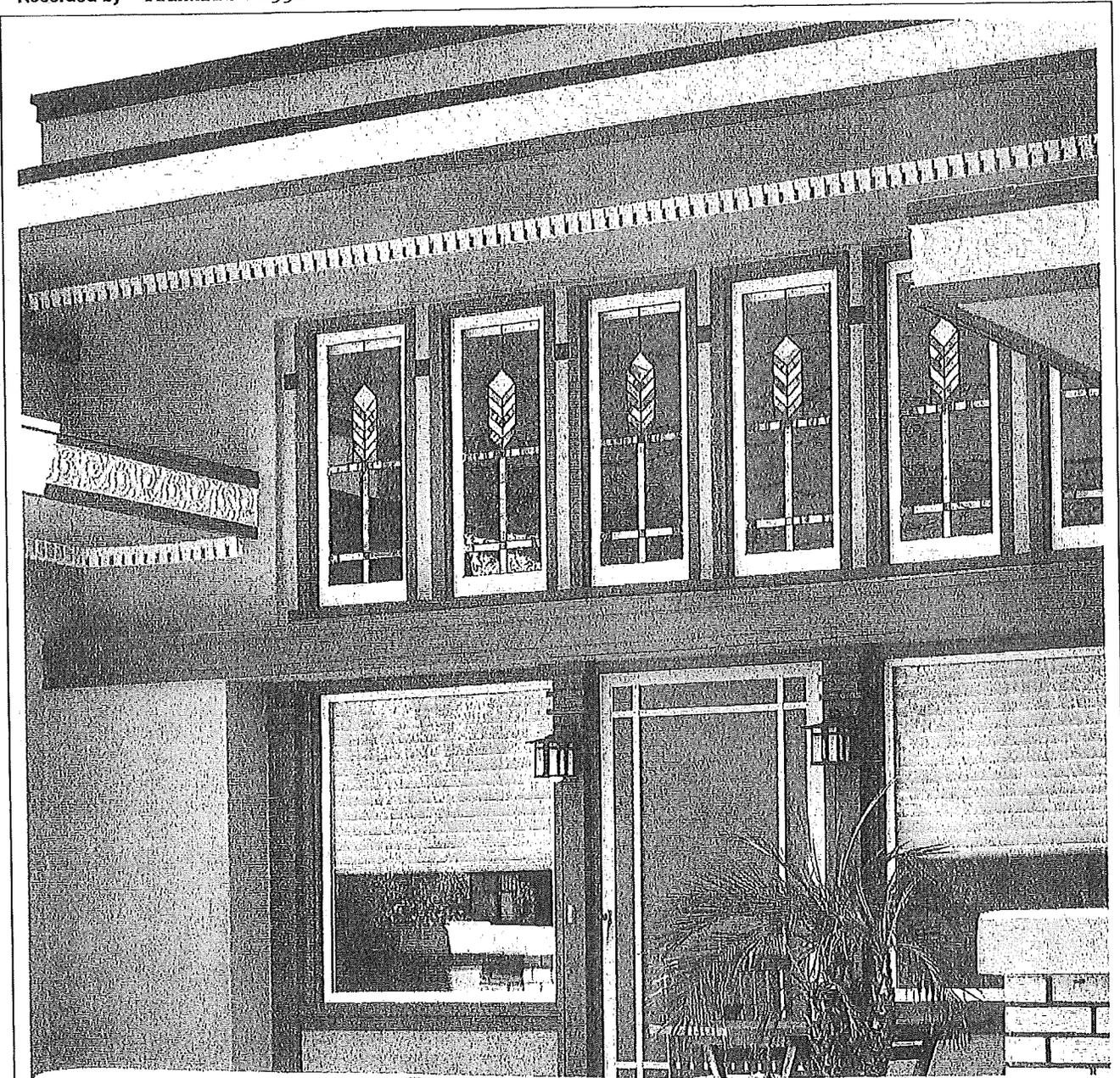
This residential property contributes to the history of San Jose Westside, its prominence reflecting a period of early orchard development from the valley's Period of Horticultural Expansion (1869-1918). The immediate vicinity of the house however has developed into a dense suburban neighborhood during the latter part of the twentieth century, and as such the requirements of Criterion A of the National Register of Historic Places, and Criterion (1) of the California Register of Historical Resources are not met for listing, as the property today does not reflect historic patterns of development or significant historic events.

The early property owners: Linegars, Valentés, Burrones, and Taorminos are not well known in local history. Filippo Taormino, the owner from 1925 to 1931, was an innovator in the local prune industry, apparently building one of the first dryers in the Westside, but his prominence is not directly associated with this property. It does not appear that the property would qualify for either of the registers noted above based on historic personages.

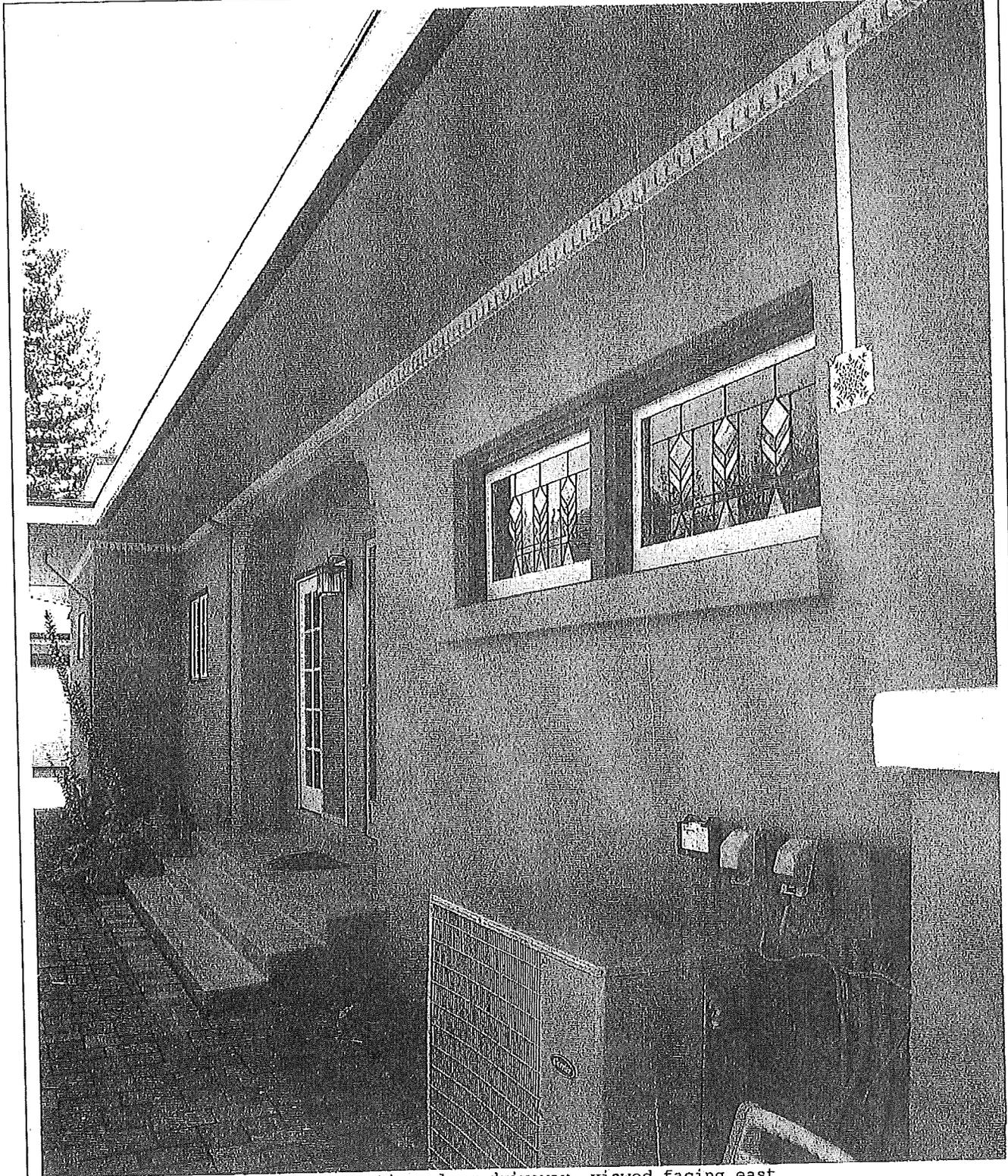
The house is distinctive within the setting along South Cypress Avenue; a one-story, Prairie style house designed by prominent local architect Frank Delos Wolfe and his son Carl. The work of this father-son duo has left a lasting mark on the architecture of the South Bay area, and this house is one of the more significant of those built in this style. Frank Delos Wolfe is considered to be a master architect in San Jose during the late nineteenth and early twentieth centuries. The building is distinguished among local residential architecture from San Jose's *Period of Horticultural Expansion*. The property may be eligible for the National Register under Criterion C, and appears eligible for the California Register under Criterion (3).



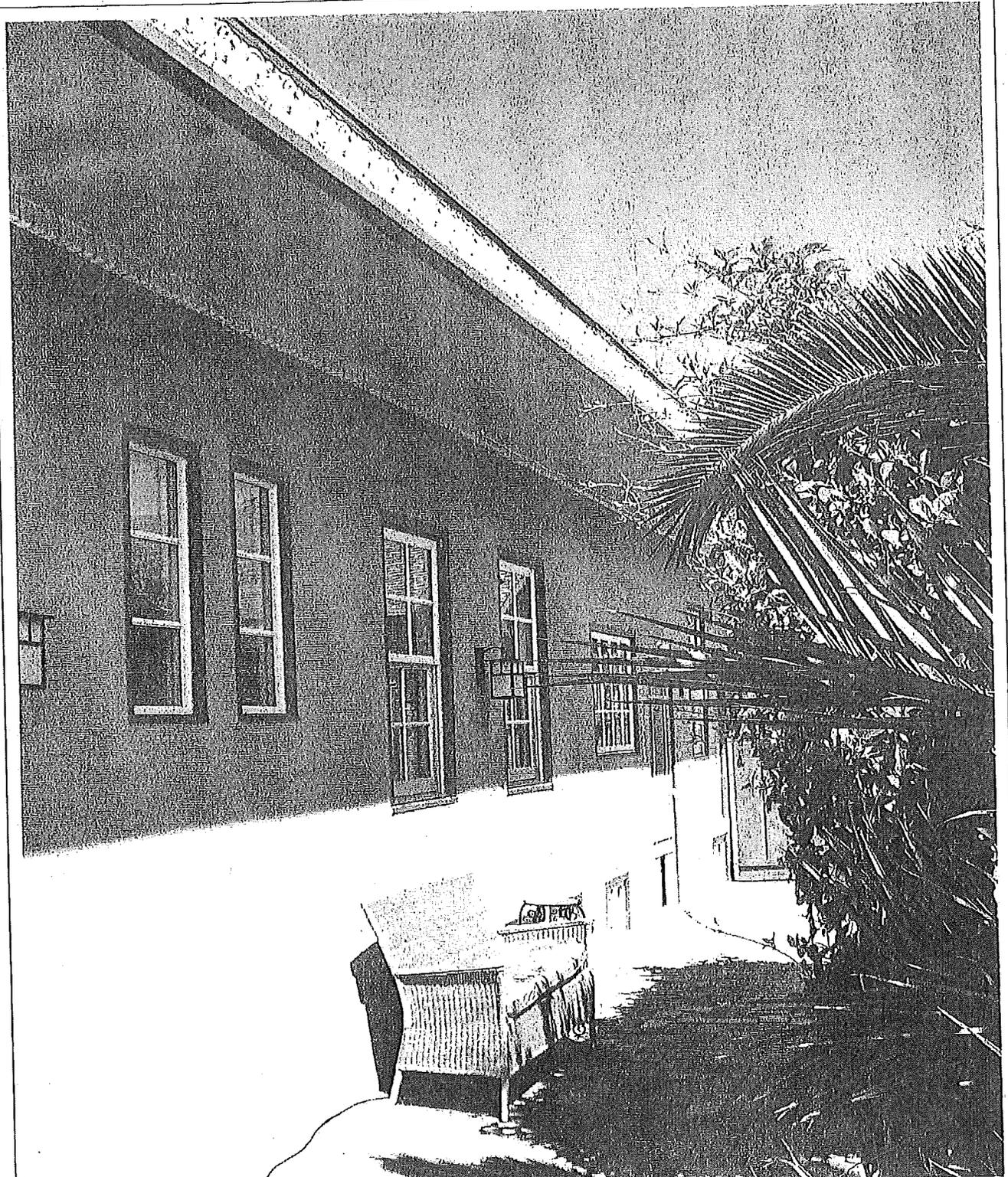
Front entry, viewed facing northeast.



Detail at front entry, viewed facing northeast.



North elevation along driveway, viewed facing east.



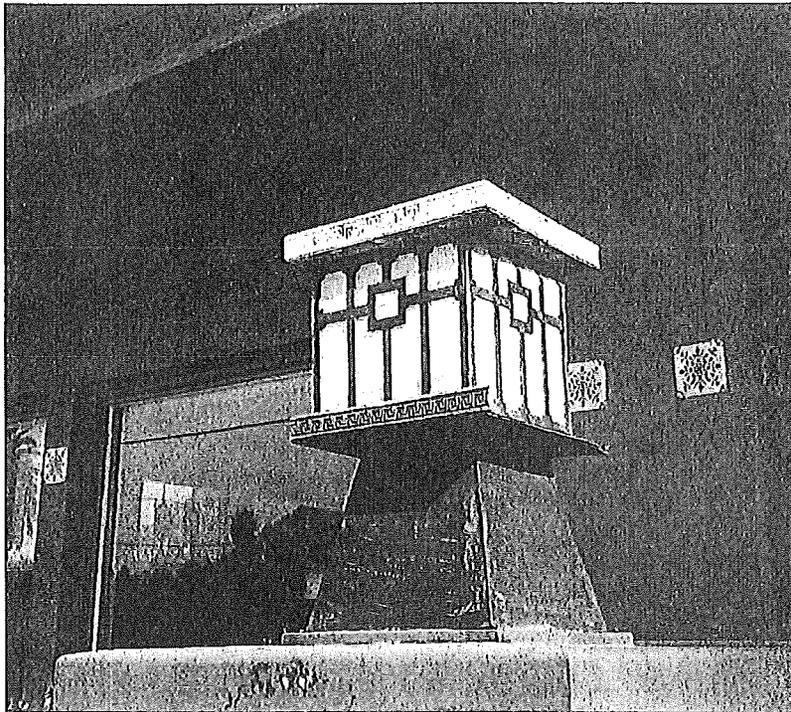
East (rear) elevation, viewed facing northwest.



South elevation with driveway to rear property, viewed facing northeast.



Original house had 3 additional tiles set in the parapet above on each side which have since been buried or removed. Year One plan is to restore them.



Original pedestal lamp was destroyed by a previous owner. Years 4 and 5 plan is to recreate those lamps.

EXHIBIT "C"

OWNER shall annually expend an amount equal to a minimum of 10% of the tax savings Attributed to this Agreement for the preservation and maintenance of the Historic Landmark. The rehabilitation of the Historic Landmark shall be completed on or before the 10th anniversary of the Effective Date of this Agreement, and such rehabilitation shall include all of the following tasks.

Year	Description
One	Restore original tile on parapet. (See attached photo for a picture of the original extra tiles.)
Two	Protect foundation as needed with lining or sealant. Exposure to the earth is resulting in dampness on basement walls and foundation.
Three	Chimney repair.
Four	Restore original outdoor pillar pedestal lamp (See attached photo for picture of the original lamp)
Five	Restore second original outdoor pillar pedestal lamp.
Six	Continue replacing modern, ill-fitting heat registers with bronze reproduction period style in 3 bedrooms. Replace plastic light switches with push-button switches in front bedroom.
Seven	Termite treatment
Eight	Basement wetness and leaks corrected as needed; basement floor repair.
Nine	Ceiling repairs, where ceiling is cracked and has water damage from roof leaks. Roof work as needed.
Ten	Paint exterior.

After the 10th Anniversary date of the Effective Date of this Agreement, Owner shall expend an amount to a minimum of 10% of the tax savings attributed to this Agreement for the continued preservation and maintenance of the Historic Landmark and more specifically shall perform and complete but without limitation the following tasks each year:

Maintenance
Painting
Repairs