



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Historic Landmarks
Commission

SUBJECT: SEE BELOW

DATE: November 12, 2012

COUNCIL DISTRICT: 6

**SUBJECT: HISTORIC LANDMARK NOMINATION (HL12-208) AND HISTORIC
PROPERTY CONTRACT (MA12-008) FOR THE "POMEROY HOUSE" AT
225 SEQUOIA AVENUE**

RECOMMENDATION

The Historic Landmarks Commission recommends that the City Council approve the proposed Landmark Designation and Historic Property Contract for the "Pomeroy House" at 225 Sequoia 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 "Pomeroy House" at 225 Sequoia Avenue. Property owner Richard Nieset made a brief presentation regarding the applications, explaining the many improvements that he and his wife, Deborah Arant, have made to the home over the years and just recently decided to pursue Landmark designation and a Historic Property Contract. Two letters in support of the applications were received and distributed to the Commission (see attached correspondence).

The Commission discussed the merits of the Landmark designation and the Historic Property Contract. The Commission voted unanimously to recommend that the City Council approve the proposed Landmark Designation and Historic Property Contract for the "Pomeroy

HONORABLE MAYOR AND CITY COUNCIL

November 12, 2012

Subject: HL12-208 and MA12-008, Pomeroy House

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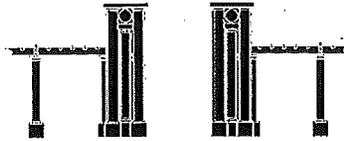
House” at 225 Sequoia Avenue. The staff report containing an analysis of this proposal has been distributed to the Council under separate cover.

/s/

JOSEPH HORWEDEL, SECRETARY
Historic Landmarks Commission

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

Attachments: Correspondence



HANCHETT PARK
HERITAGE PROJECT

November 5, 2012

Ms. Laurel Prevetti
Deputy Director
Department of Planning, Building & Code Enforcement
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113

RE: Pomeroy House, HL12-208 and MA12-008

Dear Ms. Prevetti,

I am writing on behalf of Hanchett Park Heritage Project, a non-profit organization that raises money for neighborhood beautification projects and helps to educate the public about the unique history of Hanchett Residence Park.

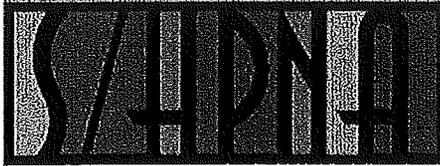
We strongly support the request for Landmark Status and the associated Historical Property Contract for the Pomeroy House located at 225 Sequoia Avenue. This lovely Spanish-Eclectic style home is part of the Hanchett Hester Park Conservation Area. The home was built by Andrew P. Hill, Jr., a noted local architect and has many distinctive and original features. These include a front turret with wrought-iron details, a Spanish tile roof, art-tile accents and arched windows. We believe the suitability for this home as a City Landmark under San Jose's Municipal Code Section 13.48 has been met due to the character of the home within the historic neighborhood, the distinguishing architectural features and the noted architect.

We are very fortunate to have such great stewards of the Pomeroy House in owners Richard Nieset and Deborah Arant. They have maintained the home to a very high standard for several years. We strongly support the request for Landmark Status designation for the Pomeroy House. Thank you.

Regards,

Lorie S. Bird
President

cc: Councilman Pierluigi Oliverio
cc: Deborah Arant



Shasta/Hanchett Park Neighborhood Association
P.O. Box 28034 - San Jose, CA 95158 - info@s/HPNA.org - www.s/HPNA.org

November 5, 2012

Ms. Laurel Prevetti
Deputy Director
Department of Planning, Building & Code Enforcement
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113

RE: Pomeroy House, HL12-208 and MA12-008

Dear Ms. Prevetti,

I am writing on behalf of the Shasta/Hanchett Park Neighborhood Association, a volunteer-based community organization founded in 1985 to protect and advance the interests of the Shasta/Hanchett Park, St. Leo's, Garden Alameda, and Cahill Park neighborhoods. S/HPNA provides and promotes programs and activities aimed at building community and fostering civic involvement.

The preservation of the historic character of our community is an important aspect of our association's mission. Therefore we wholeheartedly support the request for Landmark Status and the associated Historical Property Contract for the Pomeroy House located at 225 Sequoia Avenue. This lovely Spanish-Eclectic style home is part of the Hanchett Hester Park Conservation Area. The home was built by Andrew P. Hill, Jr., a noted local architect and has many distinctive and original features. These include a front turret with wrought-iron details, a Spanish tile roof, art-tile accents and arched windows. We believe the suitability for this home as a City Landmark under San Jose's Municipal Code Section 13.48 has been met due to the character of the home within the historic neighborhood, the distinguishing architectural features and the noted architect.

The current owners of the Pomeroy House have maintained the home to a very high standard for several years. We strongly support the request for Landmark Status designation for the Pomeroy House. Thank you for your consideration.

Respectfully submitted,

Eloy Wouters
President
Shasta/Hanchett Park Neighborhood Association

cc: Councilmember Pierluigi Oliverio
cc: Deborah Arant and Richard Nieset

STAFF REPORT
HISTORIC LANDMARKS COMMISSION

FILE NO.: HL12-208 and MA12-008, 225 Sequoia Ave, Pomeroy House

APPLICATION TYPES:

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

PROJECT DESCRIPTION: Nomination of
the subject residence as a designated City
Landmark and Historical Property Contract to
allow partial property tax relief to rehabilitate
and maintain the subject building and related
features.

Existing Zoning	R-1-8 – Residence District
General Plan	Residential Neighborhood
Council District	6
Annexation Date	1925
Historic Classification	Identified Structure
Historic Area	Hanchett & Hester Park
SNI	N/A
Redevelopment Area	N/A
Specific Plan	N/A

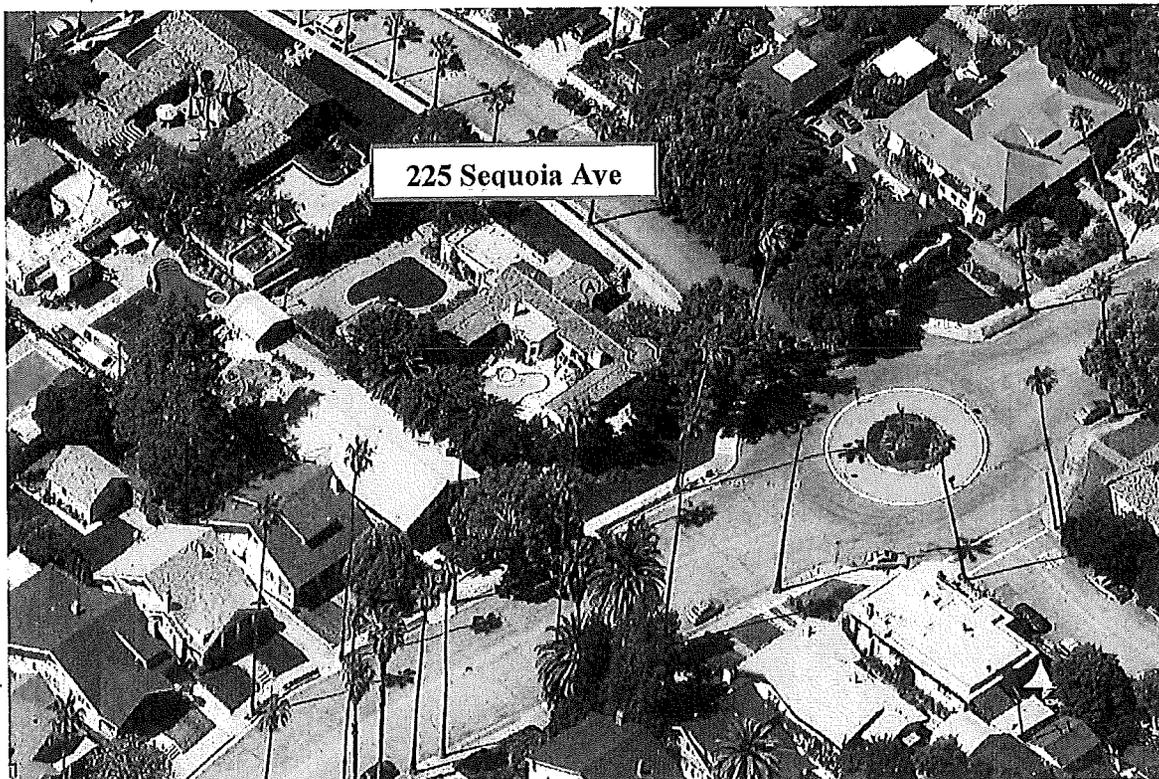
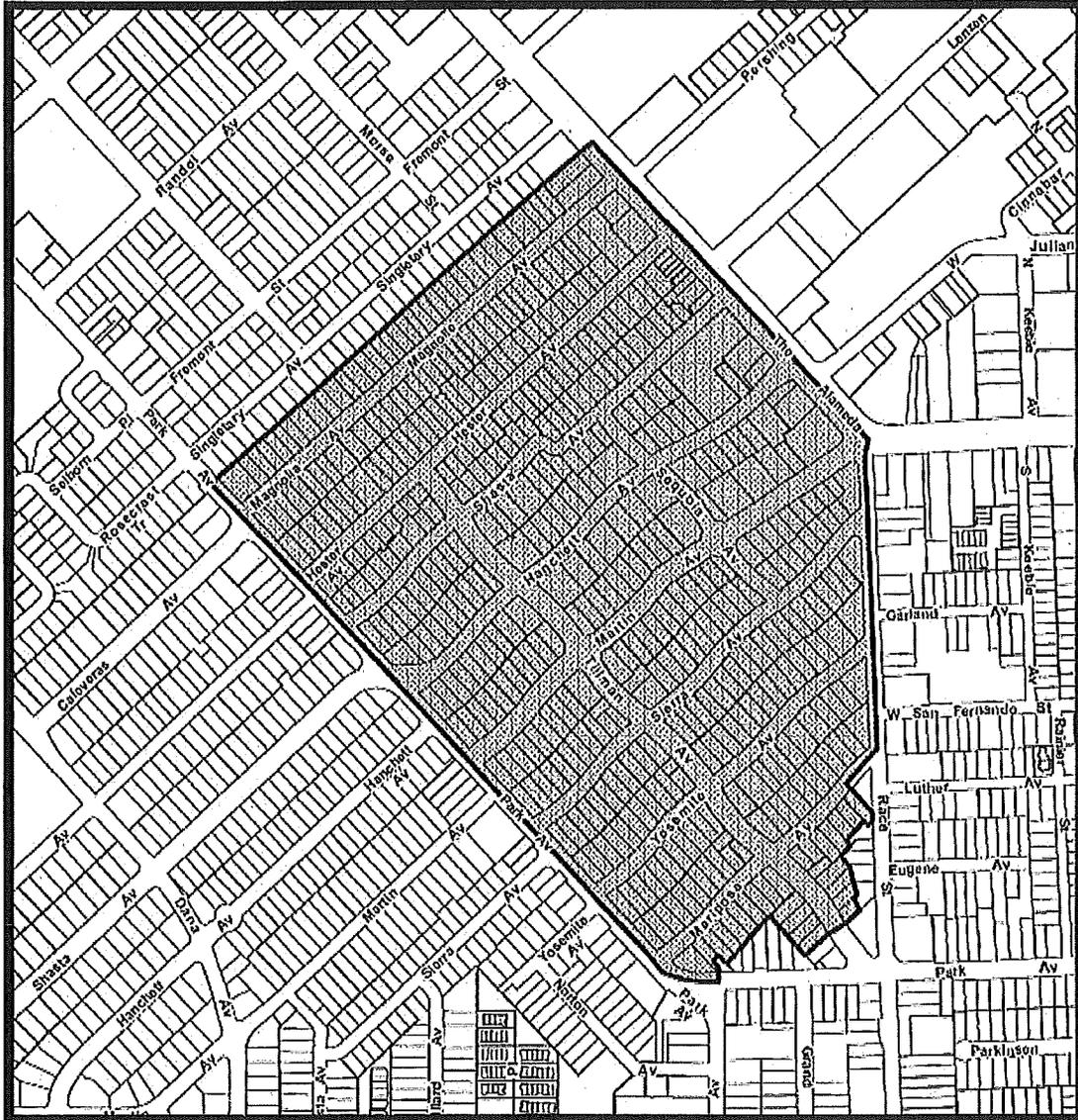


Figure 1. 225 Sequoia Ave (Image source: Google Maps, 2012).

Hanchett and Hester Park Conservation Area



OWNERS/APPLICANTS

Owners: Deborah Arant and Richard Nieset
Applicant: Deborah Arant and Richard Nieset

BACKGROUND

On September 18, 2012, the property owners of 225 Sequoia Avenue submitted an application to designate their house as a City Landmark and to enter into Mills Act Contract for a reduced property tax rate in return for restoration and maintenance over a period of ten years. Archives & Architecture, LLC, evaluated the residence in July 2012 for suitability as a City Landmark under City of San Jose Municipal Code Section 13.48.110 (procedures for designation of a landmark).

The evaluation found that the property qualifies for City Landmark status based on visual quality/design, its contribution to the pattern of surrounding development, and integrity of the structure. The house is located at the intersection of Sequoia and Martin Avenues, within the Hanchett Hester Park Conservation Area. Built in 1923, it was originally inhabited by the Pomeroy family, descendants of some of the earliest American Era settlers in the region. The architecture of the house is a considered a distinctive example of the Spanish-Eclectic style and was designed by Andrew P. Hill Jr., a notable local architect.

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 structures. A Mills Act Contract reduces property taxes for property owners of designated historical landmarks in exchange for a commitment to spend 10% of the property tax savings over a ten year period on maintenance, restoration, and rehabilitation of the property.

ANALYSIS

Historic Landmark Criteria (HL12-208)

In making the findings that a proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, the Commission may consider, among other relevant factors, the following:

- (1) Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
- (2) Its location as a site of a significant historic event;
- (3) Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
- (4) Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
- (5) Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (6) Its embodiment of distinguishing characteristics of an architectural type or specimen;
- (7) Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José;
- (8) Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

Based on the information in the historical evaluation prepared by Franklin Maggi of Archives & Architecture, the Pomeroy House merits designation as a City Landmark based on the integrity of the original architectural design, its value to the City's heritage and culture, and for its embodiment of distinguishing characteristics of an architectural type. The Spanish Eclectic style of the house contributes to the character of the Hanchett and Hester Park neighborhood, a designated Conservation Area.

The property meets the criteria for 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). Under the definition for historical significance within the City of San José Historic Preservation Ordinance, the house qualifies for City Landmark status based on:

- Criterion 1: The character, interest or value of the house as part of the local, regional, state or national history, heritage or culture for the recognized historic context within the Hanchett Hester Park Conservation Area; and
- Criterion 6: The structure represents distinguishing characteristics of an architectural type or specimen from its distinguished architecture due to the distinctive nature of the building.

The integrity of the Spanish-Eclectic character of the house has been maintained, with few alterations to the structure since construction in 1923. The character, details, and massing of the house contribute to the Hanchett and Hester Park Conservation Area, a historical neighborhood designed and developed from the turn of the twentieth century until the 1930's. Finally, the architect, Andrew P. Hill Jr., is notable for his projects and his contribution to the development of the City of San Jose.

Mills Act Historical Property Contract (MA12-008)

The Historical Property Contract an incentive for ownership and rehabilitation of City Landmarks. It is a contract between the City of San Jose and the owuer 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 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.

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

Preservation of specific structures of historic significance advances the goals of the Envision San Jose 2040 General Plan, specifically Policy LU-13.13. The proposed Contract is consistent with General Plan Historic, Archeological and Cultural Resources Policies, which state that the City should utilize a variety of techniques and measures to serve as incentives toward fostering the rehabilitation of individual buildings of historic significance.

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 Landmark Property than is otherwise provided by the provisions of Municipal Code or under the guidelines for the Hanchett Hester Park Conservation Area 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.

GENERAL PLAN CONFORMANCE

The Landmark Designation for these structures conforms to, and furthers, the Envision San Jose 2040 General Plan. Designating the Pomeroy House as a City Landmark promotes Goal LU-13 of the General Plan by advancing Policies LU-13.1 (preserve the integrity and fabric of designated historic districts) and LU-13.13 (foster the rehabilitation of structures of historic significance).

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 was initiated by the property owner. A public hearing notice for the project was published in a local newspaper, and posted at the 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

HL12-208 – 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 Pomeroy House at 225 Sequoia Avenue as Historical Landmark No. 208 at the City Council hearing scheduled for November 27, 2012 at 1:30 p.m.

MA12-007 – 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 for the Pomeroy House at 225 Sequoia 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: David Keyon and Laurel Prevetti
Date: 10-31-12

Approved by:

Laurel Prevetti

Attachments: Location and Zoning Map (Figure 2)
Department of Parks and Recreation (DPR) form, dated 7/27/12
Letter from Franklin Maggi, Archives & Architecture, dated 7/28/12

LOCATION AND ZONING MAP

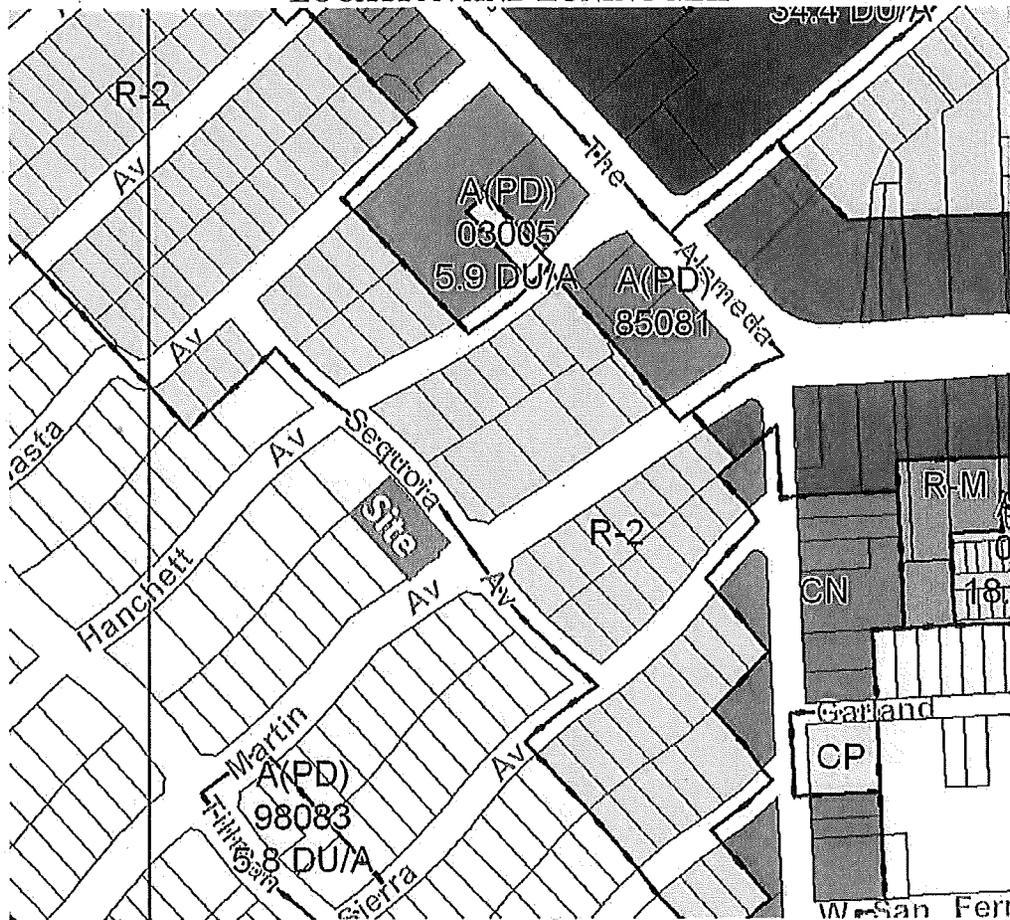


Figure 2. Zoning and project site

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 14 *Resource Name or #: (Assigned by recorder) Pomeroy 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 West Date 1961 Photorevised 1980 T7S; R1W; Mount Diablo B.M.

c. Address 225 Sequoia Avenue City San Jose Zip 95126-2631

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 596180mE/ 4132102mN

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

Assessor's Parcel Number: 261-24-035,
northwest corner of Martin Avenue and Sequoia Avenue.

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

The Pomeroy House represents a finely designed single-family residence of the mid-1920s by locally prominent architect Andrew P. Hill, Jr. Designed in the Spanish Eclectic style popular at the time, the distinctive theme of the rambling house is a strong indoor-outdoor relationship. The complex, somewhat "F"-shaped plan, with its projecting turrets, corner bay windows, and flat-roofed sections, forms rooms that open elegantly into courtyards and garden spaces. Such character-defining materials and details as the Spanish-tile roof, arched window and door openings, art-tile wall insets, cast plaster entrance ornament, wrought-iron work, buttress forms, and integrated arbor create a distinctive design in San José that embodies the Western lifestyle two decades before the Ranch style was first celebrated by *Sunset Magazine*.

(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 facing west, June 2012

*P6. Date Constructed/Ago & Sources:

Historic Prehistoric Both

1923, 89 years old
Building and Engineering News,
March 17, 1923.

*P7. Owner and Address:

Richard Nieset and
Deborah Arant
225 Sequoia Ave.
San Jose, CA 95126-2631

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

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

*P9. Date Recorded: 7/27/2012

*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 Mining State Record Rock Art Record Artifact Record Photograph Record Other (List)

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) Pomeroy House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder Date 7/27/2012 Continuation Update

(Continued from page 1, DPR523a, P3a Description)

After the First World War, the Eclectic Revival or Period Revival styles grew in prominence to become characteristic of both residential and non-residential construction. Such styles as Spanish Eclectic, Mission Revival, Mediterranean Revival, and others became popular for more than a decade. The building's low massing and medium-dash stucco walls combine with its red tile roofs, shaped focal windows and arched entryway to embody a sophisticated, early-twentieth-century Eclectic-Revival composition.

The property is located on a corner of the Shasta-Hanchett neighborhood, the southeastern portion of the Hanchett and Hester Park Conservation Area of San José. This historic neighborhood was subdivided and developed relatively quickly and consistently just after the turn of the last 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 design, surrounding properties of a similar scale and setbacks, palm street trees along Martin Avenue, a few remaining historic cork oak trees along Sequoia Avenue, as well as the regular pattern of the streets and circles. Sequoia Avenue runs northwest-southeast, so the property faces generally northeast; however, for ease in reading this report, the property will be considered as facing nominally east. The subject property is adjacent to a landscaped European-style roundabout. Martin Avenue has been noted within the Historic Resources Inventory, City of San Jose (Adopted August 1987), as meeting the qualifications for listing on the National Register of Historic Places as an important streetscape.

The immediate setting for the building includes a moderately sized front yard facing Sequoia; this area is landscaped as lawn and borders, with mature trees grouped at the corner. The front entrance is accessed by a modern exposed aggregate concrete walkway that leads to three brick steps. The main driveway along the north property line is recent pavers. To the south side, facing Martin Avenue is a moderately shallow yard, mostly enclosed as a stone patio for the side entrance to the sun room wing. A narrow driveway remains at the southwest corner of the property, where a former automobile entrance was located. The rear yards are designed as a paved central courtyard within the main footprint of the house along the east property line, and an open, flowing side yard at the northeast corner of the parcel.

Although the overall footprint of the one-story house is generally "F" shaped, the plan is focused on an asymmetrical "C"-shaped main section covered with a red Spanish-tile roof. This section encloses the east garden courtyard that has been altered over time, and includes a swimming pool and is primarily paved with modern flagstone. A pair of small red-tiled wings project asymmetrically to the front (east), creating interest at this façade. These consist of a turret at the southeast corner of the house, and a room-sized wing slightly offset from the northeast corner. This wing frames one side of the recessed front entrance. To the rear, at the northern inside corner, is a flat-roofed room that projects into the central courtyard. An asymmetrical flat-roofed section of the house projects to the north and to the east at the northeast corner of the house, forming a utilitarian "L"-shaped leg that connects to a small rear corner turret. The southern leg of the tile-roof section is extended into the landscape with an arbor that has been slightly modified. At the northwest corner of the main house is a detached two-car garage. The garage is connected to the back corner of the house by a garden gate.

In keeping with the style and age of the house, the cladding is medium-dash stucco. The walls are accented by art tiles set into the stucco at the front turret walls and at the chimney. It has moderately sloped gabled and hipped roofs covered in terra-cotta Spanish tiles, with applied metal gutters in cornice shape at the lower eaves and wrapped barrel tiles at all the rake eaves. The attic vents are turned-wood screens. The parapet walls at the flat-roofed wings are topped with barrel-tile coping. The house sits low on a concrete foundation that is not visible on the exterior, as the exterior stucco extends to grade. A partial basement is located under the center of the house.

(Continued on next page)

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Two stucco chimneys project from the house and are topped by tiled caps. Fenestration consists of wood multi-lite windows that fit within arched openings. The arches are raised at their centers, in a very subtle Palladian form, distinctively formed with complex sloping headers. The primary configuration is a tripartite unit with 2x3-lite casements. Some of the units have an arched central window and some have flat headers with raised stucco shaping only.

The front (nominally east) façade is linear, anchored at the southern corner with a large projecting octagonal turret. Each face of the turret features a paired 2x4 French door with shared arch. These are accented by wrought-iron balconets. Above each doorway is a composition of three inset art tiles. A long, unfenestrated wall connects the turret with the recessed front entrance. The door is recessed within a shaped archway; and the heavy, paneled wood door is surrounded by plaster cast pilasters. Immediately to the north of the entrance is a gabled wing with a central tripartite focal window and centered attic vent. The gabled eaves end in corniced reveals. Facing south from this wing is a paired window above an integral stucco planter that edges the front walkway. To the north of the gable, and set back a few inches, is the forward portion of the flat-roofed north wing. This corner portion features a pair of individually placed 2x3 casement windows with arched headers. Another pair of these windows wraps onto the north wall of this wing. Set back from this wall is the front wall of the service wing. There are two flat-topped windows that feature arched stucco; these tripartite windows are accented by cantilevered wood planter boxes below and round-pipe scuppers above. A small accent window is located near the northeast corner of the front façade; it is covered with turned-wood security screen in keeping with the Spanish-Eclectic design. A strapped metal roof drain and downspout provides a border for the outer corner.

The south side façade faces Martin Avenue, but a side patio is concealed from Martin Avenue by a tall hedge and other lush landscaping. The southeast turret is the primary feature of this elevation; to the west is a one-story sun-room wing that includes three evenly spaced openings: a pair of tripartite windows near the turret and a French door near the west corner. The windows and door open into a curved patio surrounded by a hedge and plum trees. Extending from the west end of the room is a modified garden structure, based on the original design which had deteriorated over time. A heavy-timber wood arbor turns the corner at the property line. The arbor includes a restored pair of four original porte cochere pillars that face south toward Martin Avenue. The pillars are stucco; a new wood privacy fence has replaced the original wrought iron railing. The west end of the sun room is gabled and features the corner reveals of the cornice-shaped gutters. A pair of French doors is centered in the wall. The end of this wing faces into the arbor.

The north side of the sun porch provides one wall that surrounds the main rear courtyard. Three openings mirror the south wall of the projecting room. At the western end are two French door openings, and set into the corner of the courtyard is a raised planter bed beneath a window unit with fixed 3x4 lites. The openings on this small elevation alternate with a downspout and sconces. In the corner of the courtyard, next to the sun room, is the large stucco chimney. It features an asymmetrical side taper and is topped by a tile roof. Inset into the stucco is a single art-tile accent. The west wall of the front wing includes a tripartite window between the chimney and a recessed rear entry. The rear door consists of a small archway with a pair of deeply set 3x4-lite French doors. Projecting into the northeast corner of the courtyard is a flat-roofed room with an angled corner bay window form. Projecting from the roof of this wing is a second fireplace. The corner wing has a 2x3-lite casement placed individually on each of the three faces of the corner. On the west wall of this wing is a paired 2x3-lite casement unit. The south side of the other main tiled wing creates the third side of the courtyard. This red-tile-roofed wing includes two paired casement units divided by a decoratively detailed downspout. The west end of this wing is symmetrical, with a tripartite 2x3-lite casement window, arched as are the other windows.

(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) Pomeroy House

*Recorded by Franklin Maggi, Leslie Dill, & Sarah Winder Date 7/27/2012 Continuation Update

(Continued from previous page)

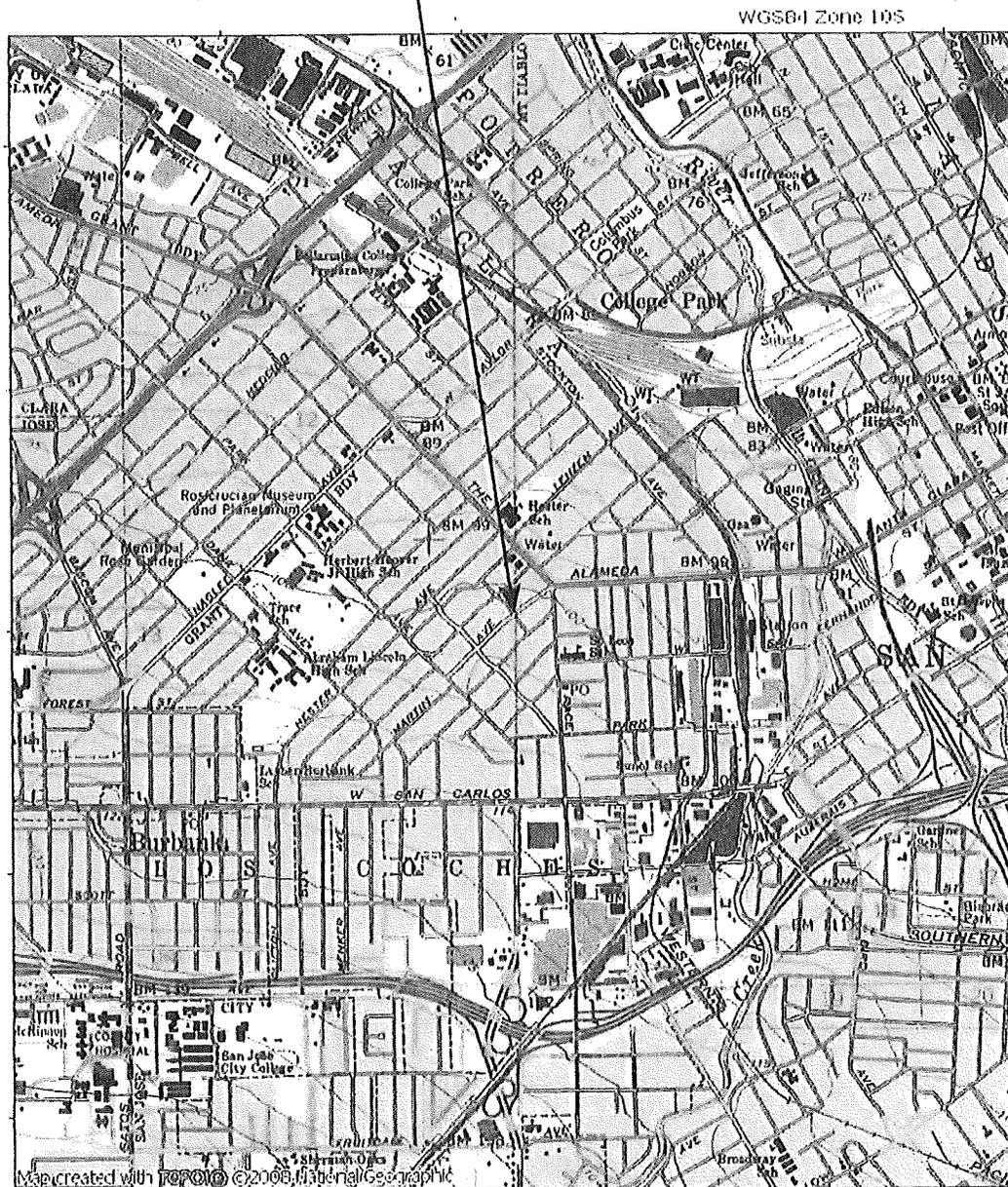
Creating a barrier to the north is the detached two-car garage. The south façade, that faces the more open portion of the courtyard, was once a drive-through garage openings, but has been enclosed and decorated with wrought-iron pieces from the original south gate. The rear of the house and the garage are connected with a small wood cut-work gate. The gate is centered between a pair of shallow buttresses topped by a brick course and shaped top.

Extending from the northeast corner of the house to the northeast corner of the property is a gate that spans the main driveway from Sequoia Avenue. The gate posts are tapered stucco pillars and the gate is ornate wrought-iron in an arched form. The northeast corner of the house is a projecting leg of the original service wing of the house. The north façade of this wing consists of two paired wx3-lite casements with a smaller 2x2-lite casement near the front corner. These windows do not have arched headers. To the west (rear) side of this wing is a high paired window and a French door set near the corner. The flat-roof north wing is set off from the main tiled portion of the house by a small flat-roofed bay window or turret. This interior-corner feature has an arched 2x4-lite casement on each of its three wall planes. Facing across the side lawn and drive is the north elevation of the main gabled wing. There is a distinctive series of four small, rectangular 2x3-lite accent windows. Set slightly apart from this windows, ear the northwest corner of this wing, is a large paired window unit with 2x3 lites.

The detached garage occupies the southwest corner of the side yard. Facing the house (east) is a small shed-roofed entry wing with a doorway facing east and a window facing north. The main wing of the garage is gabled east-and-west. The north side has a modern overhead roll-up door with paneling in a compatible scale to the design of the house.

The subject property's corner location, size, and thoughtful composition and detailing give it prominence in the surrounding neighborhood. The surrounding neighborhood residences in the historic Hanchett Residence Park subdivision and the surrounding Shasta-Hanchett neighborhood is an eclectic mix of mostly architect-designed styles from the early twentieth century. There is variety of homes in both size and massing that are unified by the quality of the architecture and the mature and well maintained nature of the setting.

SITE



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

Primary #
 HRI #

Page 6 of 14

*NRHP Status Code 3S

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

B1. Historic Name: Clovis and Grace Pomeroy House

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Spanish Eclectic

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

Constructed in 1923. Pool added in 1988 and trellis repaired and expanded in 2003 and gate replaced.

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

*B8. Related Features:

Garage constructed at same time as residence in 1923. Pool added.

B9a Architect: Andrew P. Hill, Jr.

b. Builder: George Lindblom

*B10. Significance: Theme Architecture and Shelter Area Hanchett and Hester Park Cons. Area

Period of Significance 1923

Property Type Residential

Applicable Criteria (A) 1, (C) 3

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

The residence located at 225 Sequoia Avenue was constructed in 1923 single-family residence on Lots 11 and 12 of Block 12 of the Hanchett Residence Park subdivision. Clovis and Grace Pomeroy began construction of their new house in March of that year in what was then an unincorporated suburban neighborhood along The Alameda between San Jose and Santa Clara. Due to its location on the northwest corner of Martin and Sequoia Avenues on two lots, the parcel is larger than those immediately adjacent to the subject property, although many nearby properties are also sited on double lots.

The Hanchett Residence Park subdivision was created during the first decade of the twentieth century on lands that had once been known as Agricultural Park, an early County Fairgrounds site. In 1905, Lewis E. Hanchett, San Jose mining and street railway entrepreneur, purchased the 76-acre land tract for the purpose of development, along with John Martin, the President of the California Gas and Construction Company. That same year, they acquired the Santa Clara Interurban Railroad Company, and extended the streetcar service to include East San Jose and Berryessa.

(Continued on next page, DPR523L)

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

*B12. References:

California Contractor's Association, *Building and Engineering News*, March 17, 1923.

California Death Index, 1905-1997.

R.L. Polk Directories, San Jose and Santa Clara County Directories, 1890-1979.

Santa Clara County Clerk-Recorder, deeds and maps.

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

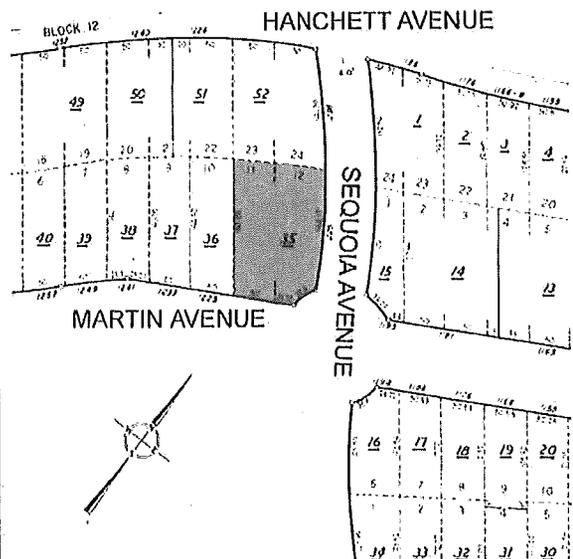
U.S. Census, 1870-1940.

B13. Remarks: Proposed City Landmark nomination

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



* Required Information

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(Continued from previous page, DPR523b, B10 Significance)

A "desirable" neighborhood with urban amenities, Hanchett Park had easy access to downtown San Jose via the electrified trolley that was extended from The Alameda on Martin and Tillman Avenues through the John McLaren-designed subdivision. Famed landscape architect John McLaren, best known for his design of San Francisco's Golden Gate Park, created the gently curving and tree-lined streets that still grace the neighborhood. Following its initial subdivision in 1906, the neighborhood features mostly architect-designed homes, and was built out by the end of the 1920s. On December 8, 1925, this area was incorporated into the City of San Jose as a part of the College Park, Burbank, Sunol Annexation.

A reference to the construction of the subject property was found in the California Builder's Association weekly publication *Building and Engineer* for the week of March 17, 1923, noted as costing \$18,382. The one-story stucco residence and garage are also noted at this time as being designed by A.P. Hill, Jr. and the contractor was local builder George Lindblom.

Andrew Putnam Hill, Jr. was the son of Andrew P. Hill, the renowned photographer and California landscape painter. Andrew P. Hill, Jr. (1886-1973) was an architect with a short but defining career in California prior to becoming a State architect. He was trained in industrial arts education at San Jose State College and in architecture at Stanford University. After teaching full time at San Jose State College from 1910 to 1917, he continued to teach part-time while establishing an architectural practice. During this time he was commissioned to do a small number of residential projects that are now considered distinguished local works in the post-World War I period. During a portion of this period Hill partnered on projects with architect Howard Higbie. Hill also became Assistant Superintendent of the San Jose city schools from 1923-1927.

Clovis Cobb Pomeroy was born April 19, 1882 to parents Marshall and Ella Pomeroy. The extensive Pomeroy family is well known in Santa Clara County history, and both Clovis' grand-father Warren Pomeroy and father Marshall Pomeroy were some of the earliest American era settlers in the area. The family extended themselves into many business ventures, and their influence was felt throughout the County. Clovis, along with one of his brothers, ran a large clothing store in San Jose called Pomeroy Bros. for many years. He married Grace M. Lord in 1904, and they had two children, Jane and Clovis.

According to City Directories, 225 Sequoia Ave. was first occupied in 1924, although the Pomeroy's likely moved in shortly after construction was finished sometime in 1923. They continued to occupy the residence until 1931, when it was sold to Joseph and Eunice Kreling. The Pomeroy's continued to live in San Jose until Grace's death in 1960. At this time, Clovis moved to Southern California to be closer to his daughter Jane and her family, where he lived until his death in 1966.

225 Sequoia Ave. was briefly occupied by the Krelings from 1931 to 1933. Joseph Kreling was a Sales Manager for the Pratt-Low Preserving Company in nearby Santa Clara. Little is known about the Krelings, and their tenure at the subject property was brief. According to City Directories, in 1934, 225 Sequoia was vacant, and in 1935, the Neuroth family had moved in.

William (Wilhelm) Neuroth arrived in the United States from Germany in 1886. William initially lived in Mountain View prior to arriving in San Jose, where he was the proprietor of the Mountain View Hotel, and then later a saloon on Castro Street. He met and married his wife Mathilda in 1890, and they had six children. By 1923, William was working as a fruit buyer for the U.S. Produce Corporation, and by 1931, he had worked his way up to become the Vice President of the company. Several of his children were also employed at the company. The family moved from Mountain View to San Jose in 1935, where they are first listed at 225 Sequoia Ave. William died in 1940, although the family remained at the subject property. Mathilda died in 1957, but two of her daughters, Frances and Emma continued to live at the property until the 1960s.

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Today, the Hester and Hanchett Park Conservation Area consists of two adjacent neighborhoods that are generally bounded by Magnolia Street to the north, The Alameda to the east, Park Avenue to the west, and Mariposa Avenue to the south. These mostly single family residences date from ca. 1906 to 1935 and include Queen Anne, Craftsman, and Spanish Eclectic styles as well as several Prairie School houses. In addition, Martin Avenue to the northeast of the subject property between Park Avenue and The Alameda includes City of San José Heritage Trees - 80 Mexican Fan Palms (City of San Jose HG-06-007).

Integrity and character-defining features:

The property maintains its historic integrity as per the National Register's seven aspects of integrity. The house maintains its original location on Sequoia Avenue, in the historic Hanchett and Hester Park Conservation Area of San José. It is surrounded by its historic residential setting, including similar-scale properties, historic palm trees along Martin Avenue, other mature landscaping, including McLaren Circle at the intersection of Martin and Sequoia Avenues, and surrounding houses of compatible age, scale and design. The subject property retains its 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 neighborhood west of downtown San José and west of The Alameda. The subject property continues to embody its associations with the architectural work of the locally significant architect Andrew P. Hill, Jr. The exterior of the house retains its integrity with the Spanish-Eclectic style, including stucco walls, turrets and bay window forms, tile roof, shaped window openings, carved front door frame, wrought iron balconets, art tile insets, and flat-roofed wing. The original character-defining materials and workmanship of this house have been preserved with care. Only minor alterations have been conducted over time, like the recent updates to the Martin Avenue street entry including the replacement of the trellis over the driveway as well as the gate, but these alterations have not had a significant impact on the character of the house.

EVALUATION

This residence, located within the Hanchett and Hester Park Conservation Area, sits in a mature residential area of early twentieth century residences. This area possesses a significant concentration of houses that are unified by their aesthetically pleasing plans and characters. The residence is distinctive within this setting along Martin Avenue; a one-story Spanish Eclectic house. The Pomeroy House is consistent with the nature, scale, and character of the neighborhood and contributes to the uniqueness of this area as the architectural work of a prominent, local, twentieth century architect that has contributed greatly to the urban fabric of the cityscape through his work.

The architect was Andrew Hill, Jr., who was an important designer associated with the development of a small number of properties in San Jose and nearby. He is considered to be a local master architect during the early twentieth century and the subject property is distinguished within the context of local residential architecture from San Jose's *Interwar Period*. The property appears to be eligible for both the National Register of Historic Places under Criterion C and the California Register of Historical Resources under Criterion (3).

The Pomeroy's, the original owners who built the subject property, are members of a remarkable family in local history, although Clovis and Grace Pomeroy themselves are not historically significant. Later owners, the Krelings and the Neuroths are not known for significant contributions that have been identified in the historic record. None of the occupants have been established as an important personage to San Jose's or California's past, hence it does not appear that the property would qualify for either of the registers noted above based on historic personages.

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The City of San Jose has recognized the historic context within the Hanchett and Hester Park Conservation Area. Additionally, the area along Martin Avenue is considered eligible for the National Register of Historic Places for its important streetscape. The Pomeroy House, as a distinctive contributor to the streetscape along Martin Avenue would appear to qualify for the National Register under Criterion A, and the California Register under Criterion (1) as a contributor to a potential historic district.

Under the definition for historical significance within the City of San Jose's Historic Preservation Ordinance, the house clearly has historic, architectural, and aesthetic value of an historical nature. It derives its quality from its distinction as an important architectural work due to its style and design and associations as an example of work by a master architect, Andrew P. Hill, Jr.

The building is presently listed on the San Jose Historic Resources Inventory as Identified Structure (IS), originally listed on the Inventory as a part of the establishment of the Hester and Hanchett Park Conservation Area in the early 1980s. Neighborhood streetscapes in the Hester and Hanchett Park Conservation Area have remained virtually unchanged by new development for over eighty years.

The subject property retains its early twentieth century residential scale and feeling and continues, through its distinctive form and detailing, to illustrate a distinguished Spanish Eclectic design of the period. Minor changes to the building and the surrounding property landscape have not affected the integrity of the property, having been done in a thoughtful manner that remains consistent with the period of significance. This building has a distinctive character and composition that is expressed through its preserved materials, workmanship, and Spanish Eclectic style design.

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Frontal elevation along Sequoia Avenue, viewed facing south.



Detailed view of main entryway along Sequoia Avenue, viewed facing southwest.



Garage structure located behind residence, viewed facing south.



Rear elevation, viewed facing east.



Detailed view of trellis and gate, viewed facing northwest.



Detailed view of patio along Martin Avenue elevation, viewed facing north.



Rear elevation including the pool, viewed facing northwest.



View of courtyard, Pomeroy house, ca. 1920s. Andrew Putnam Hill, Jr. Collection from Sourisseau Academy for State and Local History.

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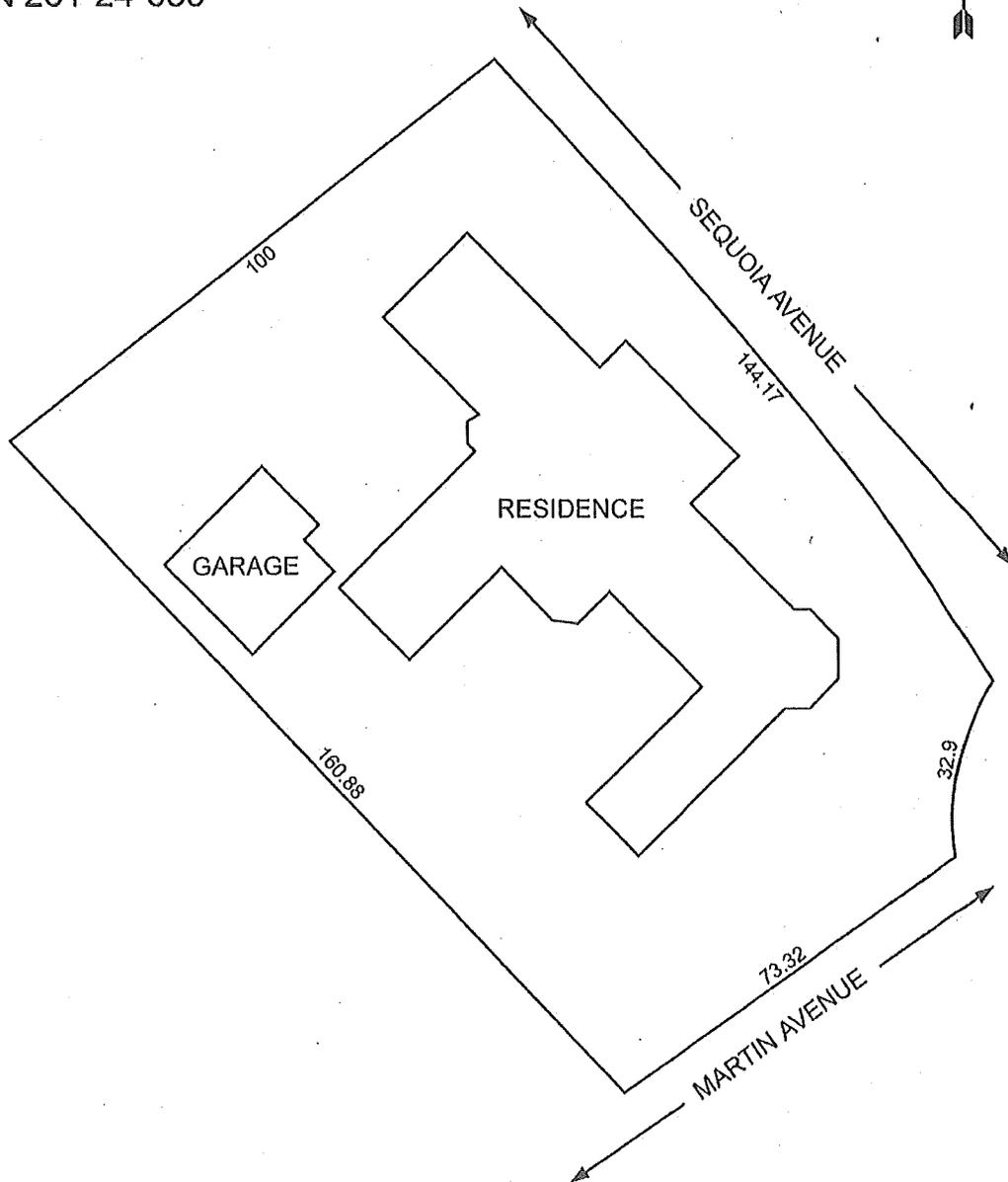
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Pomeroy house, view of the front and side of the house from the street, ca. 1920s. Andrew Putnam Hill, Jr. Collection from Sourisseau Academy for State and Local History.

225 Sequoia Avenue
San Jose, California
Santa Clara County
APN 261-24-035



Note: Diagram not to scale.

HISTORIC EVALUATION SHEET

Historic Resource Name: Pomeroy House - 225 Sequoia Ave.

A. VISUAL QUALITY / DESIGN

Justification

1. EXTERIOR	Excellent quality of form
2. STYLE	Epecially fine Spanish Eclectic
3. DESIGNER	A.P. Hill Jr., of primary importance
4. CONSTRUCTION	Of no particular interest
5. SUPPORTIVE ELEMENTS	Garage supportive but not unusual

E	VG	G	FP
X			
X			
X			
			X
		X	

B. HISTORY / ASSOCIATION

6. PERSON / ORGANIZATION	Secondary importance loosely connected
7. EVENT	None associated
8. PATTERNS	Primary importance NR eligible
9. AGE	1922

E	VG	G	FP
		X	
			X
X			
		X	

C. ENVIRONMENTAL / CONTEXT

10. CONTINUITY	Maintains character / primary importance
11. SETTING	Of importance in establishing charact.
12. FAMILIARITY	Familiar in context of neighborhood

E	VG	G	FP
	X		
	X		
		X	

D. INTEGRITY

13. CONDITION	No apparent surface wear or problems
14. EXTERIOR ALTERATIONS	Minor changes
15. STRUCTURAL REMOVALS	None
16. SITE	Not moved

E	VG	G	FP
X			
X			
X			
X			

E. REVERSIBILITY

17. EXTERIOR	Almost all of original appears to exist
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E	VG	G	FP
X			

REVIEWED BY:

Franklin Maggi

DATE:

Sept. 24, 2012

EVALUATION TALLY SHEET

Historic Resource Name: Pomeroy House - 225 Sequoia Ave.

<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	0				
5. SUPPORTIVE ELEMENTS	8	6	3	0	3		35		
<u>B. HISTORY / ASSOCIATION</u>									
	E	VG	G	FP					
6. PERSON / ORGANIZATION	20	15	7	0	7				
7. EVENT	20	15	7	0	0				
8. PATTERNS	12	9	5	0	12				
9. AGE	8	6	3	0	3		22		
<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	71	
					(SUM OF A+C) =		49		
<u>D. INTEGRITY</u>									
	E	VG	G	FP					
13. CONDITION	.00	.03	.05	.10	0	x	71	0.0	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	49	0.0	
	.00	.03	.05	.10	0	x	22	0.0	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	49	0.0	
	.00	.10	.20	.40	0	x	22	0.0	
16. SITE	.00	.10	.20	.40	0	x	22	0.0	
							0.0		
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)							71		
<u>E. REVERSIBILITY</u>									
	E	VG	G	FP					
17. EXTERIOR	3	3	2	2	3			74	
EVALUATION TOTAL: (Adjusted subtotal)							74.00		

Exhibit "C" 10 Year Plan

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	Exterior painting
Two	Hardware restoration
Three	Re-roofing flat roof sections and scupper repair
Four	Tile fireplace repair
Five	Clay tile roof repair
Six	Window restoration
Seven	Window box and exterior trim restoration and painting
Eight	Gate and Iron work restoration on main gate and balconets
Nine	Exterior stucco and masonry repairs
Ten	Re-paint exterior

After the 10th Anniversary 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