

**Exhibit A**  
**Draft Pleasanton Municipal Code Amendment**  
**Case P15-0384**

(Proposed new language is underlined)

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**18.20.010 Projects subject to design review.**

B. The zoning administrator shall review and make decisions concerning the following classes of projects:

*[No change to Sections 18.20.010.B.1 through 18.20.010.B.14]*

15. Additions and exterior modifications/alterations listed below to single-family houses in residential zoning districts within the Downtown Specific Plan Area that are considered historic resources as defined by the Downtown Specific Plan:

- a. Wall and foundation cladding including, but not limited to, material, finish, shape, orientation, and joinery.
- b. Porches and balconies including, but not limited to, banisters/railings, balusters, posts/supports, and material.
- c. Windows including, but not limited to, window shape, size, placement, operation, material, trim/surround, mullions/glazing pattern, and recess from the exterior wall.
- d. Roofs including, but not limited to, roof form, eaves, material, color, and pitch.
- e. Chimneys including, but not limited to, material, finish, location, size, and shape.
- f. Front doors.
- g. Architectural trim and details including, but not limited to, corbels, knee braces, brackets, cornice, dentils, etc.

# PLEASANTON LIMITED SCOPE HISTORIC RESOURCE SURVEY



prepared for  
**CITY OF PLEASANTON**

prepared by  
**KATHERINE PETRIN CONSULTING  
ARCHITECTURAL RESOURCES GROUP, INC.**

**AUGUST 2015**



## PROJECT TEAM

### City of Pleasanton

Gerry Beaudin, Director of Community Development

Brian Dolan, (former) Director of Community Development

Steve Otto, Senior Planner

Adam Weinstein, Planning Manager, Deputy Directory of Community Development

### Katherine Petrin Consulting

Katherine Petrin, Principal, Project Manager

Elaine Stiles, Senior Architectural Historian

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Appendix C Survey Map Illustrated to Show Findings



4376 Second Street



653 St. Mary Street



4370 Second Street

## I. PROJECT OVERVIEW

In 2012, Architectural Resources Group was commissioned by the City of Pleasanton to develop the *Pleasanton Downtown Historic Context Statement*. The effort was led by Katherine Petrin and supported by Elaine Stiles. Preparation of a historic context statement includes a reconnaissance level (or windshield) survey for a general understanding of historic properties. A historic resource survey is the second phase of inquiry, seeking to document in greater detail properties identified in a reconnaissance survey.

In 2014, the City engaged a consultant team, Katherine Petrin Consulting and Architectural Resources Group, to complete the *Limited Scope Historic Resource Survey* of the residential neighborhoods in Downtown Pleasanton. The project is an intensive level, limited scope survey. An intensive level survey, as opposed to a reconnaissance or windshield survey, is supplemented by research on individual properties. The survey and the *Pleasanton Downtown Historic Context Statement* (2013) are complementary and are to be used in tandem. The survey is associated with the long term planning efforts related to the City's Downtown Specific Plan; the survey area corresponds to the Downtown Specific Plan.

## II. OBJECTIVES OF THE PROJECT

The primary objectives of the *Limited Scope Historic Resource Survey* project have been to:

- Streamline planning processes within the City of Pleasanton's Community Development department;
- Define the historic status of individual residential properties within the Downtown Specific Plan area;
- Assess the local significance of individual residential properties relative to existing properties within the Downtown Specific Plan area;
- Provide historical data to individual property owners to better understand the significance of their buildings.



4549 Augustine Street



4318 Second Street



414 Division Street

### III. METHODOLOGY

This survey generally follows the guidelines set forth in *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*. These guidelines provide basic information to communities, organizations, and individuals planning to undertake surveys of historic resources.

At the beginning of the project and prior to fieldwork, the City supplied consultants with the following:

- a list of approximately 200 buildings in the Downtown Pleasanton area pre-dating 1942 to be surveyed and researched
- the boundaries of the area to be surveyed which correspond to the boundaries of the Downtown Specific Plan.

The City chose the date 1941 as the survey-cut off date as it captures the downtown neighborhoods' historically significant, pre-World War II architecture. Because this information was supplied at the start of the project, as opposed to having been determined as findings during the course of the survey, this project is defined as a "Limited Scope" historic resource survey.

### Fieldwork

The team walked Pleasanton's downtown residential areas and photographed the relevant parcels to conduct the survey. From the public right-of-way, the team noted address, estimated date of construction, and style of architecture; conducted a preliminary integrity assessment; and made notes on alterations for each property.

### IV. RESEARCH

Fieldwork was followed by building-specific research at local archives and libraries, including the Pleasanton Museum on Main; the Libraries of the University of California, Berkeley; historic US Census records; and City of Pleasanton building records to determine the history of the property including construction information, alterations, ownership, and overall significance, if any. Resources consulted included Sanborn Fire Insurance Maps, other historic maps, building

permit records, assessor's records, census data, and historic photographs, and other online sources.<sup>1</sup>

## California Register of Historical Resources

This historic resource survey used the criteria of the California Register of Historical Resources (California Register) to determine the significance of residential properties within the survey area. The California Register is a listing of resources of architectural, historical, archeological and cultural significance within the State of California. The Register affords certain protections under the CEQA in that California Register listing is the basis for determining historic resource status. From California Code of Regulations, title 14, section 4852:

(b) Criteria for evaluating the significance of historical resources. An historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

(1) It is 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;

(2) It is associated with the lives of persons important to local, California, or national history;

(3) It 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; or

(4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

## Integrity and Criteria

The integrity analysis seeks to explain how each property retains or does not retain integrity. To

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<sup>1</sup> City directories for Pleasanton are limited in the historic period. Though reviewed for this project, they were found to contain minimal or no specific information beyond the resident name and, in some cases, telephone number.



107 Neal Street



624 Division Street



444 St. Mary



648 St John Street A



653 St. Mary Street



536 St John Street

evaluate integrity the consultants relied on the “Registration Requirements” language developed for the *Pleasanton Downtown Historic Context Statement*. Excerpted language follows.

As discussed more thoroughly in the Pleasanton Downtown Historic Context Statement, residential properties in Pleasanton should possess sufficient integrity of materials, design, workmanship, and feeling to convey their historic significance. Considerations regarding resource integrity include:

- Resources should be distinct examples of the types, forms, or styles of residential architecture from the context period and retain readily discernible form, massing, and outline.
- Resources should retain original cladding materials or like replacement cladding and door and window openings in their original locations and configurations. Recladding in another material may be acceptable if properties retain the majority of original architectural features and ornament and the recladding occurred within the historic period.
- Window and door replacement is acceptable if the replacement elements conform to the original openings and sash patterns and the property still retains sufficient integrity of materials, workmanship, and feeling based on other elements of the property to convey its significance.
- Where applicable, resources should retain the majority of their original ornament. Retention of original ornament is particularly important in key locations such as door and window openings, porches, and rooflines.
- Replacement of porches and entry stairs in similar configurations and materials as the original feature is acceptable, particularly within the historic period. Porch enclosure or removal or restyling of substantive porch members such as rooflines, eave ornament, and posts or piers would generally not be acceptable.
- Additions from the historic period related



to residential use can be considered part of the historic development of the property and would not necessarily preclude historic recognition. More recent additions may also be acceptable if they do not substantively alter building form and massing and respect the scale, materials, and workmanship of the earlier portion of the structure.

- The addition of ornament schemes and architectural features from later periods of construction within the historic period are acceptable if the scheme is applied consistently and comprehensively to the building. Restyling comprised of a mixture of elements from different periods would not be acceptable.
- Substantially rehabilitated or reconstructed properties may be eligible for historic recognition if the rehabilitation and reconstruction work meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- Alterations that include conjectural decorative or structural elements are not acceptable.<sup>2</sup>

Based on the criteria listed above, consultants observed conditions in the field and considered the following basic questions to assess integrity:



4649 Second Street

<sup>2</sup> See *Pleasanton Downtown Historic Context Statement*, pp. 95-97, for further discussion.

- Does the building maintain its basic original form?
- If the building has rear extensions is the original form discernable?
- Are original window and door openings discernable?
- Does the property retain a sufficient amount of original material?
- Is the replacement material compatible?
- Is there a consistency of material throughout the structure?
- Is the setting greatly diminished?

## DPR Forms

As requested by the City, the consultants prepared standard State of California DPR Form 523A Primary Record (A Form) and 523B Building Structure Object Record (BSO Form) for most properties on the City's list. DPR Form 523A Primary Record includes: location, description, date of construction, and current owner info. The 523B Building Structure Object Record requests architectural style, construction history, architect and builder information, property type, and significance as it relates to broader patterns of development, identified historic contexts, and specific California Register criteria.

Some properties have been documented with a DPR Form 523A Primary Record *only* because they would not be considered historic resources under the criteria of this limited scope survey. Properties were documented with an A form either because they were constructed after 1941 (see Conclusion) or because they no longer retain integrity based on alterations that result in the loss of historic materials and original form. See Appendix B for further information on these properties.

## V. SURVEY FINDINGS RELATED TO CONTEXTS AND PATTERNS OF DEVELOPMENT

From its earliest days until WWII, Pleasanton functioned as a farm service town, providing a vital commercial, civic, and rail transportation center for the agricultural industries that surrounded it. The community was also an important regional

recreation center for horse racing, and attracted part-time residents from around the San Francisco Bay with the activities at the Pleasanton Race Track. By 1870 or so, it had a population of approximately 500 people. Pleasanton's residential neighborhoods and Main Street served as a commercial and social center for the agricultural tracts that surrounded the small town.

During the course of this survey, the character of specific neighborhoods within the Downtown Specific Plan area became evident. Different areas convey different historic trends and patterns of development. For example, the area south of Rose Street was historically characterized by modest housing built for local laborers and racetrack workers. This area generally retains a scale reflective of that history.

Also evident are concentrations of higher style residences (usually reflective of more affluent residents) on the east end of Neal Street, along St. Mary Street and on the north end of Pleasanton Avenue. Differences in historic character largely correlate to the 5 "Heritage Neighborhoods" defined in the *Downtown Specific Plan*.

Another important component of this survey project involves research on individuals, their occupations, birthplaces, and levels of education. This research supports the overall findings set out in the *Pleasanton Downtown Historic Context Statement* and further illuminates the narrative of the context statement, which found that Pleasanton was a modest town that prior to WWII depended on an agricultural economy. Over the years Pleasanton was also home to some people of means, such as cattle and dairy ranchers, as well as to those newly arrived in California, from other parts of the U.S. and from abroad. For over a century Pleasanton had a large Portuguese community.

The research also reveals that the industrious citizens of Pleasanton, many of them employed in agriculture, building, brickmaking, gravel mining, and small service business jobs, could afford to purchase a home, establish themselves and their families. This appears to be true for some who may

have been illiterate. The research reveals that locals were employed in a range of occupations, most close to home. Homes were owned or rented by people who worked as farm laborers, local gravel pit workers, watch repairmen, security guards, groundskeepers, rodent inspectors (at least one), teachers, school nurses, mayors, and janitresses. These economic and social conditions influenced the small-town architectural character of the area.

## Other Patterns of Development in Pleasanton

### Pattern of rehabilitation, expansion and additions over time.

Based on Sanborn maps, it is clear that many properties in Pleasanton were altered at early dates, within the period of significance, meaning that some alterations have taken on significance in their own right. Over time, owners adapted properties to meet their needs and the dynamic stability the continual reuse of these buildings provided contributed to their preservation. Certain properties exhibit similar types of modifications and additions, such as enclosed porches and rear extensions. Depending on the degree of alteration, certain altered properties will be considered historic resources.

### Pattern of rehabilitation and over-restoration that has resulted in the demolition of the original resource.

Many residences on the City's list have undergone major rehabilitations, modifications, additions and expansions, both vertical and horizontal, that have caused the properties to be altered so that they no longer convey their significance (or the reasons why they may have been significant). In many cases, dates of construction and periods of significance, original styles, and original massing are no longer evident upon visual inspection. In other words, these properties have been altered or over-restored as to result in the loss of original material and form making them no longer eligible as historic resources.

### Owner/Builder/Contractor Pattern

Permit research indicates a pattern in which the homeowner has acted as the builder/contractor

carrying out work to their respective residences. Permits show this is not a recent pattern, as it appears to have been somewhat common since at least the early 20<sup>th</sup> century. Since 2000, there appears to be an escalated amount of construction activity overall, including that by the owner/builder, and a related turnover in ownership.

### Typical Alterations

As stated above, the pattern of expanding individual properties appears to have been somewhat consistent over a period of time in that many buildings were modified incrementally. Changes that occurred during the period of significance, before 1942, may not necessarily detract from the building's integrity. For example, rear extensions (sometimes multiple extensions) are common.

A later trend has to do with scale and proportion, such as:

- Additions that are out of scale with original structure
- Added features that are over-scaled and not consistent with the original style, such as oversized Craftsman porch posts or piers

## VI. CONCLUSION

The total number of buildings surveyed in the residential neighborhoods within the boundaries of the Downtown Specific Plan is 201.

88 qualify as historic resources

106 do not qualify as historic resources

One could not be determined based on lack of visibility from the public right-of-way.<sup>3</sup>

The following properties were included on the City's list to be surveyed. After research was conducted, they were they determined to be

constructed after 1941. While each has been documented on a Primary Record, eligibility as a historic resource was not assessed:

4552 Augustine Street  
458 Division Street  
470 Division Street  
484 Division Street  
380 Rose Avenue  
430 St. Mary's Street  
432 St. Mary's Street  
471 St. Mary's Street  
496 St. Mary's Street  
637 St. Mary's Street  
4467 Second Street

Based on date of construction, the following properties from the City's have not been documented on DPR Forms:

4377 Second Street (built 2003)  
4681 Third Street (built 1985)

Most potentially eligible properties within the *Pleasanton Limited Scope Historic Resource Survey* area appear to qualify as historic resources under Criterion 3, for architectural significance. Three properties in the survey area appear to be eligible as historic resources under Criterion 1. They are:

627 Rose Avenue  
444 St. Mary's Street  
690 Division Street

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<sup>3</sup> The property at 689 Rose Avenue is mostly obscured by mature vegetation from the public right-of-way. DPR survey forms, a Primary Record and a BSO form, were prepared for the property. However, the residence should be re-assessed from a closer distance to better determine building form and historic integrity and to determine California Register eligibility.

## VII. BIBLIOGRAPHY

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. *City of Pleasanton Downtown Historic Context Statement*, 2015.

Historic Advisory Committee. *Preserving Pleasanton's Heritage*, 1978.

*Historical Atlas of Alameda County, 1878* (reprint) Fresno: Valley Publishers, 1976.

Davis, Dorothy, Ed. *A Pictorial History of Pleasanton*. Pleasanton Bicentennial Heritage Committee, 1976.

Hagemann, Herbert L., Jr. *A History of the City of Pleasanton*. Amador-Livermore Valley Historical Society, 1993.

Jones, Virgie V. *Be It Ever So Humble...a pictorial, social history of historic buildings in Alameda, Contra Costa & Solano Counties*. Alamo, CA: Morris-Burt Press, 1983.

Lane, Bob and Pat. *The Amador-Livermore Valley: A Pictorial History*. Amador-Livermore Valley Historical Society, 1989.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Soito, Patricia. *A Hundred Years of Pleasanton* (reprint). San Francisco: Phillips & Van Orden, 1949.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, Ed. *A Walk Through Pleasanton Circa 1930-46*. Prepared for the Amador High School Class of 1946, 2006.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.





PLEASANTON LIMITED SCOPE  
HISTORIC RESOURCE SURVEY  
SURVEY REPORT

APPENDIX A DPR FORMS





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 218 Abbie Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 218 Abbie Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0031-009-00

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

218 Abbie Street is a heavily altered, 4-unit, multifamily residential building consisting of:

- A long, 2-story main block with gable roof
- A single-story over basement addition with gable roof on the southwest corner of the main block

The main block features:

- The in-filled remnants of a single-story porch across the south (street) elevation, showing brick porch parapet walls and pier supports
- A centered main entrance with small entry porch on brick parapet walls with plain square post supports
- A gable dormer on the roof of the single-story infilled porch
- Secondary entrances on the southwest and northwest elevations
- Exterior brick chimney on the west elevation

The southwest addition features:

- Main entrance on the west elevation of the second story
- Garage entrance with overhead door on south elevation

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Abbie Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1929, City of Pleasanton Planning Department

\*P7. Owner and Address:

Fallon Enterprises, Inc.  
1340 Hartman Road  
Livermore, CA 94551

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 218 Abbie Street

Single and Multiple Family

B3. Original Use: Residential B4. Present Use: Multiple Family Residential

\*B5. Architectural Style None

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached residential unit

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

Early Twentieth Century Residential

\*B10. Significance: Theme: Development Area: \_\_\_\_\_

### Property

Period of Significance: n/a Type: Residential Applicable Criteria: n/a

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

218 Abbie Street is on property that was originally part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by one of the major land owners in the vicinity during the late 19th century, Joshua Neal (Pleasanton Historic Context Statement 2013). The listed owner for the property in 1912 was George Kolb, Jr., though the property was not developed until 1929 (Pleasanton Assessor 1912). Census research indicates that in 1930 the house was owned by Samuel and Mayo Glassey. Samuel was born in Scotland and worked as a bank teller (US Census 1930).

By the 1940s, the house was owned by a well-known teacher and music director in Pleasanton, Henry Tripp, and his wife Susan (US Census 1940). Born in England, Henry Tripp immigrated to the US after WW1 with Susan and their two daughters, Dorothy and Olive. Henry taught glee club and instrumental music at Pleasanton Grammar School and taught band, orchestra, and choral group at Amador High School. Tripp also directed the Amador High School marching band and student stage plays and taught stagecraft (Trimingham, 43). Outside of his professional position, Tripp was music director for the choir at First Presbyterian Church on Neal Street, where he also played piano and organized fund raising for the purchase of the church pipe organ (Trimingham 17, 21, 36). According to a history of Pleasanton written by the Amador High School Class of 1946, "During our entire school days, if there was a note of music in the valley anywhere, Harry Tripp was undoubtedly associated with it" (Trimingham 43).

Census research also shows that the Tripps likely constructed the first rental unit for the property, renting that portion of the dwelling to Edgar and Elva Riggs and their son, Wayne. Edgar worked as a delivery driver for a local bakery (US Census 1940).

218 Abbie Street is not significantly associated with any historic events or persons in the history of Pleasanton. The house appears to have been originally constructed in the Craftsman style, but has been altered to such a degree that it no longer retains historic integrity. 218 Abbie Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

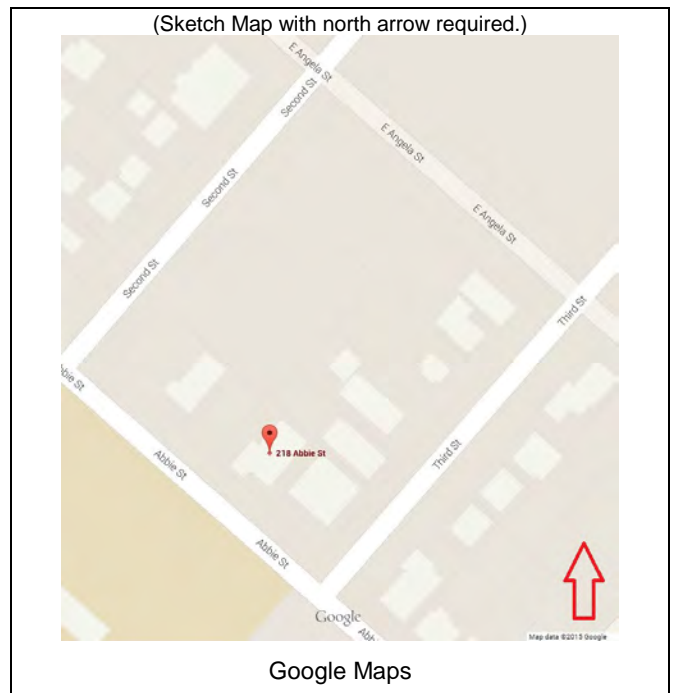
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 218 Abbie Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The property also contains a detached, 1-story-over-garage residential unit with gable roof, featuring:

- Main entrance on second story of east elevation, accessed via a set of wood stairs ending at a small entry porch with shed roof
- Two garage entrances with overhead doors and a pedestrian on the south elevation, accessing the property driveway

All of the buildings feature:

- Stucco cladding,
- Vinyl or aluminum replacement slider windows
- New, metal clad doors
- Asphalt shingle roof sheathing

Landscape features include:

- Tiered wood and concrete steps accessing the southwest addition from street level
- A paved driveway and patio area west of the main block accessing the detached unit

**B6. Construction History** (continued from page 2)

218 Abbie Street was constructed in 1929. According to Sanborn map research, the building was originally a 1.5-story dwelling with a rectangular plan and the narrow end to the street and a full-length front porch, and a narrow rear shed addition and engaged partial length rear porch (Sanborn 1929). By 1943, owners had enclosed the front porch, constructed the southwest addition, and built a single-story garage in the northwest corner of the lot, connected to the house by a covered walkway (Sanborn 1943). Sometime after 1943, owners built an addition to the rear of the main block of the house for additional dwelling units and raised the garage to two stories to create a dwelling unit on the upper story. These changes may have taken place during or immediately after World War II when Pleasanton experienced an acute housing shortage. By the late 1970s, the property had fallen into disrepair and was deemed dangerous. Recorded changes to the property after 1990 include an engineering remodel to correct structural deficiencies, demolition of an exterior laundry room on the southeast elevation, and raising of the half-story of the main block to a full two stories (City of Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

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\*Resource Name or # 218 Abbie Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



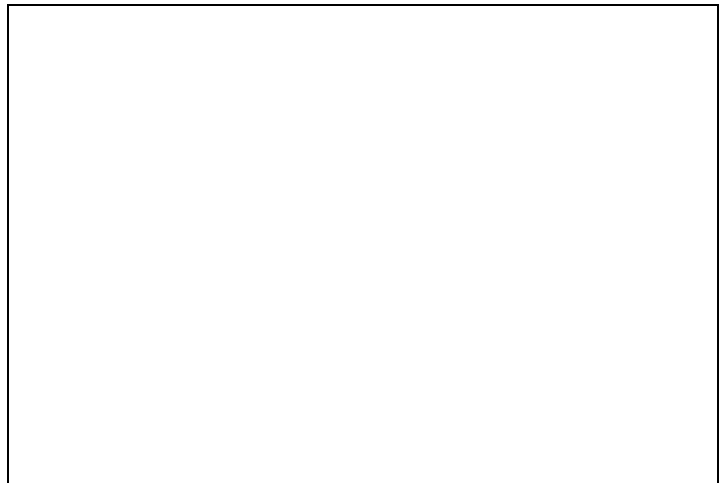
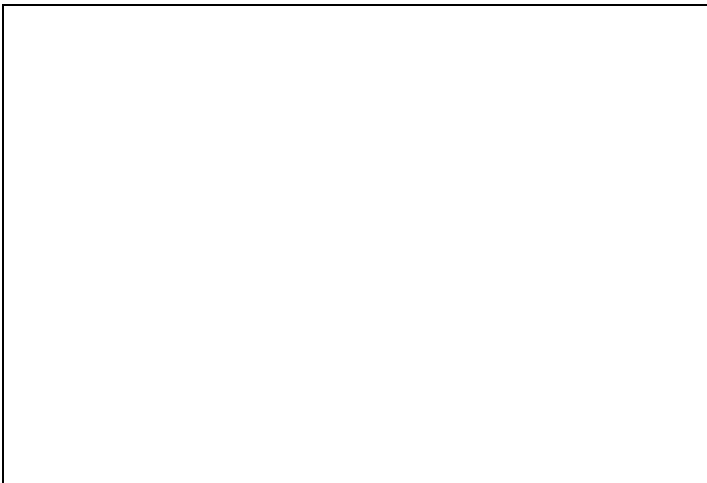
South elevation



West elevations



Lot interior showing detached dwelling unit



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 110 East Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 110 East Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0033-007-03

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

110 East Angela Street is composed of a single-story main block with a roughly square plan and pyramidal hipped roof, a small ell, and a newer offset rear addition. The main block features:

- A concrete foundation
- Wood, channeled board siding
- A centered entry porch with hipped roof, spindle screen, turned posts, solid parapet wall, and replacement turned balustrades along the stairs
- A new glazed, wood front door
- Vinyl replacement sash throughout
- Dormers with hipped roofs and wood shingle cladding on the east and west roof slopes
- Asphalt shingle roof sheathing

Secondary portions of the building are not visible from a public way but appear to have siding and roofing material consistent with the main block. Landscape features include extensive new wood privacy fencing and mature tree in shallow front yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from E. Angela St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:

John J. Toole, Trustee  
4681 Third Street  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: William and Marguerite Martin House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: \_\_\_\_\_ Area: \_\_\_\_\_

Property  
Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

110 East Angela is on property that was originally part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by one of the major land owners in the vicinity during the late 19th century, Joshua Neal (Pleasanton Historic Context Statement 2013). The listed owner for the property in 1912 was William Martin, likely the first owner or builder of the property (Pleasanton Assessor 1912). According to the 1910 US Census, Martin was a butcher who had his own shop in Pleasanton. He lived with his wife, Marguerite and their four children in the home through at least the 1940s.

110 East Angela is not significantly associated with any historic events or persons in the history of Pleasanton.

The property is a modest example of a Queen Anne style cottage commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property exhibits characteristics of the style including a centered front porch with hipped roof and related porch ornament such as the spindle screen, turned posts, and other porch elements. The property has a high degree of integrity of design, materials, workmanship, and feeling, retaining its overall historic form, door and window openings, ornament, and rooflines.

110 East Angela appears eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

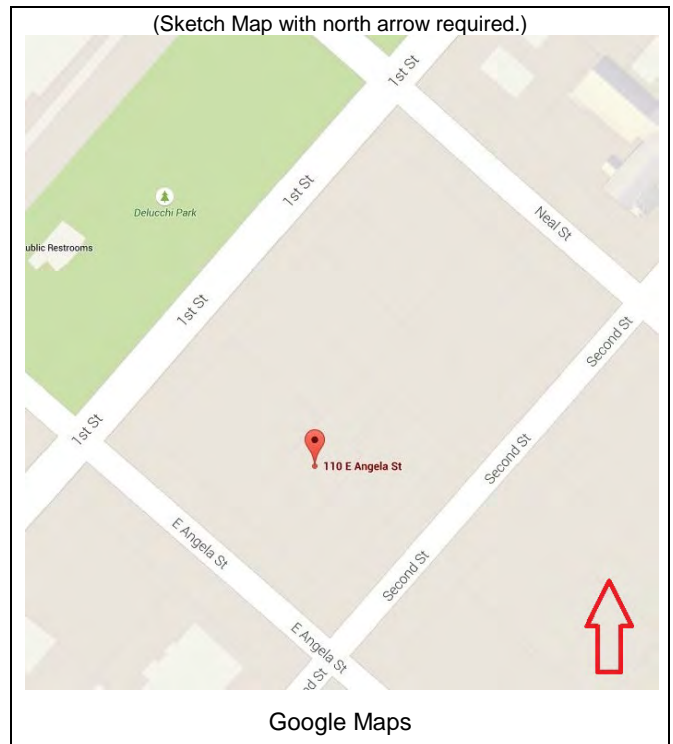
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 110 East Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

110 East Angela Street was constructed in 1910. Before 1910, Sanborn maps indicate the property included a series of outbuildings, including a two-story barn at the street frontage. Later Sanborn maps (1929, 1943) show that 110 East Angela was originally a 1.5 story house with a rectangular plan, entry porch, and small, engaged porch on the rear elevation. Owners built substantial additions to the rear elevation of the property after 1943. City building permits indicate porch repairs in 1968 and window replacement in 2000.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930.

Page 4 of 4

\*Resource Name or # 110 East Angela Street  
(Assigned by recorder)

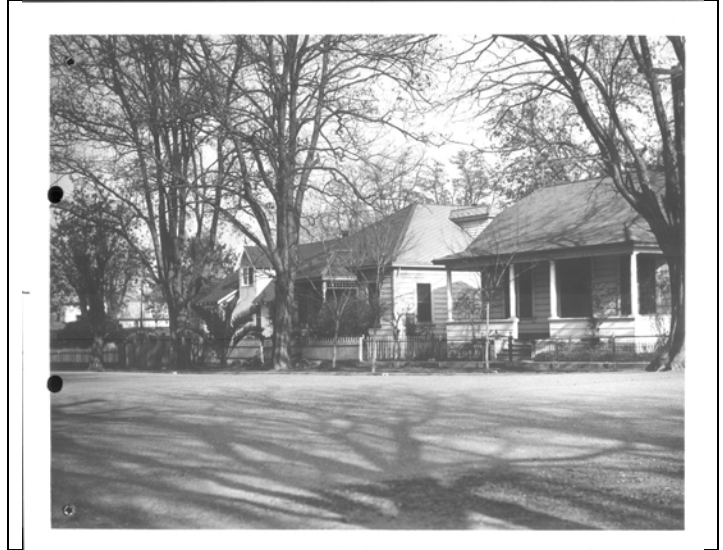
Recorded By: Architectural Resources Group

Date: April 2015

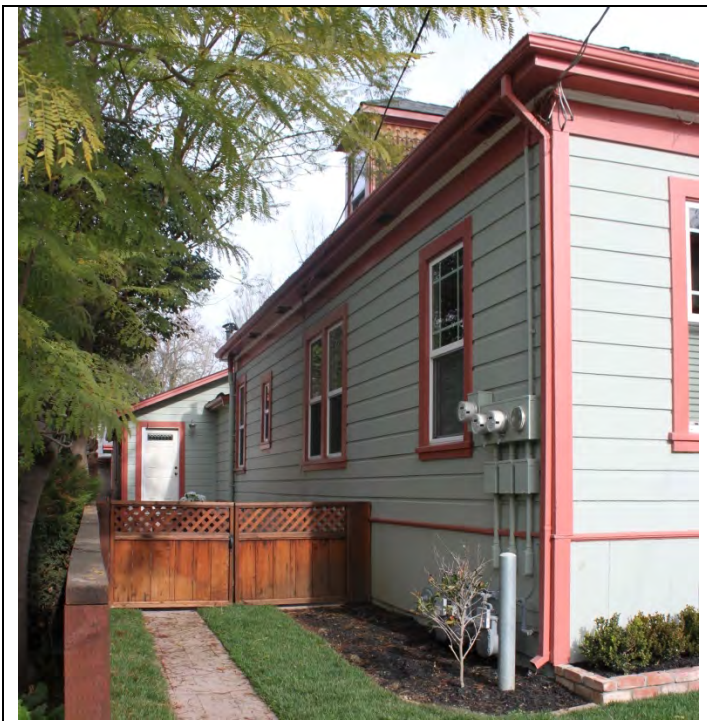
Continuation  Update



Looking NW from East Angela Street



110 E. Angela St. ca. 1940 (left)  
Collection of the Amador-Livermore Valley Historical Society



West elevation



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 213 East Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 213 East Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0031-002-00

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

213 East Angela is a heavily altered 1-story dwelling consisting of a main block and a large, 1-story, multi-block addition to the west elevation containing a garage and living space. The main block of the dwelling features:

- An irregular roofline consisting of a primary side gable roof with wall dormer on the north (main) elevation, a lower hipped roof over an east extension, and a rear ell with perpendicularly set gable roofline
- An exterior chimney on the west elevation
- Metal clad casement and fixed sash windows

The addition features:

- An engaged porch with no supports sheltering the main entrance
- The main entrance, fitted with a modern glazed wood door with full-length sidelights
- A prominent front gable section with a double-width bay opening with overhead door
- A rear mass with an irregularly shaped hipped roof

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from East Angela  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1925, City of Pleasanton  
Ca. 1930, Sanborn Maps

\*P7. Owner and Address:

Jo and Waldo Silver  
213 E Angela Street  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style None

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: \_\_\_\_\_ Area: \_\_\_\_\_

Period of Significance: \_\_\_\_\_ Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

213 East Angela Street is on property that was originally part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by one of the major land owners in the vicinity during the late 19th century, Joshua Neal (Pleasanton Historic Context Statement 2013). The listed owner for the property in 1912 was C.A. Gale, though the property was not developed until after 1929 (Pleasanton Assessor 1912).

According to US Census data, the Rooney Family rented 213 East Angela in 1940. Leo Rooney was a school teacher in the Pleasanton public schools, where he taught civics and coached football. He and his wife, Olga had moved to Pleasanton from San Francisco sometime between 1935 and 1940 (US Census 1940; Trimmingham 5).

213 East Angela Street is not significantly associated with any historic events or persons in the history of Pleasanton. The house appears to have been originally constructed in a local vernacular form/style, but has been altered to such a degree that it no longer retains historic integrity. Because of substantial alterations, 213 East Angela Street does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

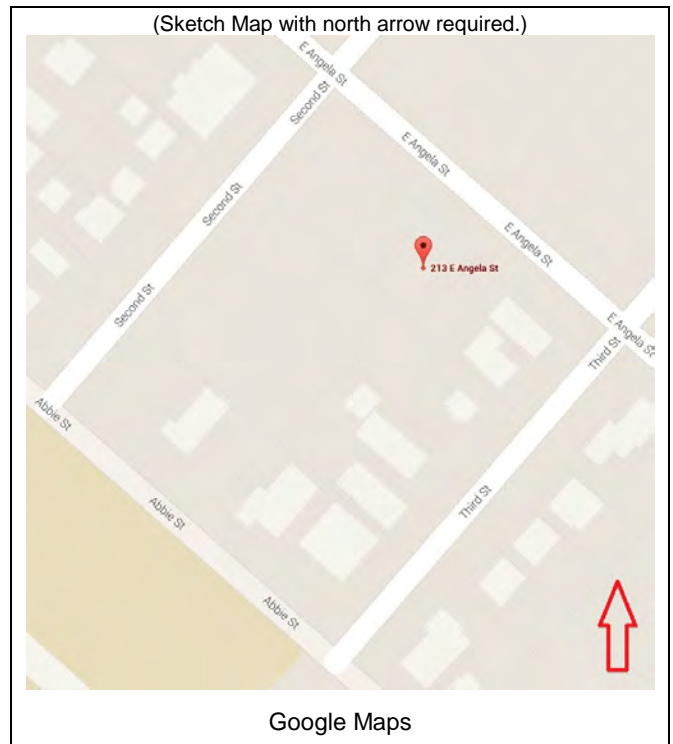
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

\*Resource Name or # 213 East Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

\*P3a. Description (continued from page 1)

The entire building features:

- New wood clapboard siding
- Asphalt shingle roof sheathing

Landscape features include new manufactured stone retaining walls along East Angela Street.

**B6. Construction History** (continued from page 2)

Sanborn Map research indicates a later building date than noted in the City of Pleasanton building records; the residence is not shown on the 1929 Sanborn map for the city. According to the 1943 Sanborn map, 213 East Angela was originally constructed as a single-story rectangular plan dwelling with small setback on east end of the street elevation (Sanborn 1943). A small garage and workshop were set at the rear of the lot. Later owners have substantially altered the property. In 1996, owners constructed an 845 square-foot addition and 606 square-foot, two-car garage, connecting them to the east elevation of the historic main block. Owners removed the earlier garage and workshop at this time. Owners also substantially remodeled the exterior of the main block at this time and most of the exterior materials date from this time.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 220 East Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 220 East Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0034-004-03

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

220 East Angela Street is a 2-story dwelling with a gable roof and end gable orientation. The dwelling features:

- A wraparound porch on the first story of the main elevation with turned posts and balustrade
- A two-story bay window on the east end of the main elevation with gable roof and cutaway bay windows on the second story
- A centered main entrance with new glazed, wood door
- A second story engaged porch with turned posts and low turned balustrade
- A two-story projecting bay with gable roof and cutaway corners on the east elevation sheltering a staircase
- A rear addition continuing the gable roofline of the main block with a large projecting bay with gable roof on the east elevation
- A rear porch with shed roof and similar finish details to the front porch on the east elevation of the addition
- A large set of French doors with fanlight on the east elevation, sheltered by the porch
- Vinyl double hung windows throughout

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from East Angela St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
Ca. 1893; Sanborn maps

\*P7. Owner and Address:

Peter J. Davis, Tr.  
220 E Angela Street  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: 1950 Original Location: Second Street (possibly 4419)

\*B8. Related Features: Garage, built 1984.

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Post-Railroad Subdivision and Development Area: \_\_\_\_\_

Property  
Period of Significance: n/a Type: Queen Anne Applicable Criteria: n/a  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

220 East Angela Street is on property that was originally part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by one of the major land owners in the vicinity during the late 19th century, Joshua Neal (Pleasanton Historic Context Statement 2013). The listed owner for the property in 1912 was F.K.L. Hinacker, though the property was not developed until after 1940. This lot was historically included with property associated with 280 Neal Street and 4579 and 4583 Third Street (Pleasanton Assessor 1912).

220 East Angela Street is not significantly associated with any historic events or persons in the history of Pleasanton. The house appears to have been originally constructed in the Queen Anne style, but has been altered to such a degree that it no longer retains historic integrity. Because of substantial alterations, 220 East Angela Street does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

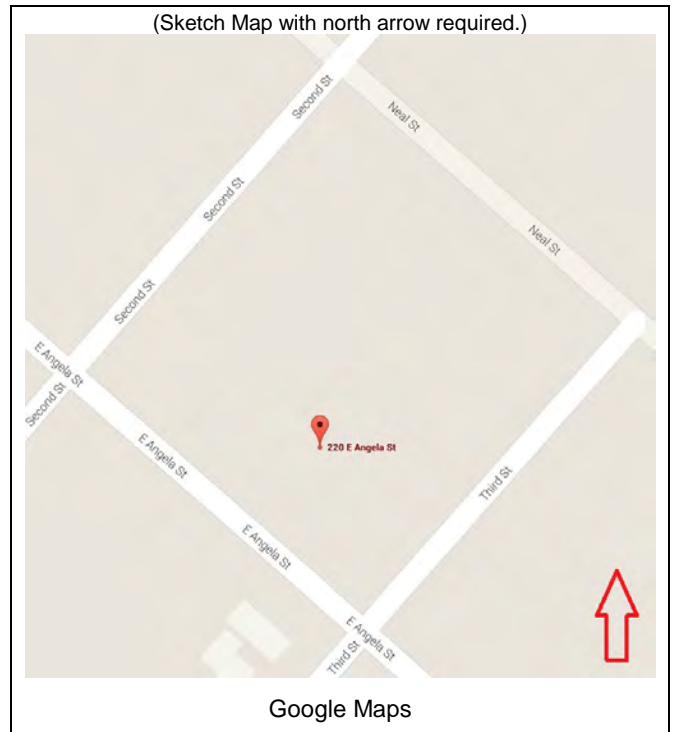
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 220 East Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

\*P3a. Description (continued from page 1)

- New clapboard siding
- Asphalt shingle roof sheathing

Landscape and additional features include:

- 2-story wood frame garage at rear of property
- Wood picket fence along property line, set atop brick retaining wall at west end of lot frontage
- Arbor on east side of lot

**B6. Construction History** (continued from page 2)

According to owner statements in City of Pleasanton building records, 220 East Angela was constructed ca. 1900 on Second Street. Owners moved the house to this location in 1950, rewired and replumbed it, and coated the exterior in stucco cladding. Sanborn map research indicates the house may have originally been located on the site of 4419 Second Street before construction of the ranch house that now occupies that lot. In 1990, owners substantially altered the house again, nearly doubling the size of the first story, adding a two-story bay window on the east elevation to enclose a staircase, adding the front porches, installing a new fireplace and chimney, replacing windows, and changing exterior materials throughout.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      220 East Angela Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

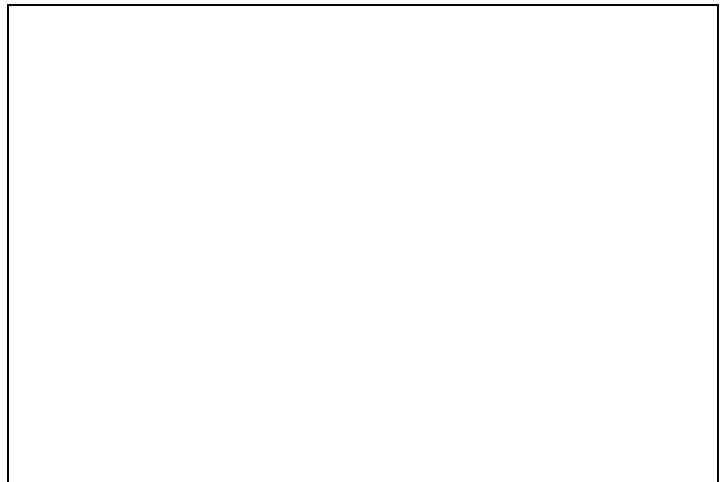
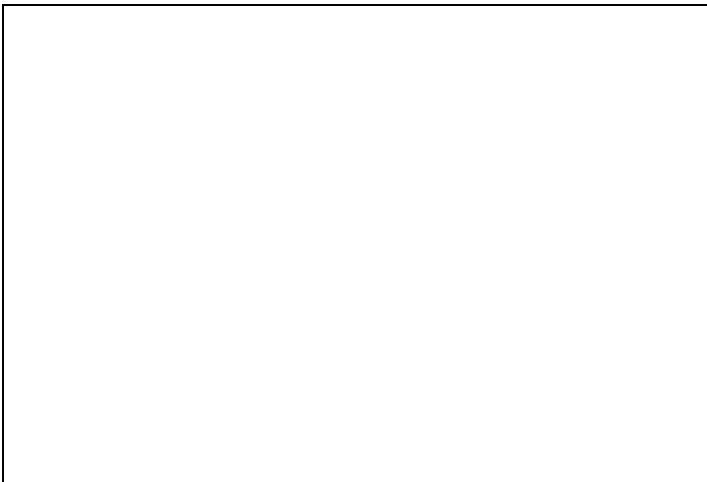
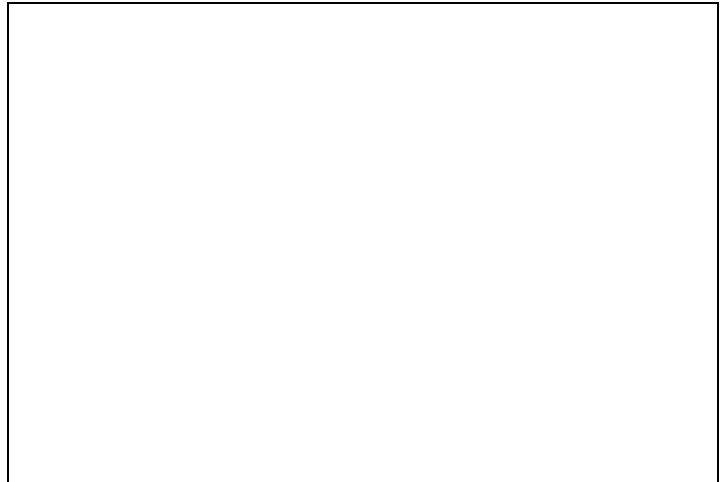
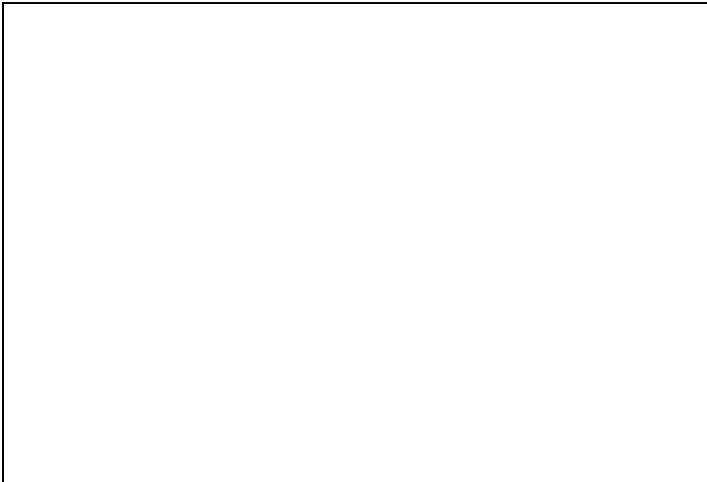
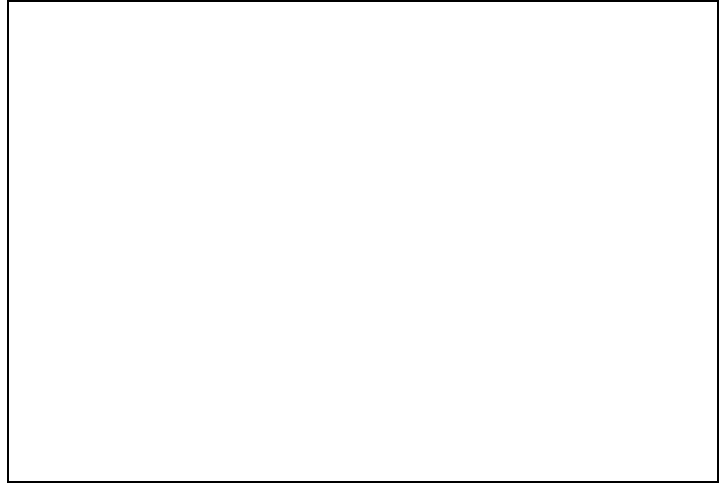
Date: April 2015

Continuation

Update



Looking NW from East Angela St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 225 West Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 225 West Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0152-032-00

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

225 West Angela Street is a single-story dwelling with a rectangular plan and hipped roof. The property features:

- Squared projecting bay with gable roof and louvered vent and squared bay window with hipped roof on west end of main elevation
- Engaged, wrap-around porch with parapet walls and squared column supports on SE corner of main and east elevation
- Main entrance sheltered by porch and fitted with modern glazed, paneled wood door
- Squared bay window with hipped roof on east elevation
- 1/1 double-hung wood sash throughout; bay windows have fixed decoratively divided transom lights
- Wood clapboard siding and fish scale shingles in projecting gable on main elevation
- Asphalt shingle roof sheathing

Landscape features and setting includes:

- Paved side yard
- Wide driveway for adjacent new development.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from W. Angela St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1903, City of Pleasanton  
Ca. 1910, Sanborn Maps

\*P7. Owner and Address:

Michael J. Knuppe & Kathryn R.  
Joiner Knuppe, Trs.  
2899 Vizzolini Ct, Pleasanton, CA  
94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development: Early 20<sup>th</sup> c. Expansions and Additions Area: \_\_\_\_\_

Property  
Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

225 West Angela Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

The original owner of 225 West Angela Street is not known, but by 1912, Harris and Bessie H. Ober owned the property. Census records in 1910 indicate that the Obers were living on a local farm, with "Harry" serving as foreman. By the 1940s, Mary Lopez owned the property as part of a large parcel of land on the north side of West Angela Street. She rented the home to Alfred and Marie Alameda. Alfred was a local barber (Pleasanton Assessor 1912, 1940s; US Census 1910, 1940).

Larger scale new residential development to the east abuts the rear property line. Vehicles access the new development via a new, wide driveway, formerly the property's side yard. The property's setting has been diminished and results in a loss of this aspect of integrity. The property has a high degree of integrity of design, materials, workmanship, and feeling, retaining its overall historic form, and door and window openings. 225 West Angela Street appears eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

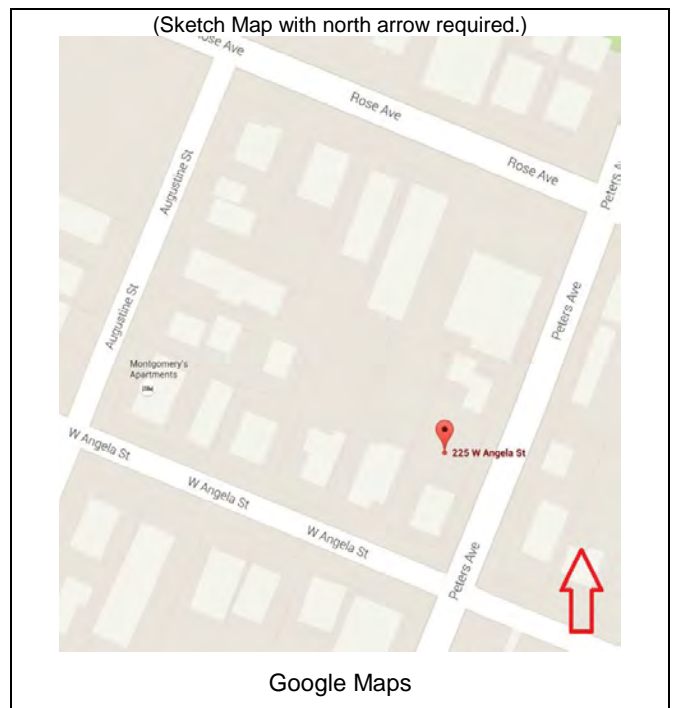
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 225 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

225 West Angela Street was constructed ca. 1910 according to Sanborn Map research; this lot was vacant on the 1907 Sanborn map for the area. Sanborn maps from 1929 and 1943 show that the property had a footprint consistent with the existing building, demonstrating no substantial changes since close to the period of construction.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      225 West Angela Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

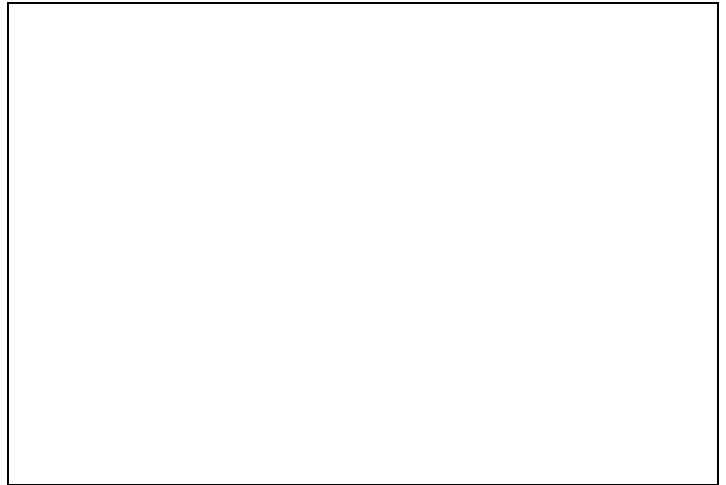
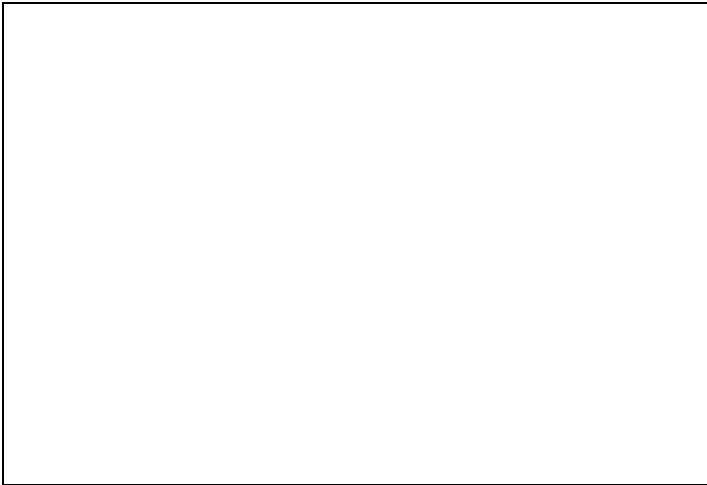
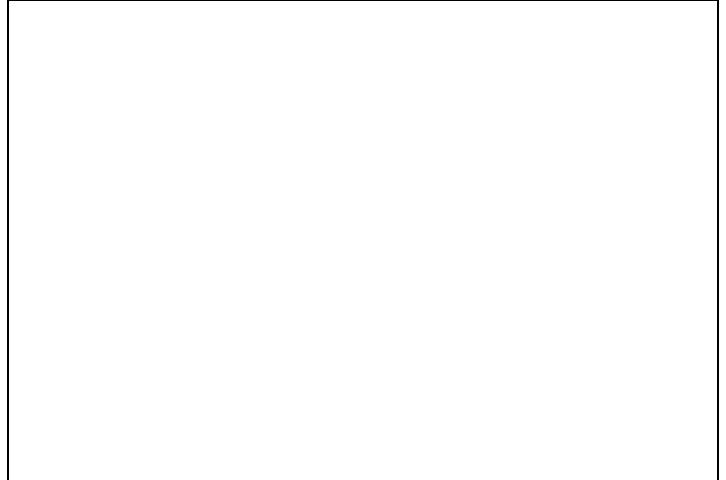
Date: April 2015

Continuation

Update



Looking NE from West Angela Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 239 West Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 239 West Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0152-014-00

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

239 West Angela consists of a single-story main block with a 2-story wing addition, and detached garage. The main block features:

- A gable roof and end gable orientation
- An partial-length frong porch on the main elevation with a brick pier and parapet wall and a wide east pier with a round, unglazed window opening
- An off-center main entrance with replacement front door
- Varying types of replacement windows, including colored glass, glass block, and greenhouse windows
- New roof material and skylights
- Brick and wood clapboard siding

The wing has a gable roof set and large, exterior brick chimney.

Landscape features include newer metal fencing with brick piers along the street frontage.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from W. Angela St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1923, City of Pleasanton

\*P7. Owner and Address:

Sandra J. Greenwood Tr.  
239 W Angela Street  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 239 West Angela Atreet  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

Residential Development: Early 20th c.

**\*B10. Significance: Theme:** Expansions and Additions **Area:** \_\_\_\_\_

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** End Gable Bungalow **Applicable Criteria:** \_\_\_\_\_

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

239 West Angela Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

Constructed in 1923, 239 West Angela was originally a modest, end gable bungalow. US Census records show that Manuel and Agnes Rose owned the property in 1930 and 1940. Manuel was a laborer doing odd jobs in 1930 and a gardener in 1940 (US Census 1930, 1940).

239 West Angela Street is not significantly associated with any historic events or persons in the history of Pleasanton. The house appears to have been originally constructed in a local vernacular form/style, but has been altered to such a degree that it no longer retains historic integrity. Because of substantial alterations, 239 West Angela does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 239 West Angela St.  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 239 West Angela was originally a 1-story, rectangular plan dwelling with end gable orientation and partial length front porch and maintained this form until at least 1943 (Sanborn Map Co. 1929, 1943). In 1982, owners constructed the 2-story wing addition, along with a new fireplace and chimney and new siding. In 1996, owners constructed the new 734 square-foot detached garage on the property, demolishing the earlier garage on the property (City of Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 239 West Angela St.  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

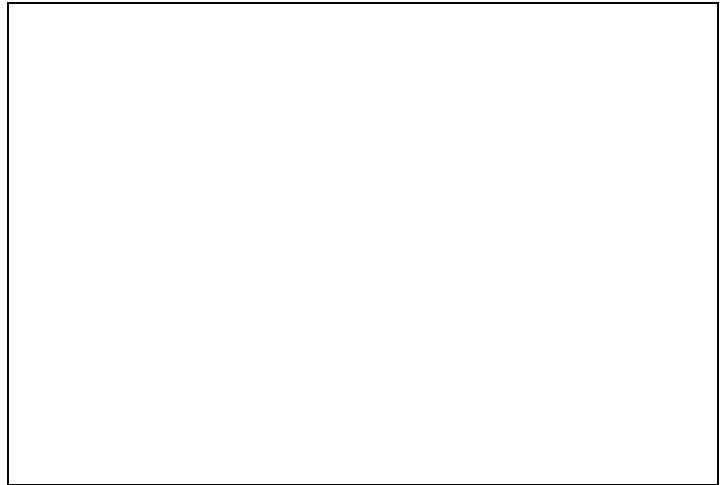
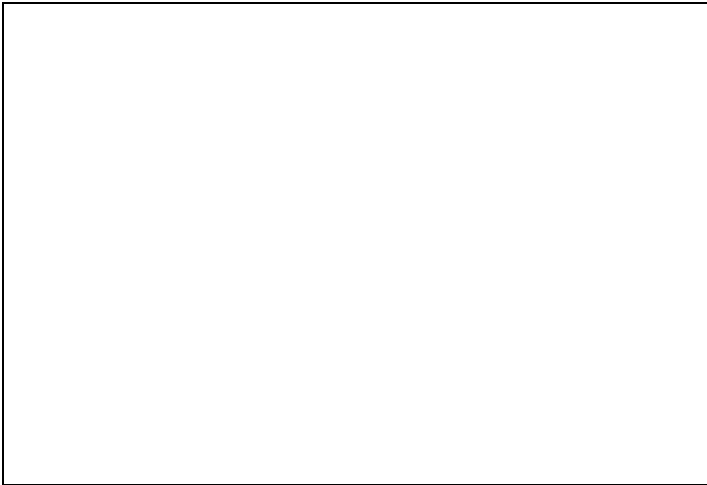
Update



Looking NE from West Angela St.



Looking NE at west elevation, showing wing addition



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or # (Assigned by recorder) 248 West Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 248 West Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0156-004-00

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

248 West Angela is a 2-story, single family dwelling featuring:

- A hipped roof
- Two-story, partial-length engaged porch on east end of main elevation; second story has original turned posts and spindle screen; newer balustrade and porch materials on first story
- Projecting bay window with pedimented gable and round vent on west end of main elevation
- Unit entrance on east end of first story elevation
- Door on east end of second story, accessing second level of porch
- Sliding door on first story of east elevation
- Semi-hexagonal bay window with hipped roof on east elevation
- Projecting tower with conical roof on SE corner
- Vinyl replacement windows
- Deck along rear of second story

(continued on page 3)

\*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.):



\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)

P5b. Description of Photo: (View, date, accession #)

Looking SW from W. Angela St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1902, City of Pleasanton

\*P7. Owner and Address:

Michael and Melissa Nelson  
248 W Angela St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

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

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 248 West Angela Street

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development: Early 20th c.  
Expansions and Additions Area: \_\_\_\_\_

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: \_\_\_\_\_

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

248 West Angela Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

248 West Angela was built in 1902. Pleasanton assessment records from 1912 list a C.L.D. Ryan as the property owner, but census records indicate he did not live in Pleasanton (Pleasanton Assessor 1912). By the 1930s, Giovanni "John" and Celeste Francisco owned the property, which at that time went through to Bernal Avenue to the south. John was a brickyard worker, likely at the local Remillard Brick Company. The Franciscos had a series of lodgers in the 1930s and 1940s, including Joe Arbin, a laborer doing odd jobs, and two older men, likely retired, John Olivera and Norty Smith (US Census 1930, 1940). The house had not been raised to two stories in this period.

248 West Angela Street is not significantly associated with any historic events or persons in the history of Pleasanton. The house appears to have been originally constructed in a local vernacular form/style, but has been altered to such a degree that it no longer retains historic integrity. 248 West Angela Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

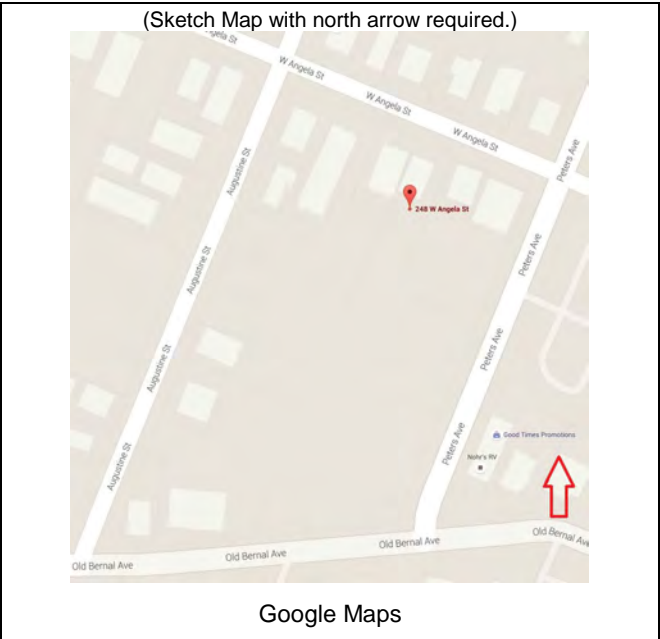
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 5

\*Resource Name or # 248 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Small eave brackets
- Asphalt roofing

Landscape features include:

- White picket fence along lot frontage
- Mature redwood tree in front yard

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 248 West Angela was raised to two stories sometime after 1943. Maps before this period show the property as a one-story dwelling with engaged, partial-length front porch and engaged, partial-length, rear porch (Sanborn 1907, 1929, 1943). In 1985, owners transformed the house into a bed and breakfast facility and divided the dwelling into 6 suites. The owners also constructed the rear deck at this time. In 2002, owners removed the wood shake roof and replaced it with asphalt roofing. In 2010 owners completed an interior remodel, replaced most windows and doors, and replaced the rear deck in order to convert the structure back to a single-family home. (Pleasanton Building Permits). According to the City, the exterior was also altered as part of that conversion: a front staircase to a second floor balcony was removed and the locations of the window and door behind the front balcony were exchanged.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 5

\*Resource Name or # 248 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

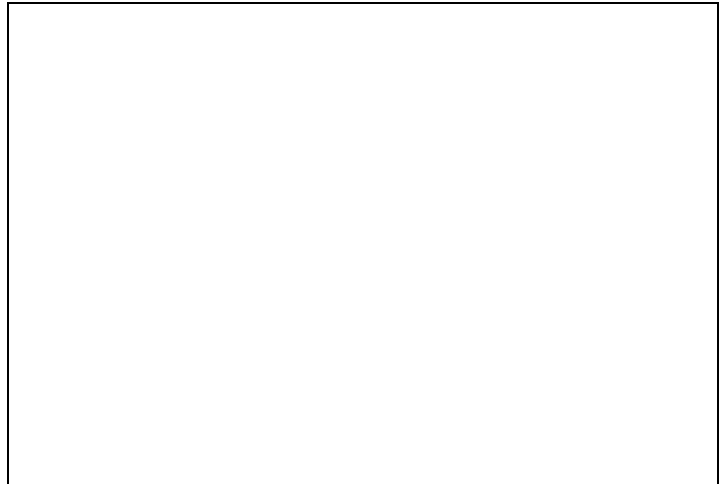
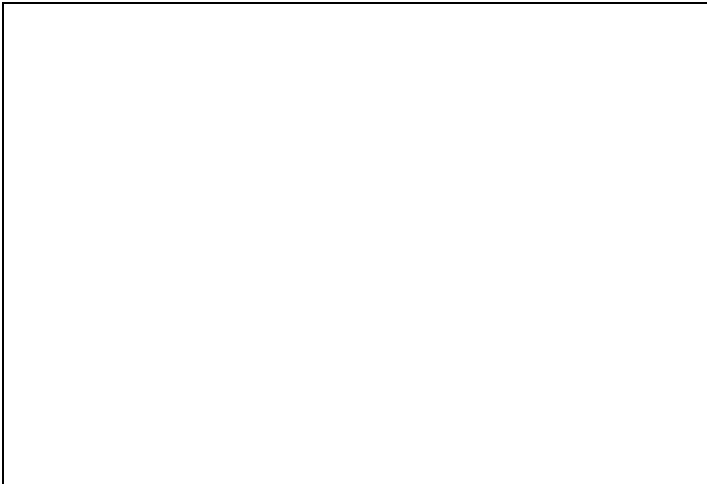
Update



Looking SE from West Angela St.



Photo dated 2008 during operation as a bed and breakfast.



# CONTINUATION SHEET

Page 5 of 5

\*Resource Name or #            248 West Angela Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 257 West Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 257 West Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0152-015-00

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

257 West Angela Street is a one-story, rectangular-plan dwelling, rear ell with connected outbuilding, and a newer wing addition. The historic main block features:

- A raised basement story
- Hipped roof with asphalt roofing
- An engaged, partial length front porch on the east end of the main elevation with column supports, solid parapet wall, and concrete deck, concrete steps, and metal handrails
- A main entry with a replacement door
- Shallow bay window on east elevation
- Wood 1/1 double-hung sash
- Narrow wood clapboard siding
- Exterior stovepipe on east elevation

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from W. Angela St.

January 2015

\*P6. Date Constructed/Age and Sources:

Historic

Prehistoric  Both

1905, City of Pleasanton

Btn.1907 and 1929, Sanborn Map Co.

\*P7. Owner and Address:

Paul V. Harris

257 W Angela St

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 257 West Angela Street  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

Residential Development: Early 20th c.

**\*B10. Significance: Theme:** Expansions and Additions **Area:** \_\_\_\_\_

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Queen Anne Cottage **Applicable Criteria:** 3/C

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

257 West Angela Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

257 West Angela appears to have been a rental property for most of its early history. Pleasanton assessment records from 1912 indicate that J.P. Rosa owned the property; Rosa lived nearby on Rose Avenue and worked as a barber. Census records from 1930 show that Henry and Myrtle Lanini rented the property. Lanini ran one of the automobile repair garages in town and is listed as a mechanic (US Census 1930, Trimmingham, 19). In 1940, Carlo and Emma Buonlamperti rented the house. Carlo was a delivery driver for the Pleasanton French Bakery and was known around town as "Charley the Frenchman" (US Census 1940, Trimmingham, 13).

The property retains a high degree of integrity of design, materials, workmanship, and feeling, retaining its historic expression, door and window openings, simplified ornament, and siding. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 257 West Angela appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

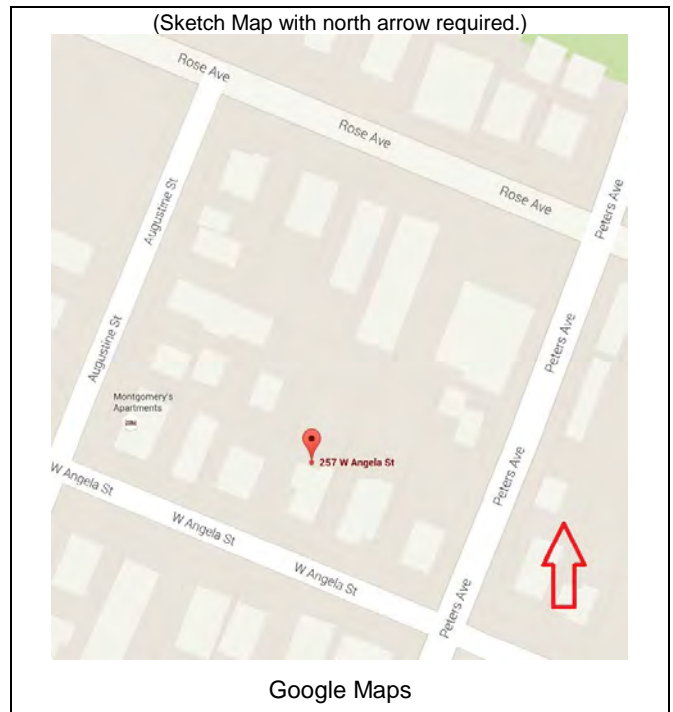
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 257 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**\*P3a. Description** (continued from page 1)

The offset rear ell has similar materials and finishes.

The wing addition on the west elevation features:

- Gable roof with exposed rafter tails
- Wood double-hung and aluminum sliding sash
- Wood clapboard siding similar to the main block

Landscape features include:

Wood picket fence along lot frontage

**B6. Construction History** (continued from page 2)

Sanborn maps indicate that 257 West Angela was built after 1907. Later maps indicate that the property was originally a one-story dwelling with partial-length, engaged front porch and a rear ell (Sanborn 1929, 1940). City of Pleasanton building permits do not reflect the wing addition on the west elevation, which may indicate construction before ca. 1960.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      257 West Angela Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

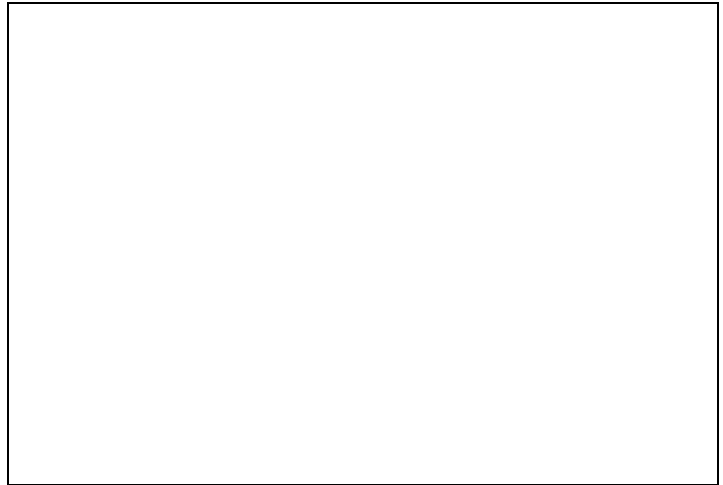
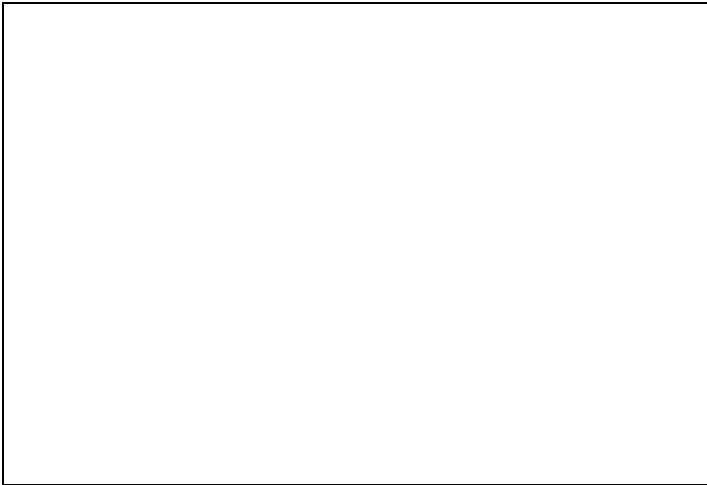
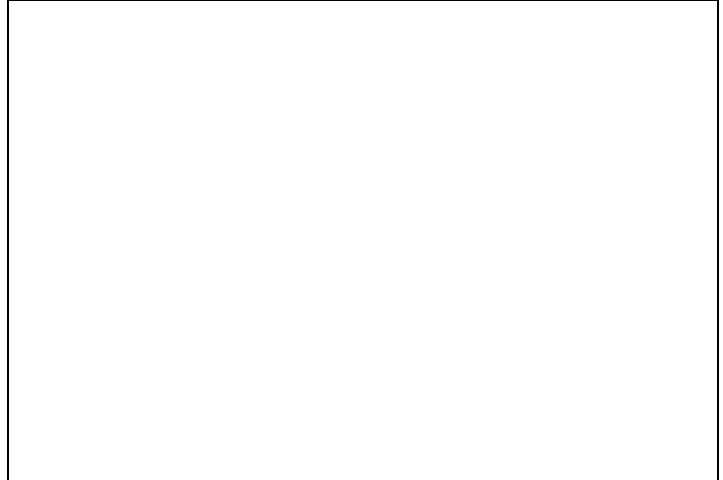
Date: April 2015

Continuation

Update



Looking NW from W. Angela St.





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 262 West Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 262 West Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0156-003-00

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

262 West Angela is a one-story-over basement dwelling with a long, rectangular plan. The property consists of a historic main block and 1987 rear extension. The historic main block features:

- Hipped roof with asphalt shingle sheathing
- Gable dormers
- Engaged, partial length porch with turned balustrade and posts and spindle screen, concrete steps and metal railings
- Historic glazed wood entry door
- Cut-away bay window on west end of main elevation with brackets, decorative molded wall surfaces, pedimented gable with vent
- Wood double-hung sash windows
- Small, rectangular leaded glass window on west elevation
- Plain molded window and door surrounds with bulls eye corner blocks and molded stops under the sills

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking south from W. Angela  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1898, City of Pleasanton

\*P7. Owner and Address:

Joan A. Cordtz Tr.  
262 W Angela St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage; fence

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development: Early 20th c. Expansions and Additions Area: \_\_\_\_\_

Property  
Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

262 West Angela Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

The original owner or builder of 262 West Angela is unknown. Pleasanton assessment records show that a Juanita Biddle owned the property in 1912, but no Juanita Biddle is listed as living in Pleasanton in the 1910 or 1920 censuses (US Census 1910, 1920; Pleasanton Assessor 1912. By the 1930s, the Regalia Family owned the property. Maris Regalia worked as a burner in a local brickyard. His son, Ambrose worked as a clerk in a local grocery store after graduating high school, and was the first resident of Pleasanton to be killed in action in World War II (US Census 1910, 1930, 1940; Trimmingham 3).

The property has a high degree of integrity of design, materials, workmanship, and feeling, retaining its overall historic form, door and window openings, ornament, and cladding. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 262 West Angela appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

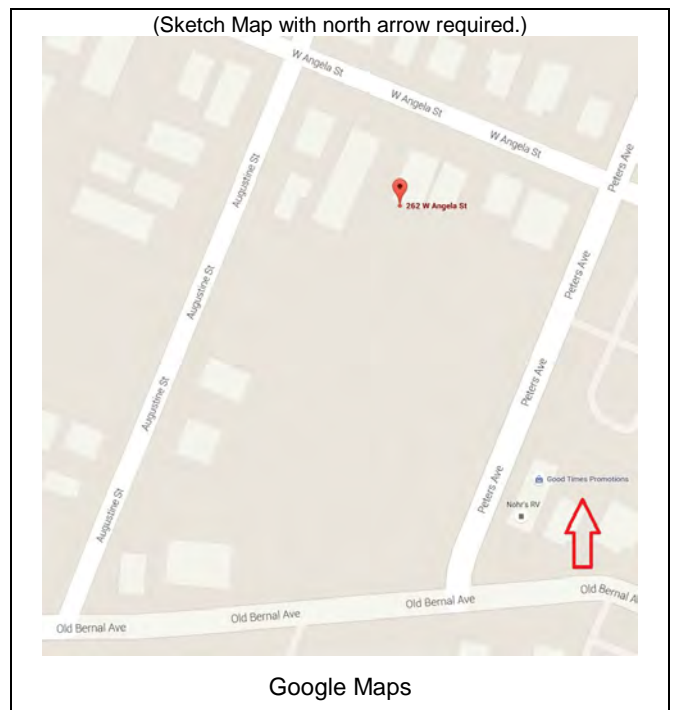
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 262 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The rear extension features:

- Squared bay window with gable roof and fanlight on east elevation
- Bay window with pent roof on west elevation
- Tower on SE corner with conical roof

Both portions of the building feature:

- Concrete foundation
- Wide flush board siding

The single-story detached garage is brick with a gable roof and glazed double-leaf garage doors.

Landscape features include a picket fence with posts with pendant finials along lot frontage and a cobbled paved driveway along the west elevation of the house.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that the form of the main block of 262 W. Angela has remained consistent since the early 20<sup>th</sup> century. Sanborn maps from 1907 on show that the house had a small extension on the west side of the rear elevation and a detached garage on the property (Sanborn 1907, 1929, 1943). Later owners raised the foundation level in 1976, and constructed a one-story rear addition on the main block, replacing the original extension in 1987. This addition begins at the location of the bay window on the east elevation. Owners demolished the original garage/carriage house on the property in 1984 to construct a breakfast room for the bed and breakfast operation in 248 and 262 W. Angela.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 262 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

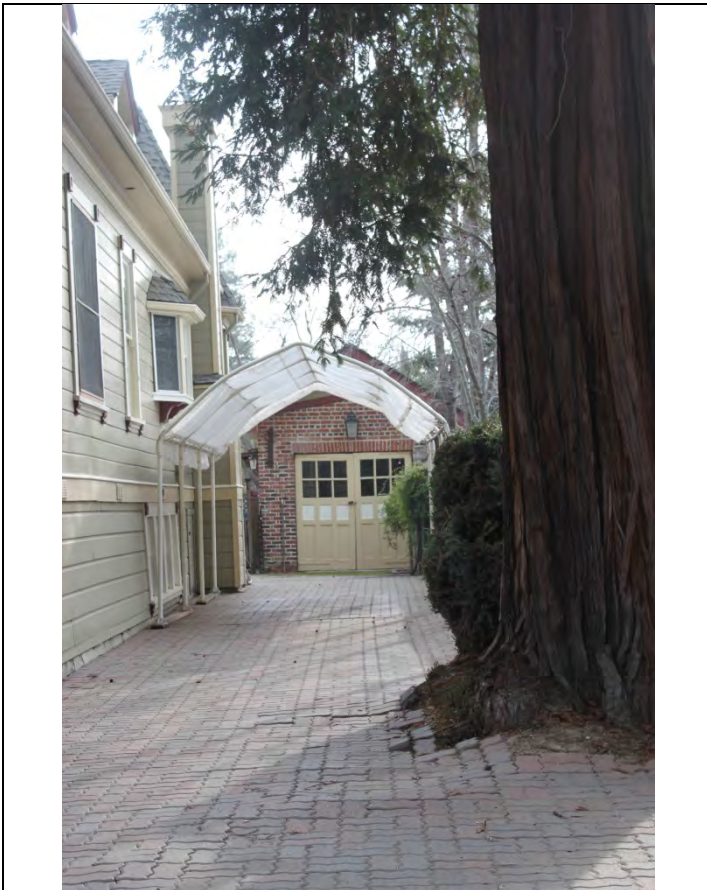
Update



Looking SW from W. Angela St.



Looking SE from W. Angela St.



Looking S from W. Angela St.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 269 West Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 269 West Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0152-016-00

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

269 West Angela Street is a single-story dwelling with a rectangular, bungalow plan. The property features:

- Hipped roof with deeply projecting eaves and asphalt shingle sheathing
- Shallow semi-hexagonal bay window included under the roofline on west end of main elevation
- Projecting gable section on east end of elevation, including entry porch and newer bay window and decorative, glazed window in wall below gable, and stepped brackets with beveled ends
- Centered entry porch with square post supports topped with large cross-post capitals and stepped parapet walls along entry steps
- Historic glazed and molded main entry door
- Replacement 1/1 double hung sash or aluminum sliding sash windows
- Small applied wood shutters and corner block moldings on west elevation window openings, added later
- Wood shingle wall cladding

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from W. Angela St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:  
Jeffrey and Marika Cordtz  
269 W Angela St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Jackson House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage converted to living space; fence along lot line

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

Residential Development: Early 20th c.

\*B10. Significance: Theme: Expansions and Additions Area: \_\_\_\_\_

Property  
Period of Significance: \_\_\_\_\_ Type: Bungalow Applicable Criteria: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

269 West Angela Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

According to Pleasanton property assessment records from the 1910s, an S. Jackson owned this parcel (Pleasanton 1912. Census and assessment records from the following decades indicate that Samuel and Lillie Jackson owned and lived on this property from the 1910s through the 1940s. During that period, Samuel Jackson worked as a local plumber and an orchardist for the City of San Francisco (Pleasanton 1940, US Census 1910, 1920, 1930, 1940).

Because of substantial alterations, additions, and applied ornament, 269 West Angela Street does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 269 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**P3a. Description** (continued from page 1)

The detached garage is minimally visible from the street, but has a gable roof and windows set in the original bay opening. The garage is now in use as living or other work space.

Landscape features include a picket fence along lot frontage, paved drive, and plank fencing at rear of drive offering privacy to the former detached garage.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 269 West Angela was historically a single-story dwelling with an engaged, partial length front porch on the east end of the main elevation, opposite a bay window. The rear elevation had a small, engaged porch on the NW corner. Since the 1940s, it appears that the entry porch has been partially filled in and fitted with a modern bay window. The rear porch also appears to have been incorporated into living space. Most decorative elements on the building also appear recent.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      269 West Angela Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

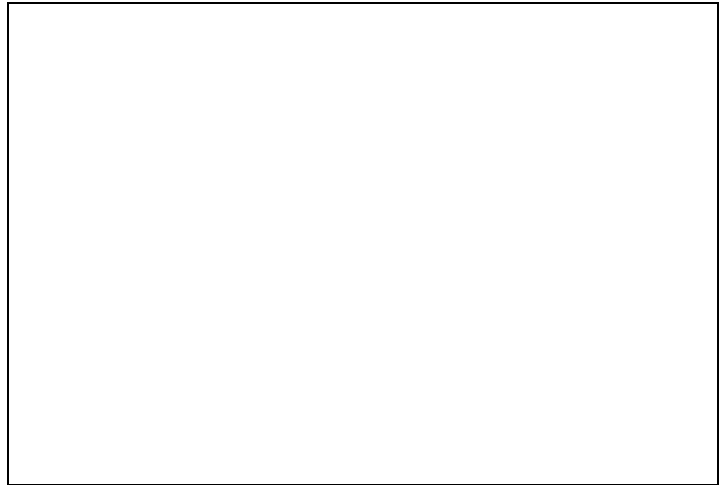
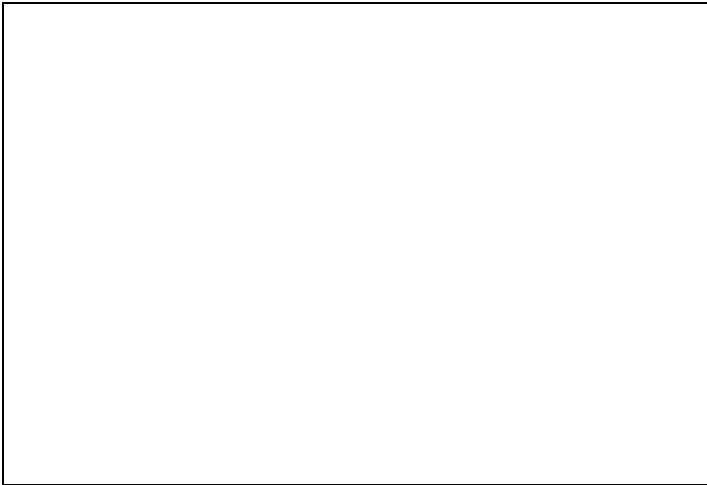
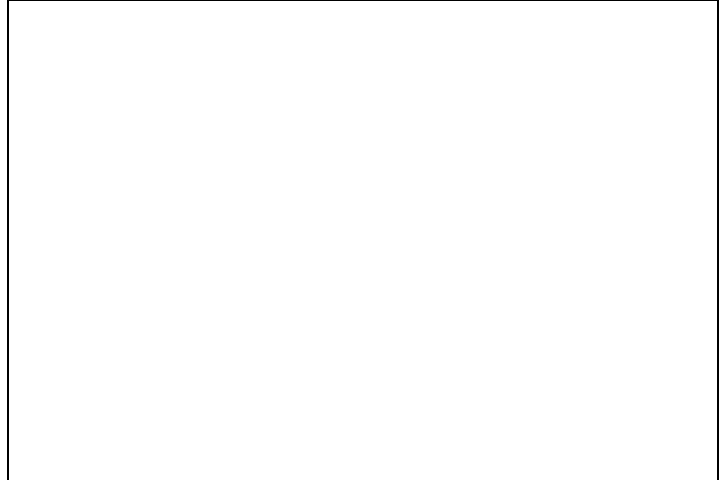
Date: April 2015

Continuation

Update



Looking N from W. Angela





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 290 West Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 290 West Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0156-001-01

Southeast corner of West Angela and Augustine Sts.

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

290 West Angela Street is a one-story dwelling with an end gable bungalow plan and form set on a raised basement story. The property features:

- A centered entry with historic, glazed wood door
- Engaged, partial length entry porch on the east end of the main elevation with column supports, parapet walls, and wood stairs and railings.
- Three-part picture window on west end of main elevation
- Double-hung wood windows, aluminum sliding windows, and vinyl awning windows
- PermaStone cladding on raised basement story
- Braces under eaves on roofline of main (north) and rear (south) elevations
- Small gable projecting section on west end of rear elevation fitted with three, divided awning sash
- Rear stair landing and entry porch with flat roof; squared wood posts; wood balustrade, stairs, and handrails; and exposed eave brackets

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from W. Angela  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1900, City of Pleasanton

Btn 1907 and 1929, Sanborn Maps

\*P7. Owner and Address:

Merle and Darlene Philippe

290 W Angela St

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. **Architectural Style** \_\_\_\_\_

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. **Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. **Significance:** Theme: Residential Development: Early 20th c. Expansions and Additions Area: \_\_\_\_\_

**Property**  
Period of Significance: \_\_\_\_\_ Type: Bungalow Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

290 West Angela Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20<sup>th</sup> century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

Constructed sometime between 1907 and 1929, 290 West Angela was occupied by the DeGiulio Family for much of the early 20<sup>th</sup> century. Sebastian DeGiulio, a widowed gravel pit laborer and blacksmith born in Italy rented the property in 1930. By 1940, Sebastian had purchased the property and remarried. He and his wife Lena lived in the house with his son, a stepson, and Lena's parents.

The property exhibits a high degree of integrity of design, materials, workmanship, and feeling, retaining its overall historic form, door and window openings, simplified ornament, and cladding. 290 West Angela Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

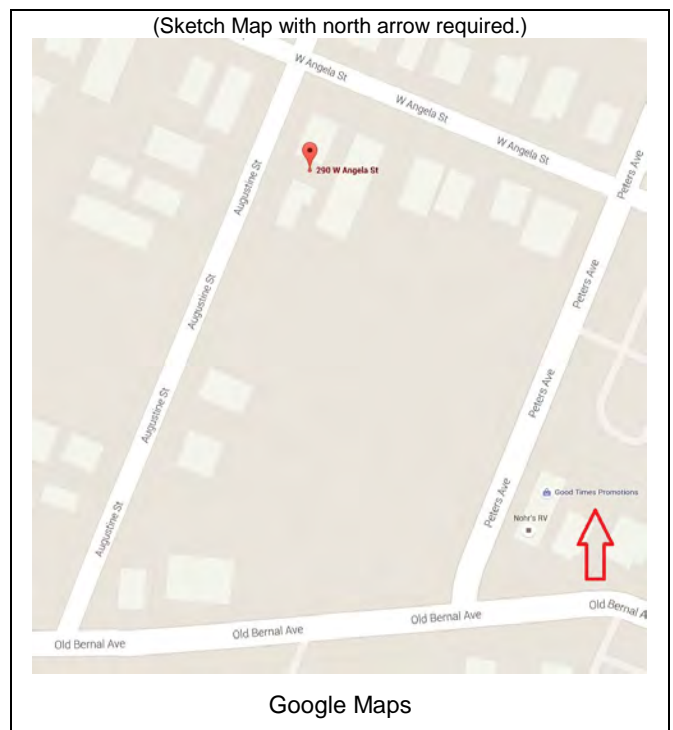
\*B12. **References:** See page 3

B13. Remarks: \_\_\_\_\_

\*B14. **Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 290 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Small projecting basement entry with gable roof set in basement story on rear (south) elevation with newer wood paneled door
- Wood clapboard siding
- Asphalt roof sheathing

The property includes a detached outbuilding with three bay entrances and a pedestrian entrance. The building has a cross-gable roof, flush board siding, and wood overhead and pedestrian doors.

**B6. Construction History** (continued from page 2)

Sanborn map and Pleasanton building permit research reveal very little change in form to 290 West Angela over the past 80 years. Sanborn maps from 1929 and 1943 show a one-story-over-basement dwelling with a partial length engaged front porch and small rear shed addition (Sanborns 1929, 1943; Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 290 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Main (north) elevation, looking S from W. Angela St.



Looking SE from W. Angela St.



Rear (south) elevation, looking NE from Augustine St.



Outbuilding, looking E from Augustine St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 324 West Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 324 West Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0155-003-02

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

324 West Angela Street is a heavily altered, single-story, bungalow form dwelling with a hipped roof. The property features:

- Partial-length front porch with square posts and balustrade (all new materials)
- Off-center entry fitted with a new, glazed wood door
- A single ribbon window on the front elevation
- New wood product clapboard siding
- Vinyl slider and double-hung replacement window sash

Sanborn map research indicates that the property has not changed in form since the late 1920s, but the property has had substantial materials replacement and alteration of some window openings.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from W. Angela St.  
January 2015

\*P6. Date Constructed/Age and

Sources:  Historic  
 Prehistoric  Both

1900, City of Pleasanton  
Btn 1907 and 1929, Sanborn maps

\*P7. Owner and Address:

Ronald and Karen Juarez  
234 W Angela St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: In-ground swimming pool (1984)

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20th c. Expansions and Additions

Property Type: Bungalow Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

324 West Angela Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

324 West Angela Street appears to have been an income/rental property since its construction in the first quarter of the twentieth century. In 1912, Pleasanton assessment records show that Mary DeFreitas, Manual DeFreitas, Annie Nolan, and Francis Greenwood owned this parcel as part of a set of three lots on the corner of West Angela and Augustine streets (Pleasanton 1912). In the early 1940s, another group consisting of Mariana Rose, Antonio Leal, John Leal, Mary Amaral, I. Pimentel, and Amelia Silva owned this corner (Pleasanton 1940). The only renters research identified in US Census listings were Anton and Josephine Marty in 1940. Anton Marty was born in Switzerland and worked as a milker in a local dairy (US Census 1940).

324 East Angela Street was an example of modest, bungalow form worker housing in Pleasanton from the early 20<sup>th</sup> century, but has been altered to such a degree that it no longer retains historic integrity. The property is not significantly associated with any known persons who were significant in the history of Pleasanton. 324 East Angela Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

\*Resource Name or # 324 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

According to Sanborn maps, 324 West Angela Street was constructed sometime between 1907 and 1929 (Sanborn 1907, 1929). The house has changed little in overall form since 1929. That year, the house was a single-story dwelling with rectangular plan; engaged, partial-length front porch; and several small outbuildings including a carriage barn at rear of lot (Sanborn 1929). In 1943, the house had the same form, though the carriage barn was now noted as a "dilapidated" two-story garage (Sanborn 1943). City of Pleasanton building permit records note that there were extensive repairs after a fire in 1974. Owners installed an in-ground swimming pool on the property in 1984 and resided the property in 2007 (City of Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA..

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 360 West Angela

P1. Other Identifier: 362 West Angela Street

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 360 West Angela City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0155-002-00

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

360 West Angela is a heavily altered property composed of a single-story, side gable, historic main block and a series of additions extending from the rear elevation. The main block features:

- Full-length front porch with gable roof set perpendicular to the ridge line of the main block, plain column supports, squared balustrade
- Off-center main entrance with modern door and historic transom light
- Attached garage with shed roof set on the west elevation, fitted with a rolling overhead door
- 1/1, double-hung vinyl sash windows
- Wood product clapboard siding and some remnant asbestos shingles in west gable end
- Asphalt shingle roof sheathing

Additions include:

- 1.5-story offset ell with gable roof and siding and finish materials similar to the main block

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from W. Angela St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1895, City of Pleasanton

\*P7. Owner and Address:

Dorothy Torre and John Rawling  
1320 Golf Terrace Dr  
Tallahassee, FL 32301

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Joseph and Rita Sanchez House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Residential Development Area: Post Railroad Subdivision and Development

**Property**

Period of Significance: \_\_\_\_\_ Type: Vernacular, Side Gable Applicable Criteria: \_\_\_\_\_

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

360 West Angela Street was part of a pattern of residential development in Pleasanton after the arrival of the Central Pacific Railroad in the 1860s. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement). This property predates these divisions, but is integrated into the later development pattern.

The earliest documented owners of the property were Joseph and Rita Sanchez (Pleasanton 1912). The Sanchez Family owned the property through the 1940s (US Census 1940, Pleasanton 1940). Joseph Sanchez was a railroad worker, and after his wife's death and his retirement in the 1920s, lived at the property with his divorced son-in-law, Ed Lyster, a dairy laborer, and his grandson. Joseph and Rita Sanchez were both born in the Azores and immigrated to the US in the late 1880s (US Census 1910, 1920, 1930, 1940).

360 West Angela Street is an example of the modest, one or one-and-a-half-story side gable vernacular wood-frame, housing forms common in the period in Pleasanton. The property is not significantly associated with any historic events or persons in the history of Pleasanton and has been altered to such a degree that it no longer retains historic integrity. 360 West Angela Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

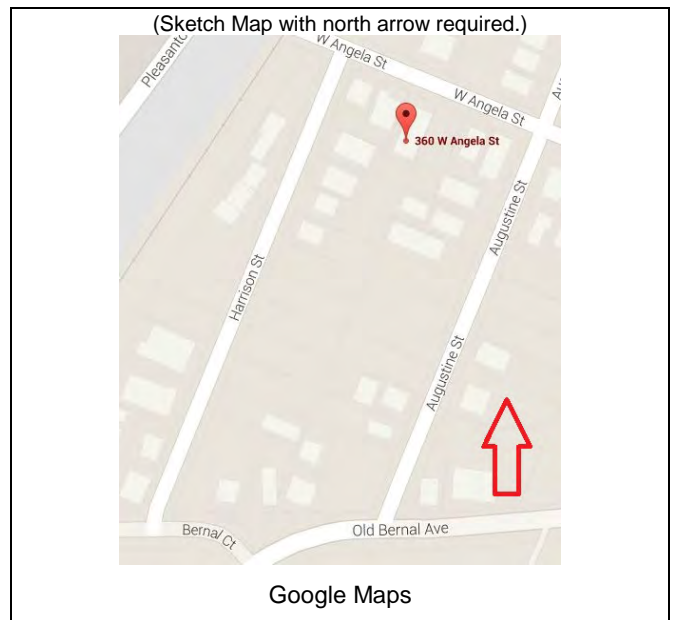
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

\*Resource Name or # 360 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

\*P3a. Description (continued from page 1)

- 2-story extension of the ell with gable roof, open first story on the rear elevation, and finish materials similar to the main block

The current appearance of the property dates to 1999, when owners constructed the 2,605 square foot addition onto the existing 752 square foot dwelling. Owners also completely replaced and reconfigured the porch and re-sheathed the historic portion of the house at this time, replacing earlier stucco cladding (ca. 1958) with wood product siding (City of Pleasanton Building Permits).

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 360 West Angela consisted of a single-story, side gable dwelling with full length front porch, and ell addition in 1907. By the late 1920s, the property had a small shed addition on the east elevation and an engaged porch on the west elevation. City of Pleasanton building permits indicate that later owner Pete Ortez stuccoed the building and remodeled the front porch in 1958. Owner Juanita Negron also remodeled the front porch in 1965. In 1999, owners constructed a 2,605 square-foot addition to the existing 752 square-foot house (City of Pleasanton).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA..

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 367 West Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 367 West Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0153-005-00

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

367 West Angela Street is a single-story dwelling composed of a side gable main block with ell and a series of single-story rear additions. The main block features:

- A projecting section on the west side of the main block with a clipped gable roof and three-part, vinyl picture window
- The main entrance set in the side (east) elevation of the projecting section, fitted with a divided, glazed wood door
- Double-hung vinyl replacement windows
- Wood, channeled board siding
- Exterior brick chimney on west elevation
- Asphalt shingle roofing
- Carport connected to the east elevation

The rear ell and additions are minimally visible from the street. The ell has a gable roof and extends from the center of the rear elevation. An addition with flat roof and exposed rafter ends is set in the NW intersection of the ell and main block. Another structure,

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from W. Angela St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1895, City of Pleasanton

\*P7. Owner and Address:

Brian and Sue Williams  
367 W Angela St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: \_\_\_\_\_ Area: \_\_\_\_\_

Period of Significance: \_\_\_\_\_ Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

367 West Angela Street was part of a pattern of increased residential expansion in Pleasanton around 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

The earliest known owners of the property were William and Catherine Martin in 1912, who lived nearby (Pleasanton 1912). Martin is listed in the 1920 census as relying on his "own income," indicating perhaps the family was living on investments and investment property. By the 1930s, Paula Garibaldi, a widow, owned the property. She lived there with her son, Ralph, a local mechanic, and her daughter, Freda (US Census 1930, 1940). Ralph ran the G&L Garage in Pleasanton with Henry Lanini (Trimingham, 19). Freda later worked as a bookkeeper and owned the house until at least 1958 (US Census 1940, City of Pleasanton Building Permits).

367 East Angela Street is not significantly associated with any historic events or persons in the history of Pleasanton. The house appears to have been originally constructed in a local vernacular form/style, and the Garibaldid family later updated it with some modest Tudor Revival forms. However, the property does not exemplify a type, period, or method of construction. Because of substantial alterations, 367 East Angela Street does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

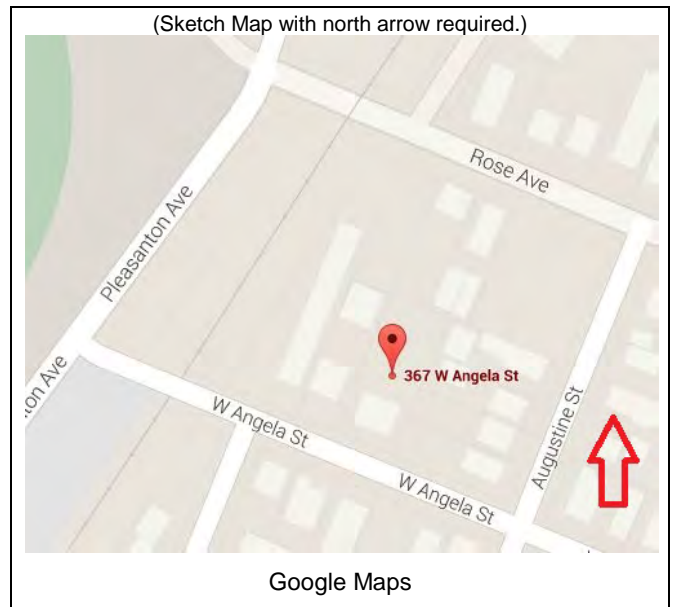
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 367 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

possibly a screen house, extends from the east elevation of the rear ell.

Landscape features include a brick wall enclosing the immediate door yard and fitted with a picket gate.

367 West Angela is a heavily altered property reflecting several eras of construction. See Construction History on page 3 of the BSO form for further details.

**B6. Construction History** (continued from page 2)

367 West Angela was originally constructed as a single story dwelling with an ell, full length front porch and ell porch. Sometime between 1929 and 1943, the Garibaldi Family altered the property by building an addition onto the west elevation, which includes the projecting clipped gable section and single-story addition with flat roof (Sanborn 1907, 1929, 1943). Later owners added the carport and rear screen house. The window replacement dates to 2002 (City of Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      367 West Angela Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

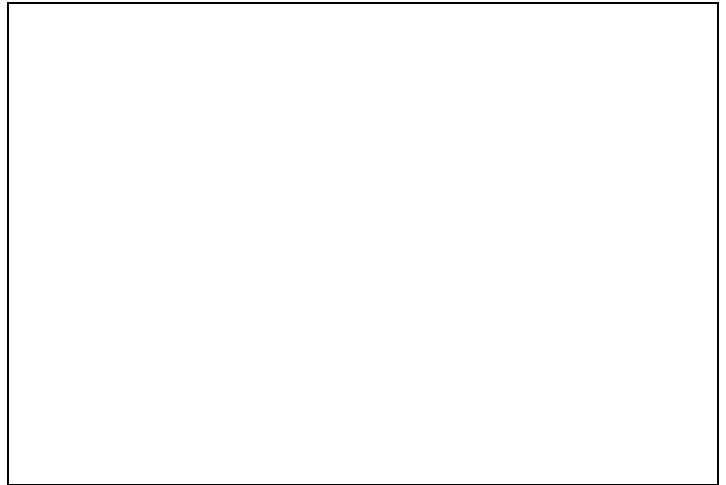
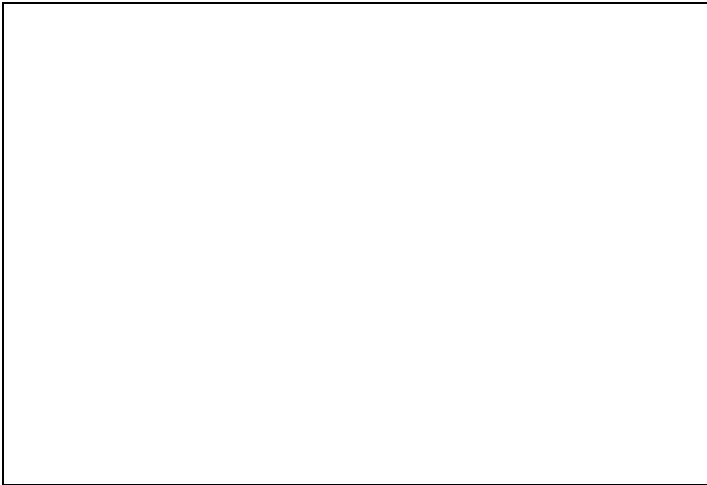
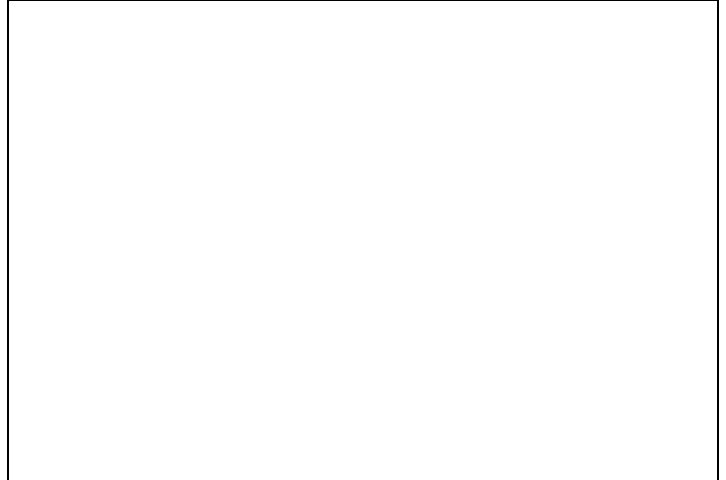
Date: April 2015

Continuation

Update



Looking NE from W. Angela, showing single-story addition



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 392 West Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 392 West Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0155-001-03; SE corner of West Angela and Harrison Sts.

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

392 West Angela Street is a single-story dwelling with a rectangular plan and end gable orientation. The property features:

- Off-center main entry
- Wrap around porch on north, west, and south elevations; open sections have square post supports; portions of the porch on the west elevation and all of the porch area on the south elevation are enclosed and have continuous vinyl and wood awning sash set at the eave line.
- Exterior chimney on the rear (south) elevation
- Exposed rafter tails at the roofline on the east elevation
- Vinyl and aluminum slider and double hung windows

The property also includes a detached, two-car garage south of the house, accessible from Harrison St. The garage has a hipped roof, exposed rafter tails, and a wide, metal, overhead door.

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from W. Angela St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1900, City of Pleasanton

Btn 1907 and 1929, Sanborn maps

\*P7. Owner and Address:  
Wanda Aldrich, Tr and  
Heirs of Estate of Lucy Hedwig  
381 Rose Ave, Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page # \_\_\_\_\_

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Vernacular, end  
Period of Significance: \_\_\_\_\_ Type: gable/bungalow plan Applicable Criteria: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

392 West Angela was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

392 West Angela appears to have been a rental property owned by the Goularte Family, farmers who lived outside of the downtown. In 1912, Pleasanton assessment records list Antone Goularte (or Goulart) as the property owner; his presumed heirs Jose Goulart and Faria Goulart owned the property in the early 1940s (Pleasanton 1912, 1940; US Census 1910, 1920). The only identified renters of the property were the McCoy Family in 1940. Michael McCoy was unemployed at that time, and lived with his wife Phoebe and their seven children in the house. Son Larry was a truck driver for a local reforestation project, possibly associated with New Deal programs (US Census 1940).

392 West Angela Street is a common example of an end-gable, vernacular form dwelling with a bungalow plan interior. However, the property is not significantly associated with any historic events or persons in the history of Pleasanton. The house also appears to have been altered to such a degree that it no longer retains historic integrity. 392 West Angela Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            392 West Angela Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

### P3a. Description (continued from page 1)

392 West Angela has changed little in form since the late 1920s according to Sanborn map research, but has had significant material alterations. The property does not retain any original decorative features and no longer exemplifies a type, period, or method of construction.

### References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 392 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

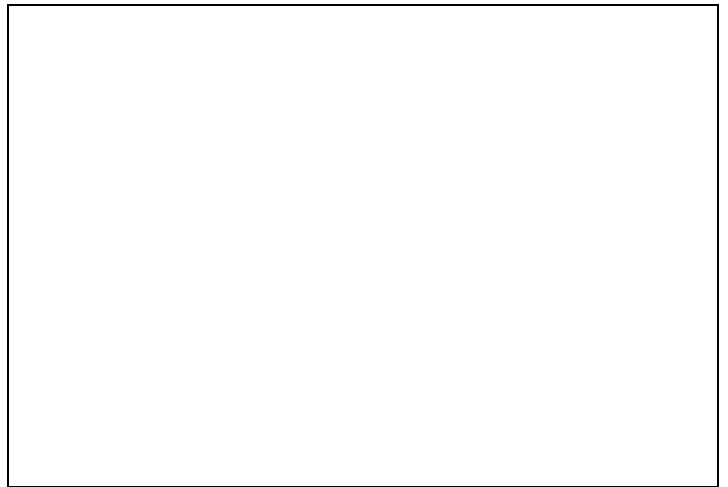
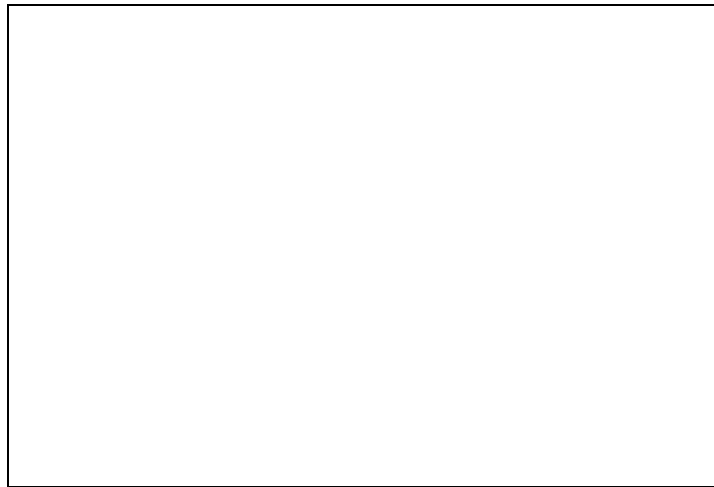
Date: April 2015

Continuation

Update



Looking NE from Harrison Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 393 West Angela Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 393 West Angela Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0153-006-00

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

393 West Angela is a single-story dwelling composed of a side-gable main block and intersecting end gable section and ell. Another porch, not visible from the street, is set in the intersection of the main block and transverse section. The main block features:

- A full-length front porch with new, column supports and metal railings
- An off-center entrance fitted with a new, glazed wood door

All portions of the building feature:

- 1/1 double-hung vinyl or aluminum sliding window sash
- Stucco cladding
- Asphalt shingle roof sheathing

The dwelling shares its lot with a detached dwelling in the rear (395 West Angela). A picket fence lines the lot frontage.

393 West Angela is typical of the modest rental housing common along the Western Pacific Railroad line in Pleasanton in the early 20<sup>th</sup> century. Sanborn map research shows that the property has retained most of its form since the early 20<sup>th</sup> century, however the property has had substantial material alterations.

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from W. Angela St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1907, City of Pleasanton

\*P7. Owner and Address:

Shalini Venkataraman and  
Kwabena O. Asante  
393 W Angela St, Pleasanton, CA  
94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Rear dwelling unit

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Vernacular, L-shaped plan Applicable Criteria: \_\_\_\_\_

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

393 West Angela Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

393 West Angela was constructed in 1907, likely by its first owners, Logan and Annie Colestock (Pleasanton 1912). Logan Colestock was a local dentist with his own office. He and his wife shared this property with their three children and rented out an additional property on the site (now demolished) to two adult boarders, one of whom had two of his own children. The boarders worked in a local general store and trained race horses at the race track (US Census 1910). The Colestocks had left Pleasanton by 1920, but retained ownership of the property into the 1940s. Later renters included Abbie Walker, a widow and town librarian, and her sister, Carrie Ward, a saleslady in a local general merchandise store. Later in the 20<sup>th</sup> century, owners split the property into two units (Pleasanton Building Permits).

393 West Angela Street is a common example of an L-plan, vernacular form dwelling. However, the property is not significantly associated with any historic events or persons in the history of Pleasanton. The house also appears to have been altered to such a degree that it no longer retains historic integrity. 393 West Angela does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

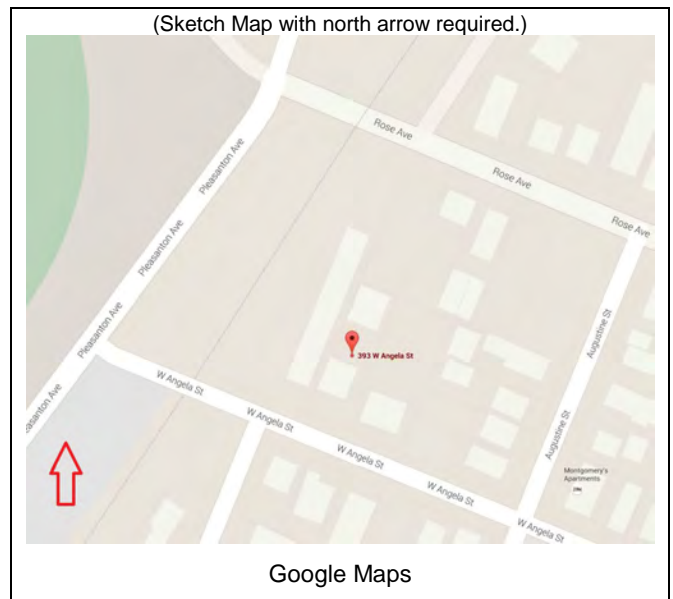
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 393 West Angela Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 393 West Angela was originally constructed with an L-shaped plan with a partial-length front porch. The property also included an additional single-story dwelling with long, rectangular plan and small barn at the rear of lot (Sanborn 1907). By 1929, the property had changed little, though the auxiliary dwelling unit was no longer used as a residence (Sanborn 1929, 1943). Sometime before 1995, owners subdivided the house into two units. The owner in the mid-1990s returned the house to one unit. In 2007, owners added a deck at the front of the house (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA..

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      393 West Angela Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

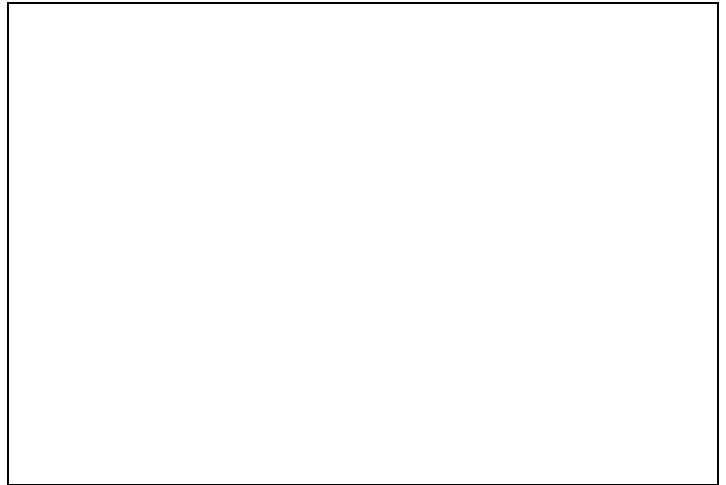
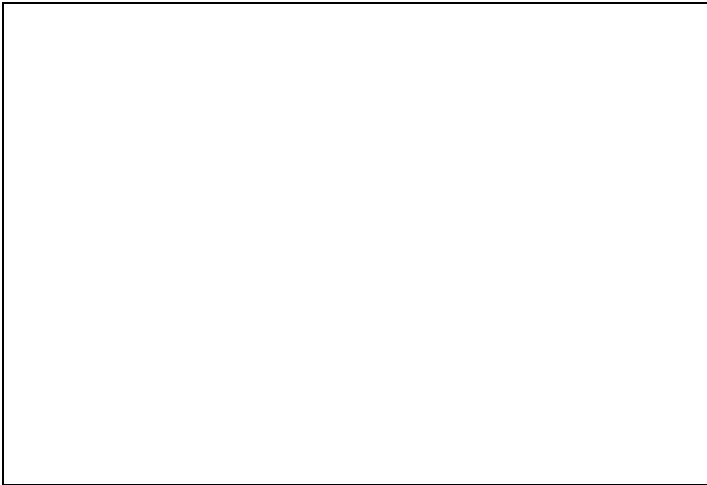
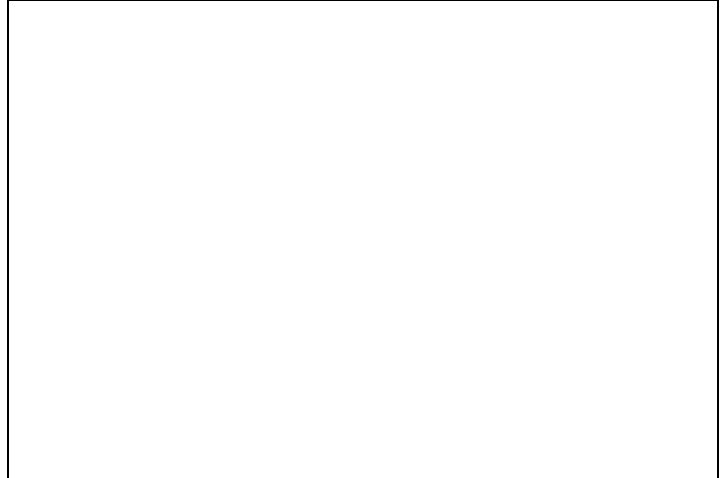
Date: April 2015

Continuation

Update



Looking N from W. Angela Street, showing 395 West Angela



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4549 Augustine Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4549 Augustine Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0153-002-00

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

4549 Augustine Street is a 1-story dwelling with a side gable main block, low-pitched front-facing gable, ell, and attached garage. The main block features:

- An engaged, corner porch with lattice work supports and scalloped eave board on main elevation
- Principal entry on north side of projecting gable
- Original beaded edge siding on front (east) and north elevations
- Original vertical siding in front and side gable wall planes
- Fixed divided picture window and high-set, octagonal window on projecting gable section
- 1/1 double-hung aluminum windows on secondary elevations
- Exterior brick chimney on south elevation.
- Alterations: replacement door with exterior metal security door, vertical siding on south elevation.

The rear ell features:

- Sliding aluminum window sash

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Augustine St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1940, City of Pleasanton

\*P7. Owner and Address:

John W. Clark et al  
4549 Augustine Way  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

- Intensive
- Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013.

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Two-story duplex residential unit at rear of lot, built 1980.

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20th c. Expansions and Additions

Property  
Period of Significance: \_\_\_\_\_ Type: Minimal Traditional Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4549 Augustine St. was a late addition in a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement). The first likely owners of this property were Thomas and Bertha Gillis (Pleasanton Assessor 1940).

4549 Augustine St. is a well-preserved example of Minimal Traditional residential design in Pleasanton. The dwelling has a cross-gable plan with prominent front-facing gable on the main elevation, an entrance situated at the intersection of the gables, and a partial-length engaged porch. The dwelling also displays accent material in the gables and thin, delicate porch members. The dwelling has had some alteration, but retains a recognizable original form, original decorative and cladding materials, and original door and window openings. The property has two small additions, but both are small in scale and compatible with the scale and massing of the main block. The construction of the duplex at the rear of the property in 1980 has affected the setting of the dwelling.

4549 Augustine St. appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

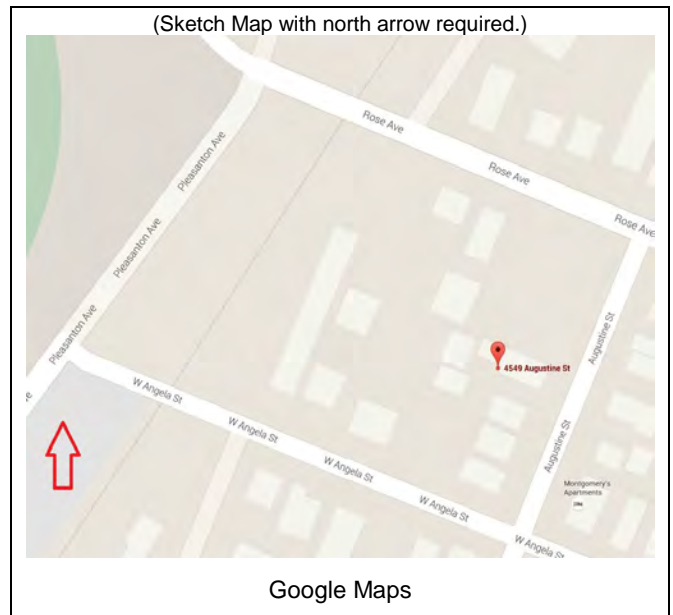
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4549 Augustine St.  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**\*P3a. Description** (continued from page 1)

- Vertical or T1-11 siding on south elevation
- Beaded edge siding on north elevation

The attached garage extends from the west elevation of the ell.

4549 Augustine shares its lot with a 2-unit dwelling at the rear of the lot (built 1980). A picket fence lines the lot frontage.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that the main block of 4549 Augustine has changed little since construction in 1940 (Sanborn 1943). After 1943, owners built a small extension on the rear elevation. In 1980, owners constructed an attached two-car garage extending from the rear ell. Owners also constructed a detached, 2-story duplex on the rear of the lot in 1980 (City of Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Museum on Main, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Museum on Main, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4549 Augustine St.  
(Assigned by recorder)

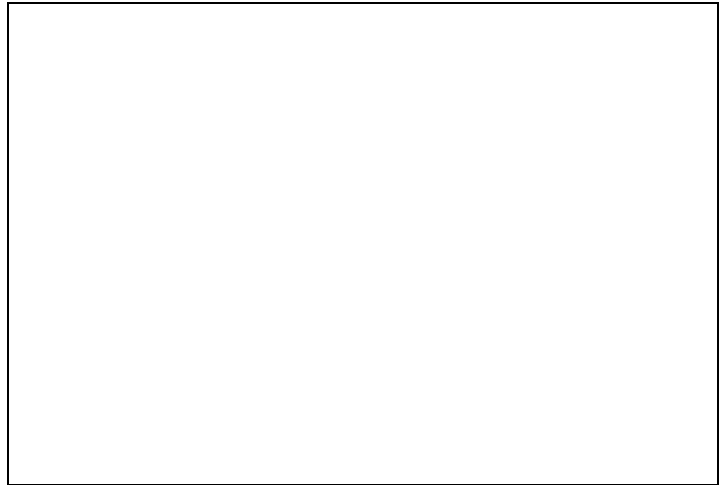
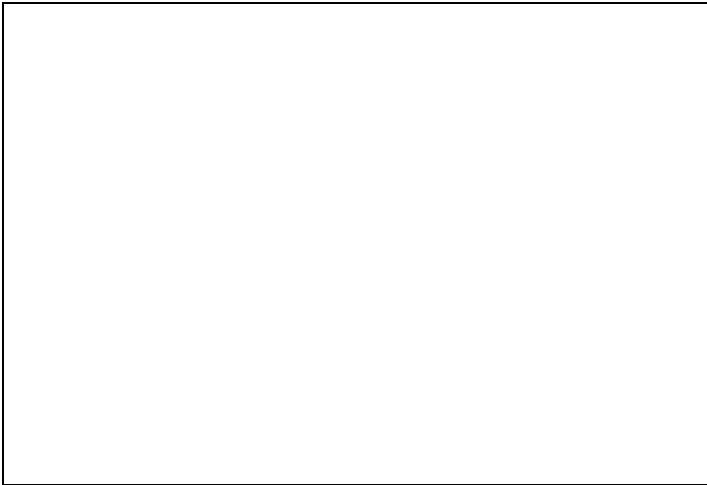
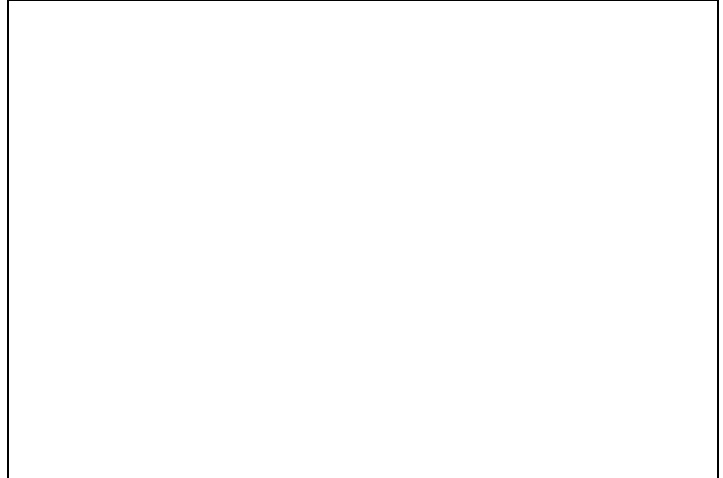
Recorded By: Architectural Resources Group

Date: April 2015

Continuation     Update



Looking NW from Augustine St, showing duplex



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4552 Augustine Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4552 Augustine Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0152-020-01

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

4552 Augustine Street is a multi-unit residence within a vernacular building form common in Pleasanton. The form features a long, rectangular plan, hipped roof and projecting, covered entry porch. 4552 Augustine Street features:

- side by side front doors on a single, shared entry porch
- entry porch with hipped roof, scalloped edge frieze and plain post supports and a concrete base
- stucco finish
- replacement windows and doors
- detached 2-car garage

Until at least 1929 this lot was part of the larger parcel for 380 Rose. It remained vacant until after 1943 (Sanborn 1929, 1943). 4552 Augustine was constructed in 1951. Research revealed no building permits of note.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

4552 Augustine; looking NE;  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1951

\*P7. Owner and Address:

Margie L Vanderhave  
4552 Augustine Street  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. **Architectural Style** \_\_\_\_\_

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

See page 3

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. **Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. **Significance:** Theme: Residential Development Area: \_\_\_\_\_

Property

Period of Significance: \_\_\_\_\_ Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_

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

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. **References:** See page 3

B13. Remarks:

\*B14. **Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Google Maps

# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4552 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      4552 Augustine Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4563 Augustine Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4563 Augustine Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0153-015-00

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

4563 Augustine is a 1.5-story dwelling with original, side-gable main block and ell. The property features:

- Centered gable wall dormer on main (east) elevation with original 6-pane window below peak
- Off-center front entrance with replacement front door and stuccoed, shallow arch door hood on brackets.
- Secondary entrance on north elevation
- Alterations: Replacement front door; vinyl 1/1 double hung or sliding sash windows in all openings; exterior stucco finish.
- Original landscaping with walkway, semicircular concrete entry steps.

The property also includes a detached garage at rear, possibly converted to another use

Sanborn map research indicates that the form of 4563 Augustine has changed very little since ca. 1940, however the property has had substantial material alterations and no longer exemplifies a type, period or method of construction.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from Augustine St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1938, City of Pleasanton

\*P7. Owner and Address:

ST Props LLC  
P.O. Box 111  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, side gable **Applicable Criteria:** \_\_\_\_\_

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

4563 Augustine Street was part of a pattern of increased residential expansion and infill in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20<sup>th</sup> century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement). In the early 20<sup>th</sup> century, Antone and Minnie Alameda owned this property, which contained an earlier dwelling (Pleasanton 1912, Sanborn 1907, 1929).

The present dwelling was built by later owners Dante and Ann Manfredini as an income-producing property. Dante Manfredinis had immigrated to the US from Italy in 1920 with his brother, Daniel, and purchased a parcel consisting of property now associated with 4563 and 4575 Augustine. Both Manfredini men worked as laborers in a gravel pit. The only documented renters for the property were another family associated with the gravel pit, the Gillies. Tom worked as a crane operator at the gravel pit and lived in the house with his wife Bertha and uncle George Pregnell (US Census 1930, 1940; Pleasanton 1940).

4563 Augustine Street is a common example of a modest, side-gable, vernacular form dwelling. However, the property is not significantly associated with any historic events or persons in the history of Pleasanton. The house also appears to have been altered to such a degree that it no longer retains historic integrity. 4563 Augustine does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

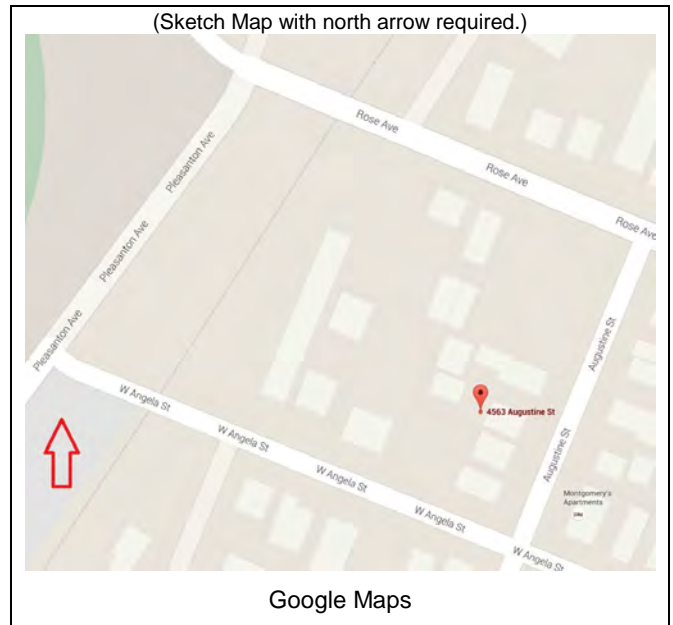
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4563 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

4563 Augustine was constructed in 1938 as a single-story dwelling with side-gable main block and ell extension set flush with the side elevations of the main block (Sanborn 1943). The current appearance may date from 1963 when owner Dante Manfredini made a number of unspecified alterations according to city building permit records. Manfredini also constructed a rear dwelling from an existing two-car garage at this time (no longer extant) (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA..

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 4563 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

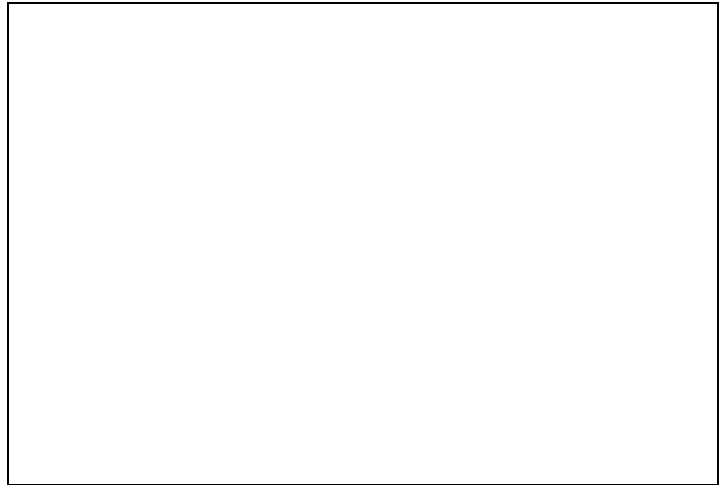
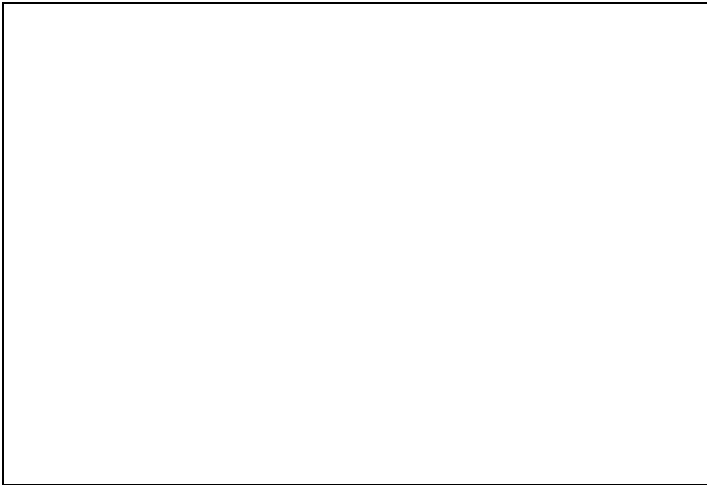
Date: April 2015

Continuation

Update



Looking W from Augustine St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4566 Augustine St.

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4566 Augustine St. City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0152-019-00

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

4566 Augustine Street is a 1-story, end gable bungalow form dwelling with substantial rear additions (1977) containing three additional dwelling units. The original front part of the main block of the now-enlarged dwelling features:

- Original massing and gabled form; gable on main elevation has louvered vent with surround
- Engaged, partial-length porch with square post support, replacement masonry parapet wall, concrete steps, and metal handrails
- Low pitch gable roof with triangular braces
- Channel board siding on main (west) elevation and stucco cladding on secondary elevations
- 1/1 double-hung, wood windows on main elevation, including one 3-part arrangement; vinyl sliding and double hung sash on secondary elevations
- Window trim with stops under sills on main elevation

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Augustine St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1916, City of Pleasanton

\*P7. Owner and Address:

McCaughan Development LLC  
2142 Prestwick Dr  
Discovery Bay, CA 94505

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Serino and Amelia Diavila House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20th c. Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Bungalow Applicable Criteria: \_\_\_\_\_

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

4566 Augustine Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20<sup>th</sup> century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

In 1912, Portuguese immigrant Serino Diavila and his wife, Amelia owned this parcel and constructed the historic portion of the house now standing on the site (Pleasanton 1912, US Census 1920). Serino Diavila was a shoemaker and owned the Pleasanton Shoe Store on Main Street (515 Main Street) (Hagemann 42, Downtown Walking Tour, 5). By 1930, the Diavilas had moved on and John and Katherine Porte rented the house (US Census 1930). Phoebe DiChristina owned the property at this time (Pleasanton 1940). John was a cement worker. In 1940, Foster Stamps, a tractor driver, and his wife, Leona rented the dwelling (US Census 1940).

4566 Augustine Street is not significantly associated with any historic events or persons in the history of Pleasanton. The house was originally constructed in a modest iteration of the Craftsman style, but later owners have altered the dwelling and the substantial additions from 1977 are significantly out of scale with the historic portion of the building. 4566 Augustine does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

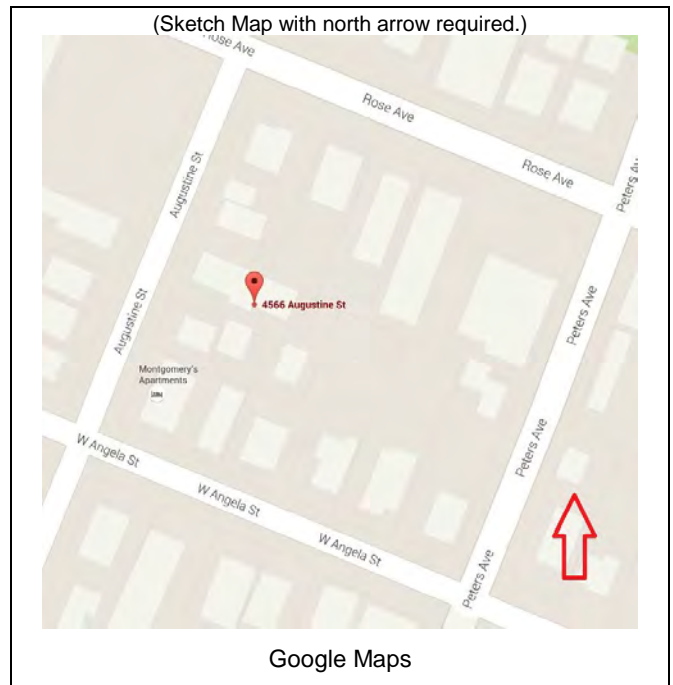
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4566 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that the main block of 4566 Augustine was originally constructed as a 1-story dwelling with end-gable orientation and a full-length front porch. Sometime between 1929 and 1943, owners partially enclosed the north side of the porch to create additional living space (Sanborn 1929, 1943). In 1977, owners constructed a triplex unit to the rear of the building (City of Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA..

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 4566 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

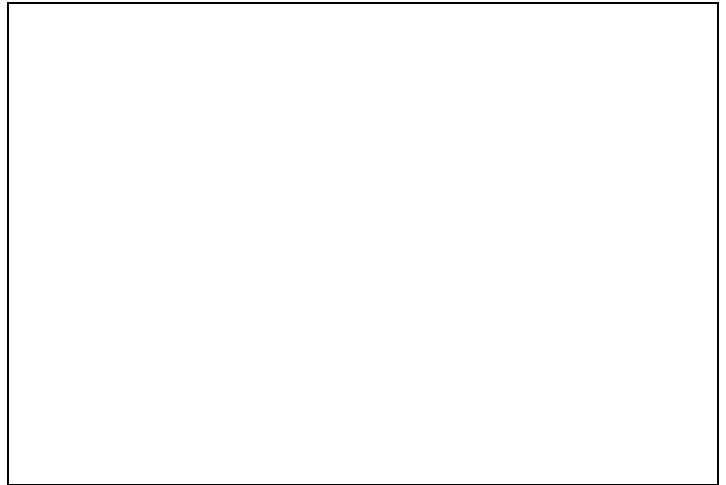
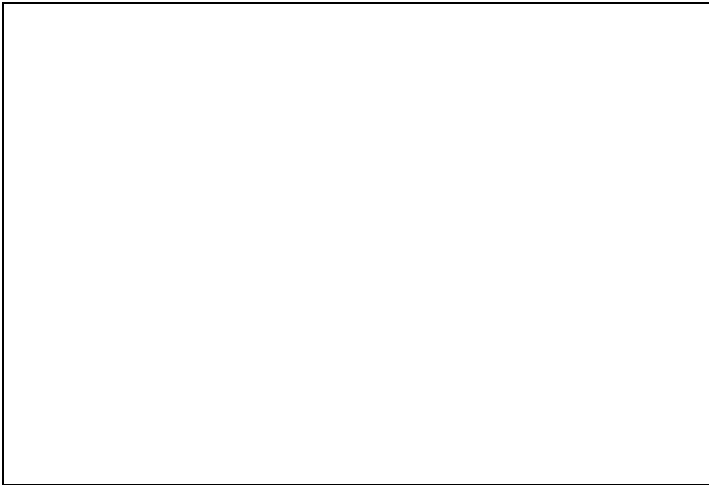
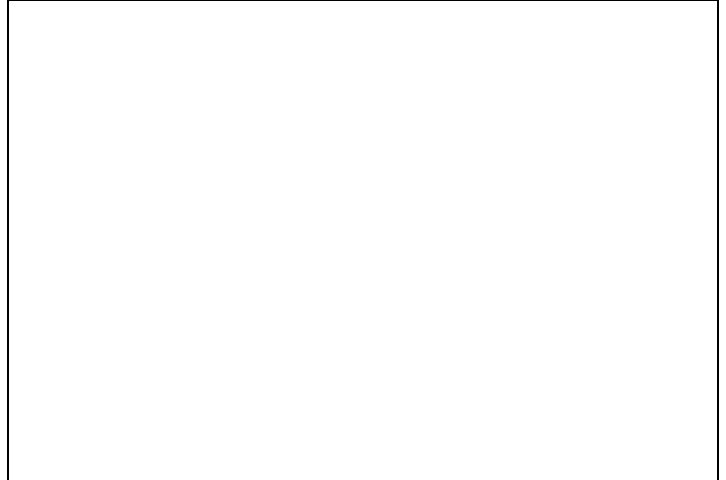
Date: April 2015

Continuation

Update



Looking E from Augustine St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4575 Augustine St.

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4575 Augustine Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0153-016-00

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

4575 Augustine St is a single-story dwelling composed of a square-plan main block with hipped roof. The property features:

- A projecting section on the main (east) elevation with hipped roof and arched, undivided picture window
- Engaged entry porch with arched openings and original concrete steps and porch deck
- Arched door opening with wood door
- Arched window with 1/1 double hung sash on front elevation
- A bay window on the north elevation with squared 1/1 double-hung wood sash
- Rear engaged entry porch on NW corner
- Smooth stucco cladding
- Interior brick chimney
- Red clay tile roofing

The dwelling retains original massing and form.

The property also includes a detached garage at the rear of the lot down gravel drive.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Augustine St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
1930, City of Pleasanton

\*P7. Owner and Address:  
Jayson and Natasha Pegler  
4575 Augustine St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Dante and Ann Manfredini House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20th c. Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Spanish Colonial Rev. Applicable Criteria: 3/C

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

4575 Augustine Street is part a pattern of increased residential expansion and infill in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20<sup>th</sup> century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement). In the early 20<sup>th</sup> century, Antone and Minnie Alameda owned this property, which contained an earlier dwelling (Pleasanton 1912, Sanborn 1907, 1929).

The present dwelling was built by later owners Dante and Ann Manfredini as their home. Dante Manfredini immigrated to the US from Italy in 1920 with his brother, Daniel, and purchased a parcel consisting of property now associated with 4563 and 4575 Augustine. Both Manfredini men worked as laborers in a gravel pit (US Census 1930, 1940; Pleasanton 1940). The Manfredini Family rented the house at 4563 to tenants; the family owned 4575 Augustine until the mid-1990s (City of Pleasanton Building Permits).

4575 Augustine embodies the characteristics of Spanish Colonial Revival residential architecture and is a well preserved example of the style in Pleasanton. The dwelling has characteristic features such as a low-pitched hipped roof line, red clay tile sheathing, arched window and door openings, stucco cladding, small porches with arched openings and no balustrade. The property retains original massing and plan, door and window openings and sash, and historic or historically consistent finish materials. The property does not display a high degree of ornamentation, consistent with modest examples of the style in Pleasanton. 4575 Pleasanton appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

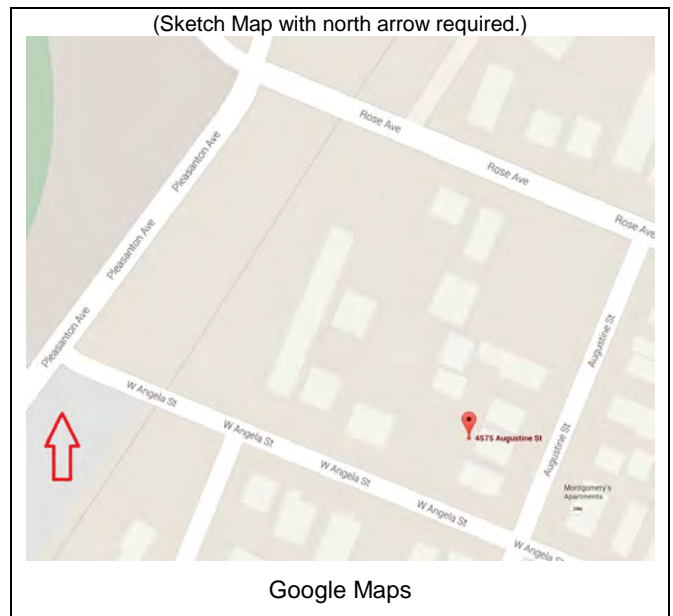
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4574 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn map and building permit research indicates that the form and massing of 4575 Augustine Street has not substantially changed since the early 1940s (Sanborn 1943, Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA..

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      4574 Augustine Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4578 Augustine Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4578 Augustine Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0152-018-00

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

4578 Augustine Street is a modest, single-story dwelling with a hipped roof and Queen Anne styling. The property features:

- Original massing and hipped roof form
- Attached full-length front porch with shed roof, original chamfered square posts and pierce-sawn brackets, wood deck and replacement dimensional lumber balustrade
- Centered main entrance with paneled front door and glazed transom
- Original 2/2 double-hung wood sash windows flanking entrance; original 2/2 and later 1/1 double-hung wood sash on side elevations
- Wood channel board siding
- Narrow addition with shed roof across rear elevation with similar finish materials
- Retains simple landscaping (at front only) and shape of original walkway.

The property also contains two later, separate dwelling units on the rear of the lot addressed as 4578B and 4578C. Landscape features include front walkway, paved drive along the south side of the historic dwelling and a fully paved rear yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Augustine St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

Before 1907, Sanborn maps

\*P7. Owner and Address:

Hunt, Hilton T & Marion E Trs &  
Avakian, Dennis Etal  
3616 Hawaii Ct S, Pleasanton, CA  
94588

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Secondary dwelling, detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Queen Anne Applicable Criteria: 3/C

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

This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Downtown Historic Context Statement). The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent racetrack, railroad, and other labor-intensive industries in Pleasanton.

Early owners of this property included members of the Silva Family in the 1910s (Pleasanton 1912). In the 1940s, John Abreu, a field hand, owned and lived in the residence (US Census 1940; Pleasanton 1940).

4578 Augustine Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a modest cottage form dwelling with Queen Anne styling in Pleasanton from the turn of the 20<sup>th</sup> century. The property displays a modest ornamentation scheme limited to porch, door, and window openings on the main elevation, which is typical of such dwellings in Pleasanton. The property has a high degree of integrity of design, materials, workmanship, and feeling with original door and window openings, most original windows, original door, historic siding, and most porch materials. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

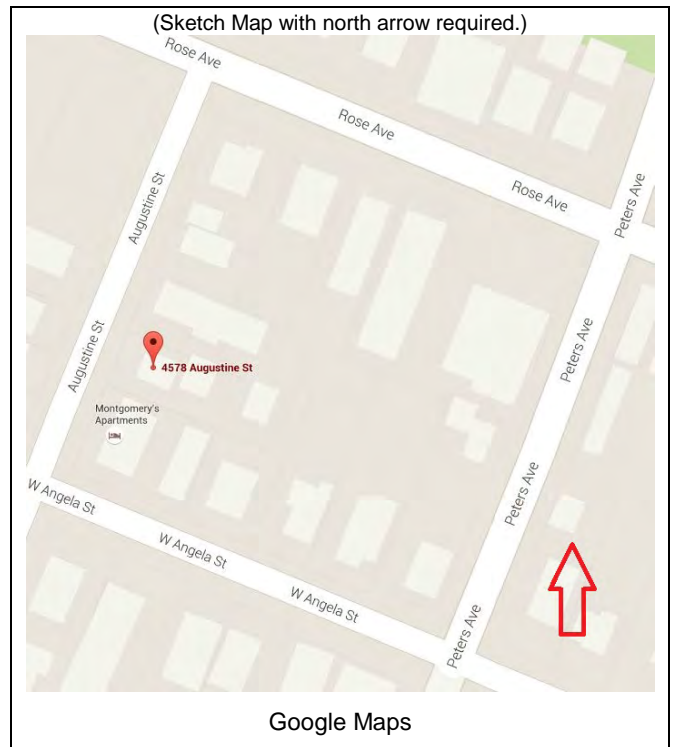
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            4578 Augustine Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4578 Augustine Street has changed little since the early 20<sup>th</sup> century. From 1907 until 1943, the property was a single-story dwelling with a square plan and full-length front porch. Sometime after 1943, owners constructed a narrow addition with a shed roof across the rear elevation. Sometime in the 1950s, owners constructed two additional dwelling units on the rear of the lot, addressed as 4578B and 4578C. Review of City of Pleasanton building permit records revealed no permits of note.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

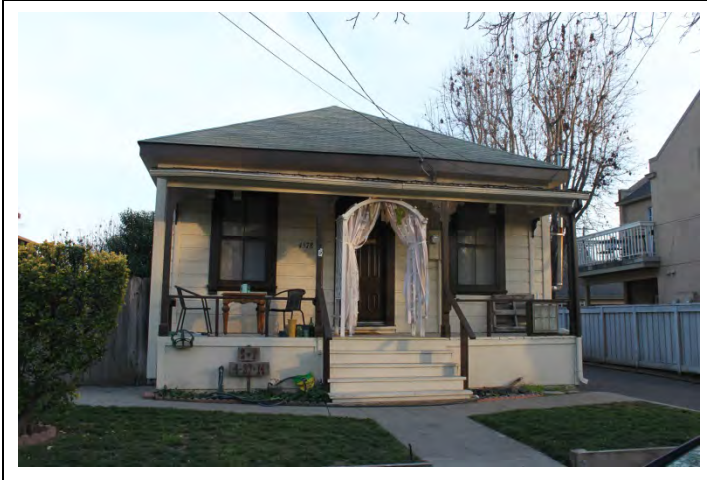
Page 4 of 4

\*Resource Name or # 4578 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

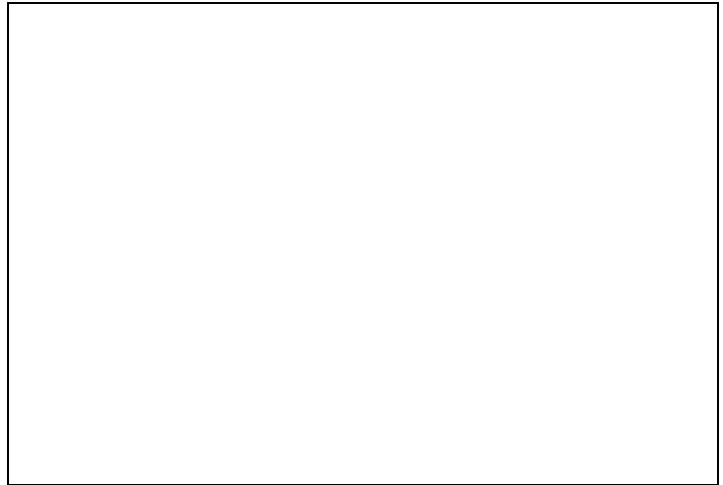
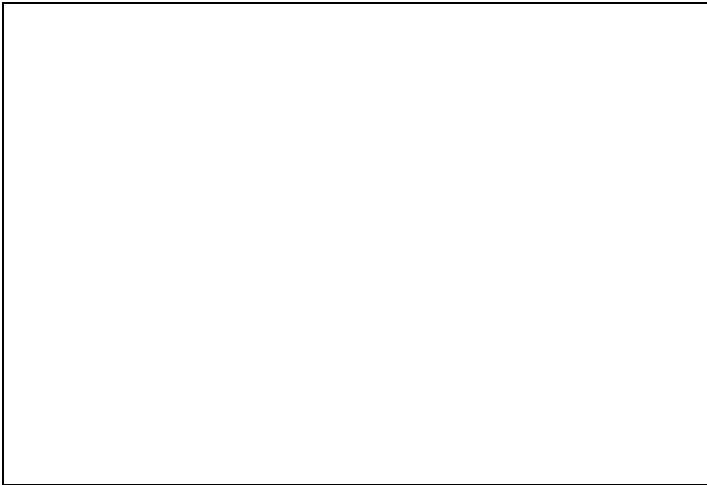
Continuation  Update



Looking E from Augustine St.



Looking SE from Augustine St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4587 Augustine Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4587 Augustine Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0153-004-00  
NW corner of Augustine and West Angela streets

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

4587 Augustine Street is a 2-story dwelling with a rectangular plan and flared, hipped roof. The property features:

- Original hipped roof form with three gable dormers and asphalt shingle sheathing
- A main entry set slightly below grade on the main (east) elevation sheltered with an entry porch with hipped roof.
- Windows of various eras including: aluminum 3-part picture window; aluminum sliding sash; double-hung vinyl sash
- Some original narrow clapboard and flush board wood siding
- Paired secondary entrances on second story of rear (west) elevation, accessing narrow wooden deck
- Secondary entrance with French doors on first story of south elevation
- Alterations: structure raised to accommodate new ground floor/lower level; enclosure of partial-length, engaged front porch

Landscape features include a wood fence enclosing the rear of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Augustine  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1895, City of Pleasanton  
Btn 1907 and 1929, Sanborn Maps

\*P7. Owner and Address:

Natasha Pegler  
4587 Augustine St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

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

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: \_\_\_\_\_

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

4587 Augustine Street is part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20<sup>th</sup> century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

The original owner or builder of 4587 Augustine is unknown, but by the 1910s, Francisco and Joseph Garcis (or Garcia) owned the property, though neither seems to have lived in Pleasanton according to US Census records (Pleasanton 1912, US Census 1910, 1920). By the 1940s, the property was owned by a group consisting of Mariana Rose, Antonio Leal, John Leal, Mary Amaral, I. Pimentel, and Amelia Silva. At that time, Dominic and Rosaline Deni rented the property. Dominic was a butcher in town with his own shop (US Census 1940, Pleasanton 1940).

4587 Augustine Street is not significantly associated with any historic events or persons in the history of Pleasanton and has been altered to such a degree that its original architectural style and form are no longer discernible. It does not retain historic integrity. 4587 Augustine does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

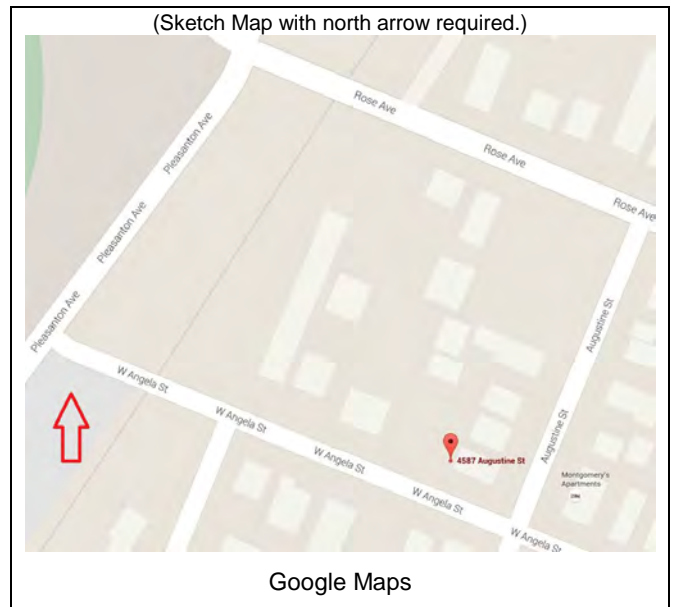
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            4587 Augustine Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4587 Augustine was originally constructed as a single-story-over-basement dwelling with a partial length, engaged front porch and projecting bay on the main elevation (Sanborn 1929, 1943). In 1929 and before, this lot was merged with the property now associated with 4563 and 4575 Augustine. Sometime between 1943 and 1973, owners raised the house to a full two stories, in-filled the front porch, and constructed a second-story deck across the main elevation (Pleasanton Building Permits). The house had a substantial remodel in 1973 to bring the house up to code. Owners installed skylights and new dormers in 1977 and extended the length of existing dormers in 1999 (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4587 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

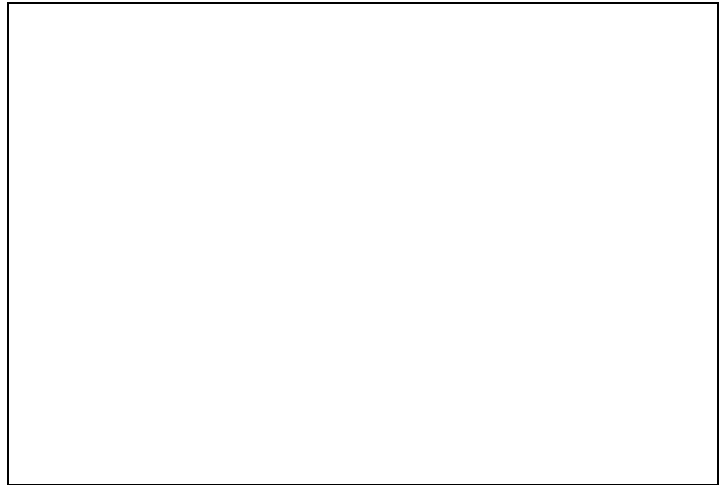
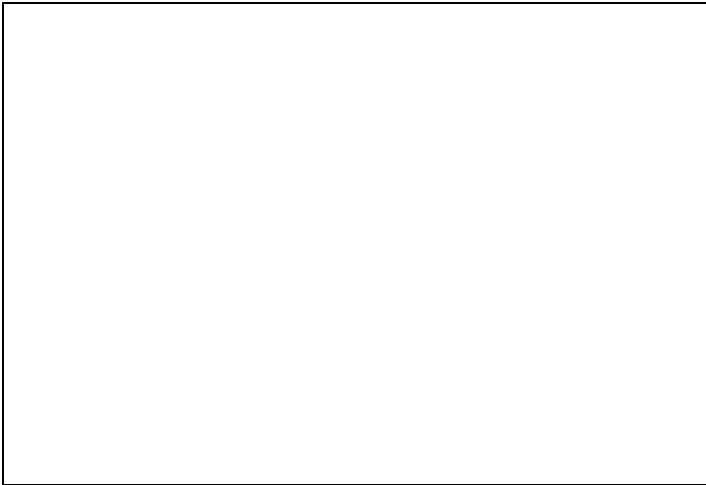
Update



Looking NE from West Angela Street



Looking NW from corner of West Angela and Augustine Sts.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4681 Augustine Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4681 Augustine Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0155-005-00

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

4681 Augustine Street is a one-story, side gable dwelling with a rear ell featuring:

- New concrete foundation
- Gable roof with asphalt shingle siding
- Full-length front porch with all new materials, ell, secondary entrance on north elevation
- Off-center main entrance with new door and security screen
- New wood product clapboard siding
- Vinyl windows

The lot features a duplex housing unit (1995) at the rear of the lot and a paved parking area on the lot interior.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from Augustine St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1895, City of Pleasanton

\*P7. Owner and Address:

Antonio M & Manuela B Silva Trs  
2705 Carmen Ave  
Livermore, CA 94550

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Two-unit apartment building at rear of lot (1995); paved parking area on lot interior

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: \_\_\_\_\_

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

4681 Augustine Street was part of a pattern of residential development spurred by the arrival of the railroad in the 1860s. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent racetrack, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Historic Context Statement).

4681 Augustine Street appears to have been a rental or income-producing property for much of its history. According to Pleasanton assessment records, the property was owned by Francisco Sertine in 1912 and Anthony Gomez in the 1940s, though neither person appears to have lived in Pleasanton according to US Census records. The only documented renters of the property were Joseph and Elsie Troche in 1940, who had immigrated to California from Puerto Rico. Joseph was a laborer who did odd jobs (Pleasanton 1912, 1940; US Census 1910, 1920, 1930, 1940). The dwelling now on site at 4681 Augustine may have been moved to the site at some point in the early 20<sup>th</sup> century, and the ownership history of the dwelling may be different than that of the related property (see Construction History).

4681 Augustine Street is a common example of a modest side-gable, vernacular form dwelling common in Pleasanton. However, the property is not significantly associated with any historic events or persons in the history of Pleasanton. The house also appears to have been altered to such a degree that it no longer retains historic integrity. 4681 Augustine does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

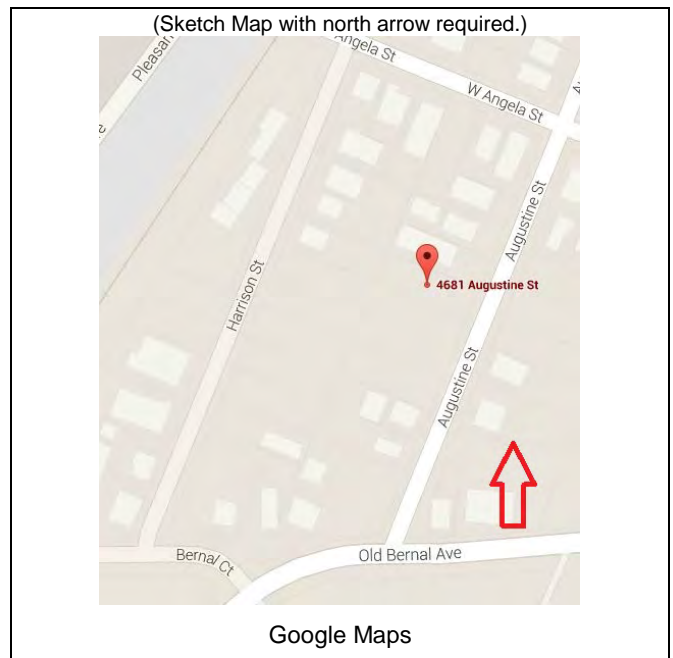
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4681 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

4681 Augustine Street has an unclear construction history. Sanborn map research shows that in 1907, the property contained a single-story dwelling with square-plan main block, full length front porch, and small rear extension (Sanborn 1907). Maps from 1929 and 1943 show a single-story dwelling with a rectangular plan and the short elevation oriented to the street. The property had a full-length front porch and small extension, possibly a bay window, on the south elevation (Sanborn 1929, 1943). Neither dwelling is wholly consistent with the existing building on site, indicating major alterations or a moved property. The dwelling had a major renovation in 1995 according to City of Pleasanton building permit records, including porch and window replacement and a new foundation. The two-unit apartment building at the rear of the lot was also constructed in 1995.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4681 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

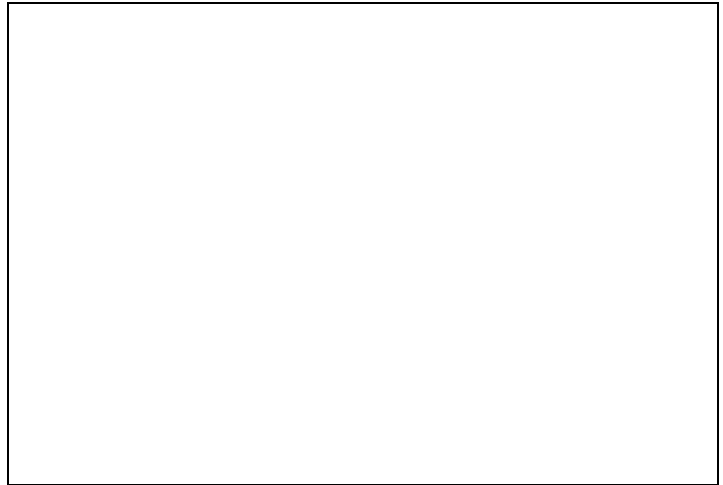
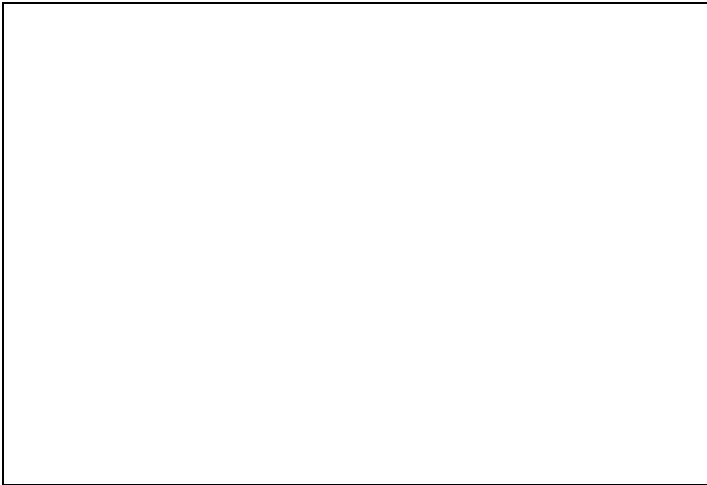
Update



Looking SW from Augustine St.



Looking NW from Augustine St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4688 Augustine Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4688 Augustine Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0156-016-02

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

4688 Augustine Street is a one-story, side-gable dwelling with rear ell (1981) featuring:

- Concrete foundation
- Stucco wall cladding
- Full-length front porch with all new materials
- Off-center main entrance with new wood door
- An aluminum three-part picture window on the main elevation and aluminum sliding sash windows in all other openings
- Asphalt shingle roofing
- Ell roofline with exposed rafter ends (1981)

The lot also includes an auxiliary single-family dwelling (4690 Augustine, 1957) and a garage (1985) at the rear of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Augustine St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1905, City of Pleasanton

\*P7. Owner and Address:  
Fatima P. Melo, Tr.  
1870 Cortez Ct  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**  
Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4688 Augustine Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent racetrack, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Historic Context Statement).

4688 Augustine Street appears to have been a rental or income-producing property for much of its early history. In 1912, Philip Kolb owned the property (Pleasanton 1912). Kolb moved to Pleasanton in 1878 and opened a bakery. He later added general merchandise to his business and constructed his own store at 624 Main Street (now Dean's Restaurant). Kolb owned substantial amounts of real estate in Pleasanton, including at least a dozen buildings, and also had large land holdings in other parts of California (Hagemann 41; Wainwright 46). Renters included Michael and Pauline Verigin in 1930. Michael was a truck driver for the Hetch Hetchy water project. By the 1940s, Henry Borrero owned this property. His mother, May St. Charles and her husband Albert lived in the house with May's three children, including Henry. Albert worked as a house carpenter (Pleasanton 1940; US Census 1930, 1940).

4688 Augustine Street is a common example of a modest, side-gable, vernacular form dwelling common in Pleasanton. However, the property is not significantly associated with any historic events or persons in the history of Pleasanton. The house also appears to have been altered to such a degree that it no longer retains historic integrity. 4688 Augustine does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

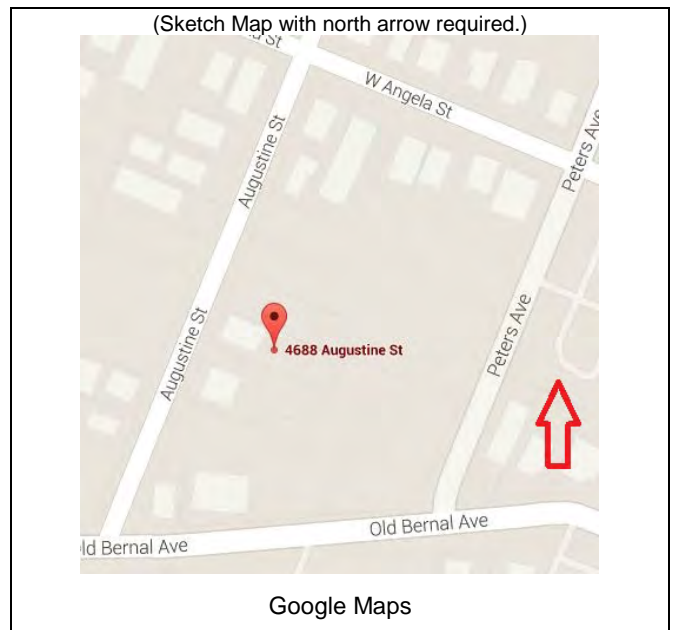
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4688 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

According to Sanborn map research, 4688 Augustine Street was constructed after 1907 (Sanborn 1907). From the late 1920s through the early 1940s, the property was a single-story, side-gable dwelling with rectangular plan, full length front porch and two rear porches. The property also included a smaller (20x20') dwelling with square plan, porch, and shed addition set southeast of main dwelling (Sanborn 1929, 1943). In 1957, owner John Henry Rodriguez constructed the single-family, five-room dwelling at the rear of the lot. In 1978, owner Maria Mello replaced the foundation; she constructed the rear ell on the building in 1981. The garage on the property dates to 1985 (Pleasanton Building Permits).

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 4688 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

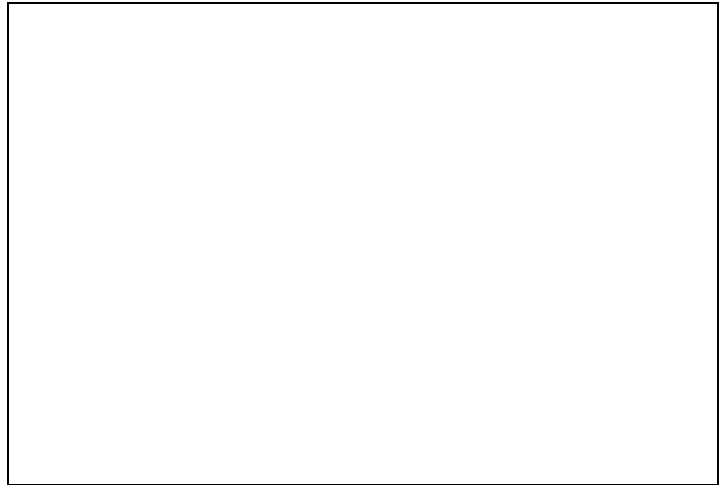
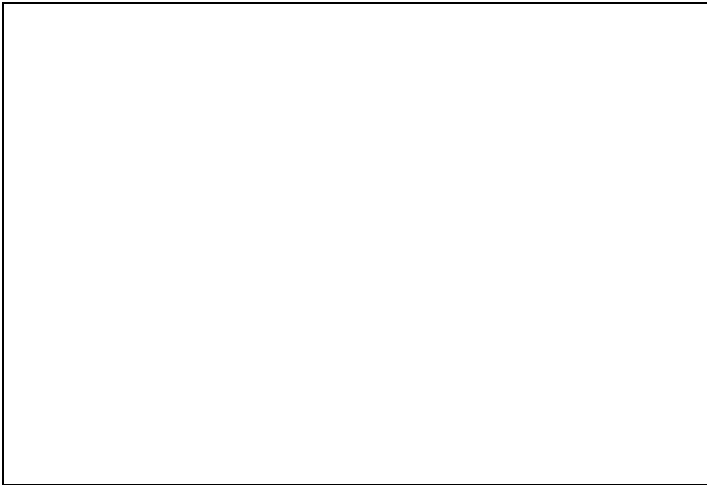
Date: April 2015

Continuation

Update



Looking SE from Augustine St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4693 Augustine Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4693 Augustine Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0155-006-00

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

4693 Augustine Street is a one-story, end-gable bungalow form dwelling featuring:

- Gable roof with asphalt shingle siding and three brackets on main (east) elevation
- Full-length, engaged front porch with square posts with wood shingle cladding, imitation stone parapet walls, and vertical board siding in the gable
- Off-center main entrance fitted with historic, glazed wood door
- Wood shingle cladding
- Aluminum sliding sash and some double-hung wood sash; leaded glass rectangular fixed sash on north and elevations; only two windows retain historic surrounds

Landscape features include a chain link fence along front (east) and south lot lines.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Augustine St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1900, City of Pleasanton  
Btn 1907 and 1929, Sanborn Maps

\*P7. Owner and Address:

Roger Emmett  
7835 Enterprise Dr  
Neward, CA 94560

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Bungalow, end gable Applicable Criteria: \_\_\_\_\_

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

4693 Augustine Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20<sup>th</sup> century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line. The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Historic Context Statement).

4693 Augustine was built sometime between 1907 and 1929 per Sanborn map research (Sanborn 1907, 1929, 1943). In 1912, the lot now comprising 4693 Augustine was part of property owned by Francisco Sertine to the north and M. Rita Bernal to the south (Pleasanton 1912). By the 1940s, Annunciata Francisco owned the property, which was then in its current configuration (Pleasanton 1940). Annunciata and her husband, Frank, may have built the current house on the property (see Construction History). Frank and Annunciata both immigrated to the US from Italy. Frank was a laborer at the Remillard Brick Works in Pleasanton, and the family included two children John, who later worked as a grocery clerk, and Therese, a typist at one of the local schools (US Census 1930, 1940).

4693 Augustine Street is a common example of an end-gable, bungalow form dwelling with minor Craftsman details. The property is not significantly associated with any historic events or persons in the history of Pleasanton. The dwelling also appears to have been altered to such a degree that it no longer retains historic integrity. 4693 Augustine does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

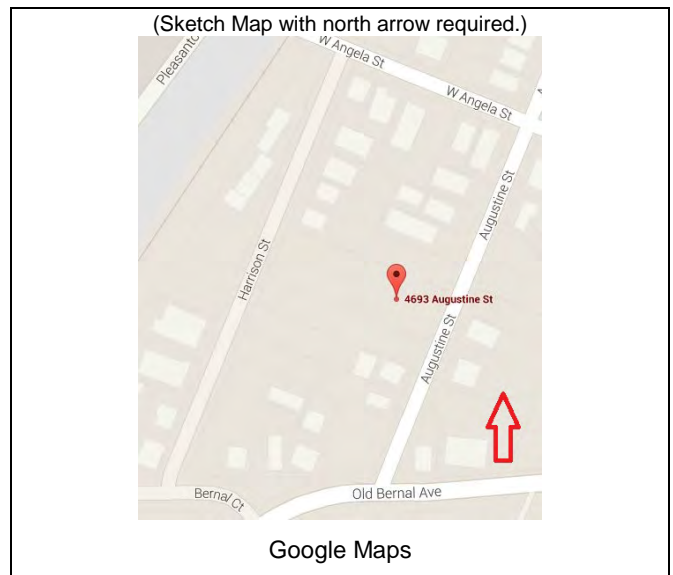
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4693 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 4693 Augustine was constructed sometime between 1907 and 1929. The 1907 Sanborn map for the property shows that the lot was then divided into two equal size parcels. The dwelling on site of 4693 Augustine at that time was a very small (20'x20') single story dwelling (Sanborn 1907). By 1929, and through the early 1940s, the property contained a long, single-story, rectangular plan dwelling with the narrow end oriented to the street. The property had a full length, engaged front porch (Sanborn 1929, 1943). It is possible that the current property includes the earlier, smaller dwelling. Pleasanton building permit records did not include information on other visible changes to the dwelling.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 4693 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

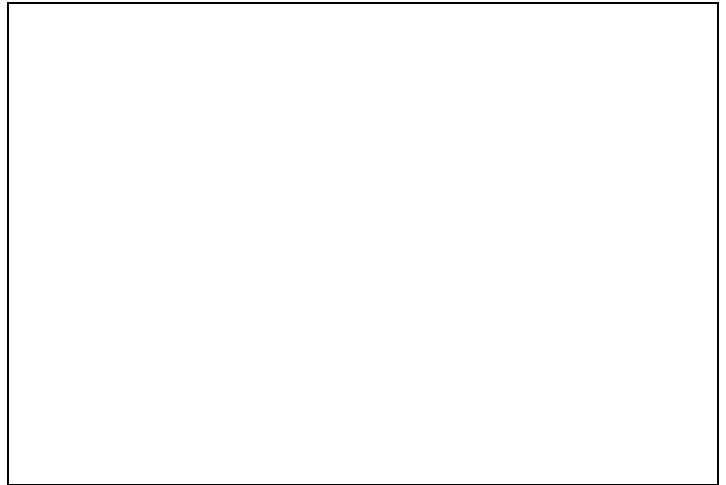
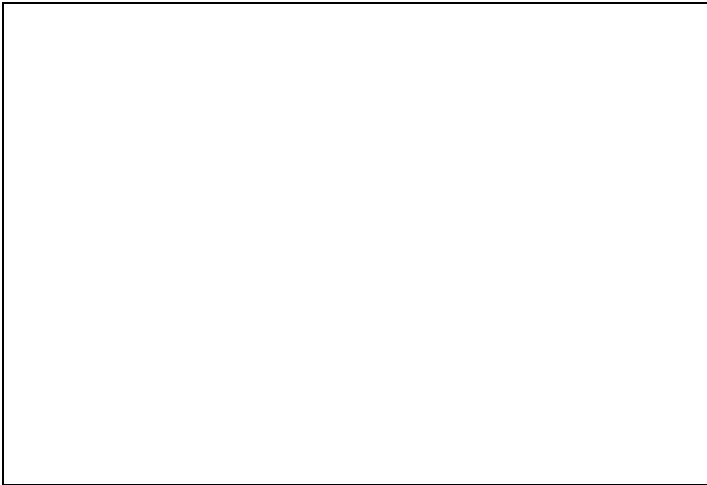
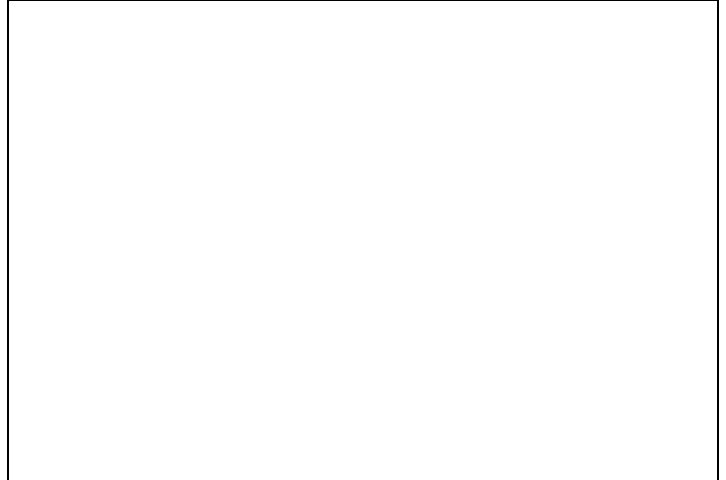
Date: April 2015

Continuation

Update



Looking NW from Augustine St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4715 Augustine Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4715 Augustine Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0155-007-00

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

4715 Augustine Street is a single-story dwelling with a square-plan main block and offset rear massing with a similar, square footprint. The dwelling features:

- Hipped roofs on both massings with exposed rafter ends and asphalt shingle sheathing
- Centered front entrance with replacement door, sheltered by unsupported roof extension
- Original 1/1 double-hung wood sash
- Secondary entrance on north elevation of rear block
- Wood channel-board siding on front block and stucco cladding on rear block

Landscape features include a picket fence lining front and side yards and a wood arbor over the front sidewalk. The lot also includes a modern single-family residence (4715B) at the rear of the lot with a paved access drive.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Augustine St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1959, City of Pleasanton

\*P7. Owner and Address:

Roger Emmett  
900 Roselma Pl  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. **Architectural Style** \_\_\_\_\_

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. **Related Features:** Modern dwelling at rear of lot (4715 B)

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. **Significance:** Theme: Residential Development Area: WW II and Post WW II Development

**Property**

Period of Significance: \_\_\_\_\_ Type: Vernacular, unspecified Applicable Criteria: \_\_\_\_\_

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

4715 Augustine Street was part of a pattern of increased residential development in Pleasanton during and after World War II to accommodate the tremendous population growth the town experienced during the period. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20<sup>th</sup> century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line. The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Historic Context Statement).

According to local resident Ed Cintrone, 4715 Augustine Street was likely constructed in 1946, a date supported by Sanborn map research (see Construction History). Early property owners include Philip Kolb, a local baker and general store keeper (Pleasanton 1912). Kolb moved to Pleasanton in 1878 and opened a bakery. He later added general merchandise to his business and constructed his own store at 624 Main Street (now Dean's Restaurant). Kolb owned substantial amounts of real estate in Pleasanton, including at least a dozen buildings, and also had large land holdings in other parts of California (Hagemann 41; Wainwright 46). In the 1940s, Isabelle Fletcher owned the property, but according to US Census records did not live in Pleasanton (Pleasanton 1940; US Census, 1930, 1940). Research identified no additional owners or renters.

4715 Augustine Street is an atypical vernacular form dwelling in Pleasanton and is likely the result of many periods of design change. The property is not significantly associated with any known historic events or persons in the history of Pleasanton. The dwelling also appears to have been altered to such a degree that it no longer retains historic integrity. 4715 Augustine does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

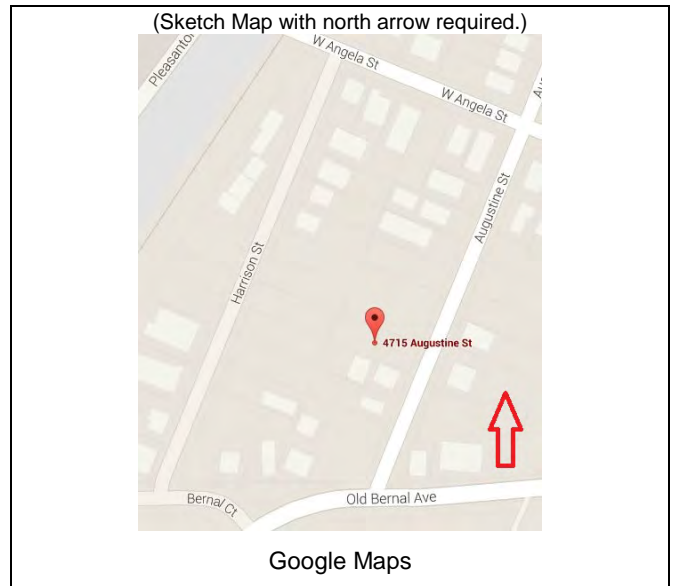
\*B12. **References:** See page 3

B13. Remarks: \_\_\_\_\_

\*B14. **Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            4715 Augustine Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that the property now associated with 4715 Augustine Street was vacant in 1929 and 1943 (Sanborn 1929, 1943). Pleasanton building permit research found no permits on record for this property (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 4715 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

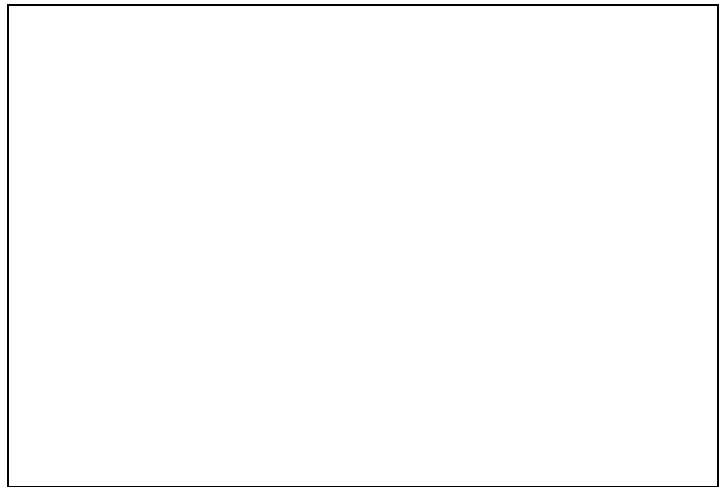
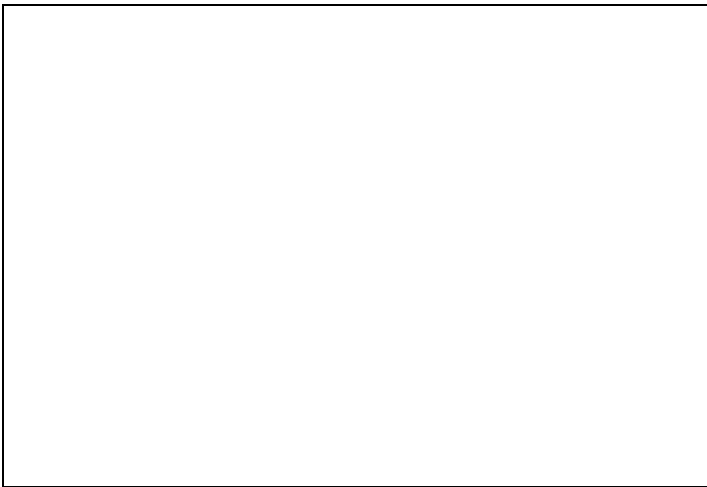
Date: April 2015

Continuation

Update



Looking W from Augustine St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4731 Augustine Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4731 Augustine Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0155-008-00

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

4731 Augustine Street is a single-story, side-gable dwelling with a rear ell. The dwelling features:

- Partial-length attached front porch with square post supports, plate with shaped ends, brick deck, concrete steps
- Projecting gable bay on north end of main (east) elevation with modern bay window and vertical board siding in gable
- Front entrance on the south side of the projecting gable bay, fitted with new front door
- Vinyl 1/1 double-hung sash windows; greenhouse bay window on north elevation
- Stucco cladding
- Brick cladding on foundation

Landscape features include a brick planter extending from the brick porch deck and a paved driveway.

The property includes a detached two-car garage at the rear of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from Augustine St.  
January 2015

\*P6. Date Constructed/Age and

Sources:  Historic  
 Prehistoric  Both

1895, City of Pleasanton  
Btn 1907 and 1929, Sanborn Maps

\*P7. Owner and Address:

Dana and Edward Cintrone  
4731 Augustine St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

**\*B5. Architectural Style** \_\_\_\_\_

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

See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Residential Development Area: Post Railroad Subdivision and Development

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, side gable **Applicable Criteria:** \_\_\_\_\_

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

4731 Augustine Street was part of a pattern of residential development spurred by the arrival of the railroad in Pleasanton in the 1860s. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20<sup>th</sup> century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line. Later development surrounded earlier properties such as this dwelling. The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Historic Context Statement).

4731 Augustine Street appears to have been built or moved to this site between 1907 and 1929 (see Construction History). Early owners included Francis F. Davila (1912) and Pedro Cintrone (1940s). Pedro, or Peter, Cintrone and his wife Lorenza immigrated to the US from Puerto Rico. Peter worked as a laborer for the Alameda County Clerk's Office and later as a gardener at a local country club. The Cintrone Family continues to own the house; current owner Ed Cintrone reported that the house may have been moved to its current site as early as 1896, but map evidence does not bear this out.

4731 Augustine Street is an example of a modest, side-gable, vernacular form dwelling common in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property is not significantly associated with any historic events or persons in the history of Pleasanton. The dwelling also appears to have been altered to such a degree that it no longer retains historic integrity. 4731 Augustine does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

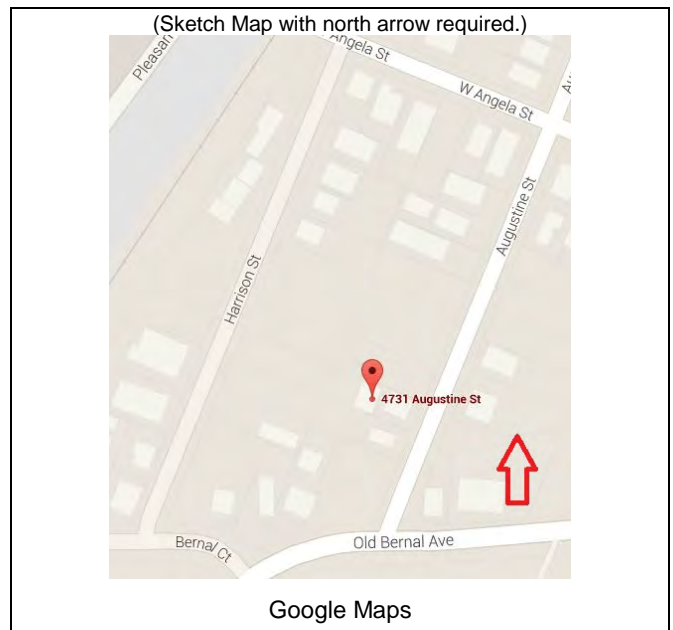
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4731 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that in 1907, this house on this parcel was a very small (20x20'), single-story dwelling with rectangular, side-gable plan (Sanborn 1907). In 1929 and 1943, the property contained a single-story dwelling with rectangular plan, side-gable orientation, and full length front and rear porches (Sanborn 1929, 1943). This property appears to be consistent with the existing, now altered, property on the site. Building permit research did not reveal any permits of note for the property, indicating that many changes likely occurred between 1943 and the late 1950s when Pleasanton began requiring building permits for some construction.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 4731 Augustine Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

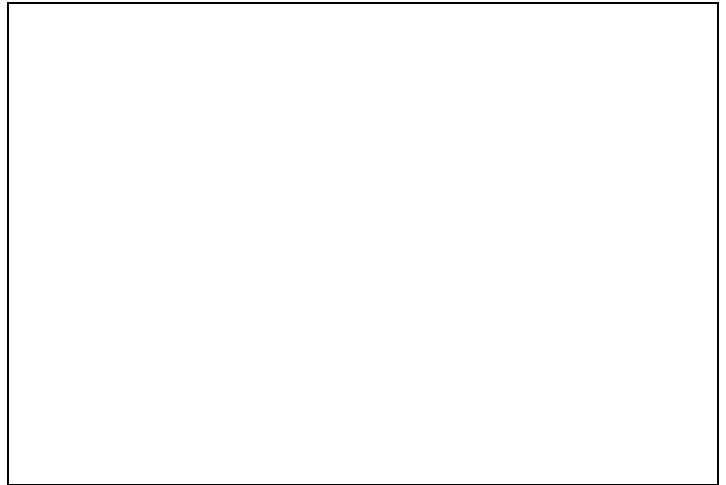
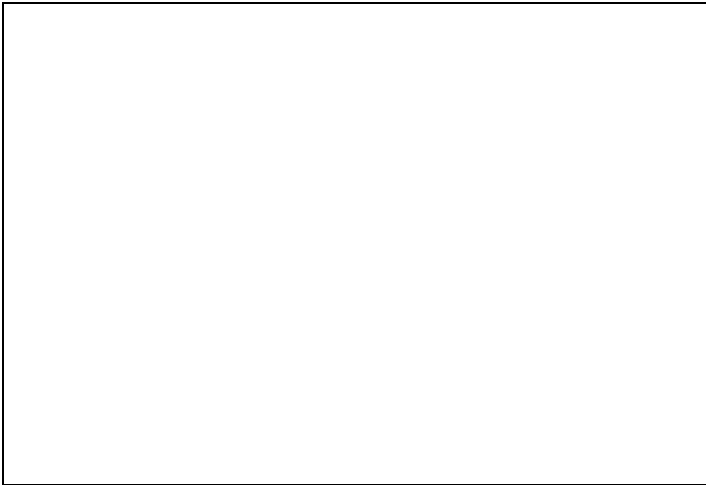
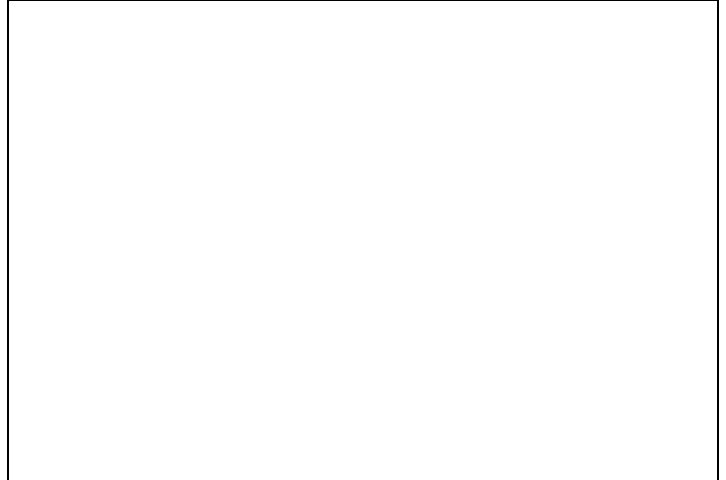
Date: April 2015

Continuation

Update



Looking W from Augustine St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 455 Bernal Court

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 455 Bernal Court City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0154-004-05

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

455 Bernal Court is a single-story, end-gable bungalow with transverse ell. The property features:

- Engaged front entry porch with square post support, modern lattice balustrade, and dimensional lumber handrails
- Historic, glazed, wood entry door
- Channel board wood siding
- Wood 1/1 double-hung windows with small pent roof hoods
- Gable end roofline with braces at apex and eaves
- Attached, enclosed screen porch with wood parapet walls on west elevation of ell
- Small shed addition on rear elevation of ell

Landscape features include a dimensional lumber fence along front of lot line and line of mature street trees at regular intervals. Located to the west of the dwelling (and on the same parcel) are an open, multi-vehicle carport and a small, auxiliary structure.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from Bernal Ct  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
1900, City of Pleasanton

\*P7. Owner and Address:  
Grady T. Wilcox, Tr.  
471 Bernal Ct  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Bungalow, end gable Applicable Criteria: 3/C

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

455 Bernal Court was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by August Bernal, a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20<sup>th</sup> century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

Early owners of the parcel now associated with 455 Bernal Ct include Mary Jane Amador (1912) and Blanche Jackson (1940s) (Pleasanton 1912, 1940). Mary Jane Amador immigrated to the US from Ireland in 1880 and by 1910 was widowed and living at this property with her fourteen-year-old daughter and friend, Jane Richards. While in the 1910s Mrs. Amador lived on her "own income," in 1920, Mrs. Amador was working as a maid in a private home. Mary Jane Amador disappears from census records during the 1920s (US Census 1910, 1920, 1930). By 1940, US Census lists Clyde and Blanche Jackson at this address. Clyde was a farm laborer, and he and his wife lived on the property with their two sons (US Census 1940).

455 Bernal Court is not significantly associated with any historic events or persons in the history of Pleasanton. However, the property is a relatively well-preserved example of an end-gable, bungalow form dwelling with modest Craftsman styling once common in Pleasanton. The property has had additions and alterations, but all changes appear to have occurred within the period of significance. The property has lost some integrity of design and materials with the alterations to the front porch, but overall it continues to convey its original architectural style and type. 455 Bernal Court appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 455 Bernal Ct.  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton do not cover the property now associated with 455 Bernal Ct. Pleasanton building permit records contain no significant permits for the property, indicating that most observable changes to the building occurred before the late 1950s.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 455 Bernal Ct.  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

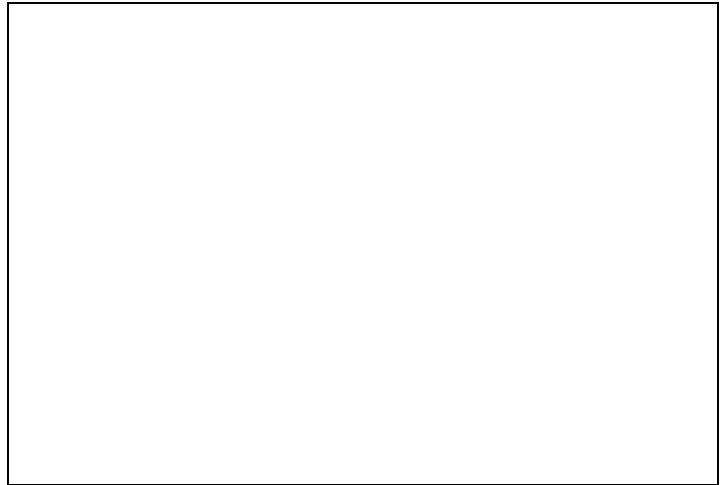
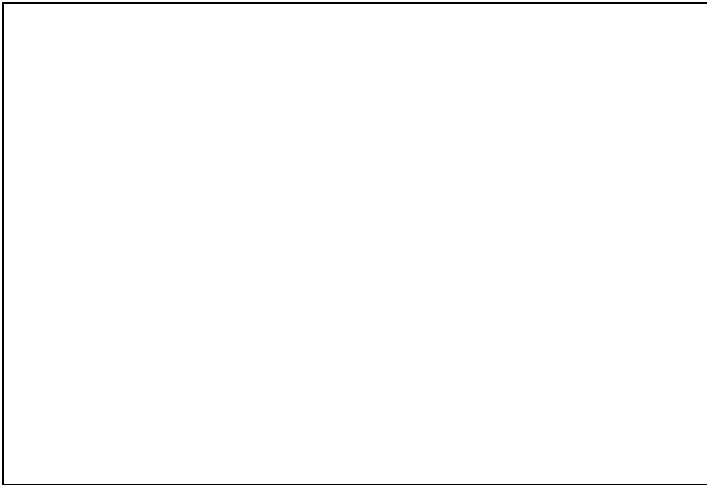
Continuation  Update



Looking NE from Bernal Ct.



Looking N from Bernal Ct.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 383 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 383 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0123-010-00

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

383 Division Street is a single-story, side gable dwelling with a rear ell. The property features:

- Partial-length, attached front porch with new posts, balustrade, and decking and T1-11 siding below the porch deck
- Off-center main entrance with newer wood door
- Wood, 1/1, double-hung windows
- Wood product clapboard siding
- Deeply projecting eaves with plain dimensional lumber braces
- Exterior brick chimney on west elevation
- Rear deck

Landscape features include a white picket fence lining front yard and a wood and lattice privacy fence along rear and side lot lines.

Secondary buildings on the property include:

- Single-car, detached garage with hipped roof at rear of lot
- 1.5-story garage and recreation space at rear of lot with gable roof and large shed dormer (2000)

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1915, City of Pleasanton

\*P7. Owner and Address:

Elsie J. Carey, Tr.  
383 Division St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage and detached garage and recreation room (2000)

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: \_\_\_\_\_

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

383 Division Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date (Pleasanton Historic Context Statement). The property at 383 Division Street was a later infill property on Division Street in the early 20<sup>th</sup> century.

In 1912, Manuel V. Anselmo owned the property associated with 383 Division and may be the builder of the current residence on the site (Pleasanton 1912). Manuel and his wife, Mary both immigrated to the US from the Azore Islands in the 1890s. Manuel worked as a farm laborer. He and Mary lived with their three children (US Census 1920). During the 1930s and 1940s, John (Jack) and Mildred Taylor owned the property. John worked as an automobile mechanic and machinist at the gravel pit. They lived in the home with their three children (Pleasanton 1940; US Census 1930, 1940).

383 Division Street is not significantly associated with any historic events or persons in the history of Pleasanton. The property is an example of a modest, vernacular, side-gable dwelling common in Pleasanton during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property has been altered, its porch has been rebuilt, a bay added to one end altering the original form. Major changes have occurred over time and within the period of significance. The property has had some materials replacement resulting in a fair degree of integrity. 383 Division Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            383 Division Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 383 Division was originally constructed as a single-story, square plan dwelling with a full-length front porch. In the late 1920s, the dwelling was on a single lot with the dwelling to west. By the early 1940s, the property had a generally rectangular plan, nearly full-length front porch, and rear addition across most of elevation, consistent with the configuration of the existing structure. In this period, the property was on a single parcel with another small square plan dwelling. In 2000, owners constructed a 598 square-foot detached garage and recreation room on the lot (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 383 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

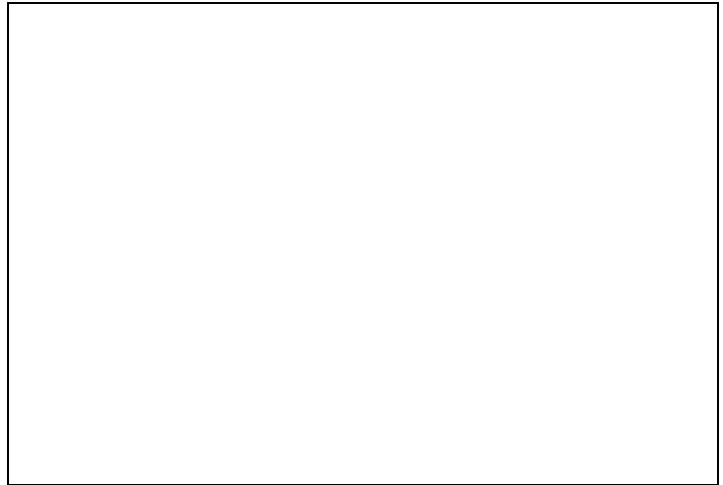
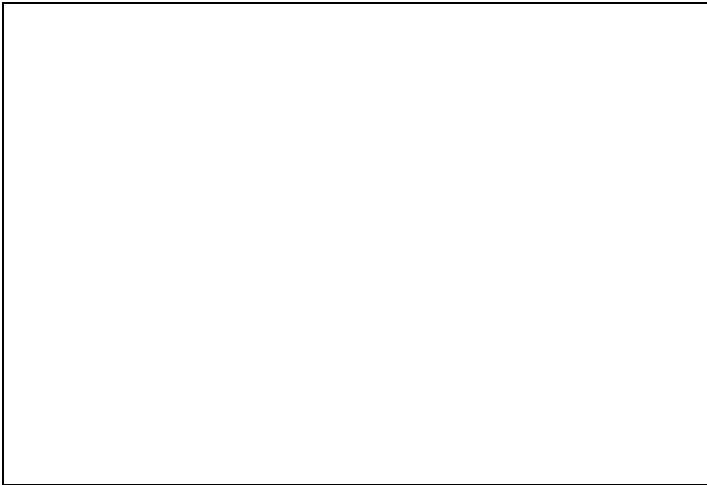
Continuation  Update



Looking NW from Division St. showing historic garage



Looking NE from Division St., showing garage and recreation room constructed in 2000



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 386 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 386 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0151-026-04

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

386 Division Street is a 1.5-story dwelling with a square-plan main block with hipped roof and a rear ell with hipped roof. The property is situated at the center of a large lot with mature trees and landscaping. The property features:

- Full-length, attached front porch with hipped roof, turned posts with brackets, and lattice work balustrade
- Centered front entrance with historic wood door
- Aluminum, three-part picture windows with casement side sash flanking entrance and on east elevation of main block
- Centered gable wall dormers with arched, divided wood windows and molded surround on main (north), east, and west elevations
- Porch on east elevation of ell with square posts and new brackets
- Aluminum, three-part picture windows with casement side sash flanking secondary entrance on east elevation of ell; entrance has new glazed paneled door
- Channel board siding with formstone cladding below first-story window sills
- Frieze and cornice molding along rooflines on main block
- Asphalt shingle roof sheathing

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1890, DPR Form 2003

\*P7. Owner and Address:

Andrew and Diana Shaper, Trs.  
P.O. Box 1179  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 2003 Historic Resource Survey, City of Pleasanton and Pleasanton Downtown Historic Context Statement 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Antone and Aurora Sanchez House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Italianate

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: Charles Bruce

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

Property Italianate/Charles Bruce,  
Type: Builder Applicable Criteria: 3/C

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

386 Division Street was part of land owned by J.R. Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). The property was also located within the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). This area was only minimally developed until after 1900 when the impending arrival of the Western Pacific Railroad on the west side of Pleasanton spurred the Nevis Family to lay out new streets south of Rose Street, between Pleasanton Avenue and Main Street (Pleasanton Historic Context Statement).

386 Division Street dates to at least 1893. Local history sources list the original owner as Mary Amaral and state that the house was built by local carpenter/builder Charles Bruce (DPR Form, 2003). By 1900, Mary Amaral was widowed and living in Eden Township farming and it is unclear whether she commissioned the house from Charles Bruce (US Census 1900). By 1912, Antone and Aurora Sanchez owned the property, and likely owned it as early as 1900 (Pleasanton 1912, US Census 1900). By that time, the couple had raised six children. Antone was working as a teamster and he and Aurora lived at the house with their two daughters, son-in-law, and granddaughter. By 1920, the couple were retired and living alone at the property (US Census 1910, 1920). In the 1930s, renters Walter and Josephine Griffiths occupied the property. Walter was a night superintendent for the local irrigation district (US Census 1930). In 1940, Edward and Adeline Steinlee owned the property; both were retired (US Census 1940). They sold it soon after to C. Smith Ray (Pleasanton 1940).

Charles A. Bruce (d. 1955) was Pleasanton's best-known and most prolific designer and builder during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town, as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement).  
(continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

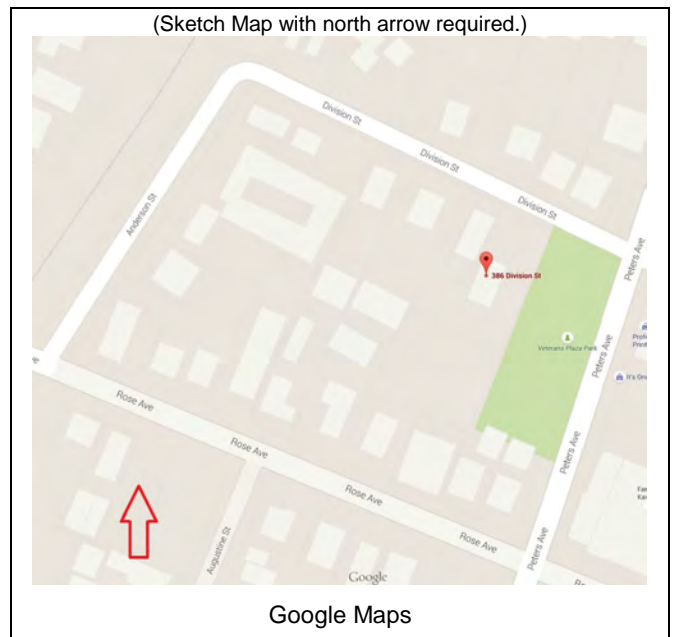
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 386 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

Landscape features include fencing and heavy shrubbery along front (north) and west lot lines and masonry wall along east lot line, providing privacy from adjacent park.

Secondary buildings on the property include a detached, two-car garage at the rear of the lot.

There appear to be no significant changes since this property was surveyed in 2003.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that in 386 Division has changed little in form since at least 1893. The property appears consistently as a 1.5-story, square plan house with a full-length front porch, and long ell with a full-length porch on the east elevation. The property included the property and building that now comprise 414 Division in 1943 and 408 Division in 1903 (Sanborn 1893, 1898, 1903, 1907, 1929, 1943). Pleasanton building permit records indicate that there was a proposal to convert the property to use as a nursery school and day care in the mid-1970s, but the city rejected the plan due to neighbor objections (Pleasanton Building Permits). There are no building permits for noted alterations to the property, indicating these likely occurred before the 1960s when permits were not required for such alterations.

**B10. Significance** (continued from page 2)

386 Division Street is associated with the work of a master builder in Pleasanton, Charles Bruce. The property is also a relatively well-preserved example of a modest Italianate-style dwelling in Pleasanton. The property is not associated with any significant events or persons. The Sanchez House has lost some integrity of design, materials, and workmanship with mid 20<sup>th</sup> century alterations, however, the property retains its original form, massing, setting and sufficient quantity of historic materials to convey its significance as a late 19<sup>th</sup> century dwelling. 386 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

**B12. References:** (continued from page 2)

Architectural Resources Group. "DPR Primary Record for 386 Division Street, Pleasanton, CA," 2003. Collection of the City of Pleasanton Planning Department, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 386 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

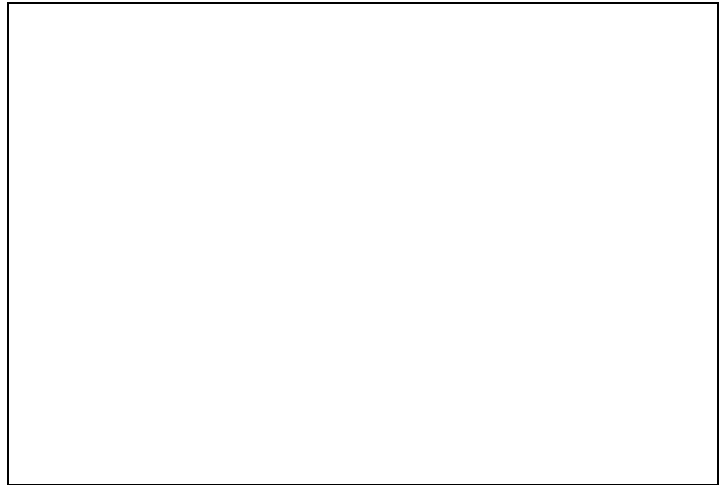
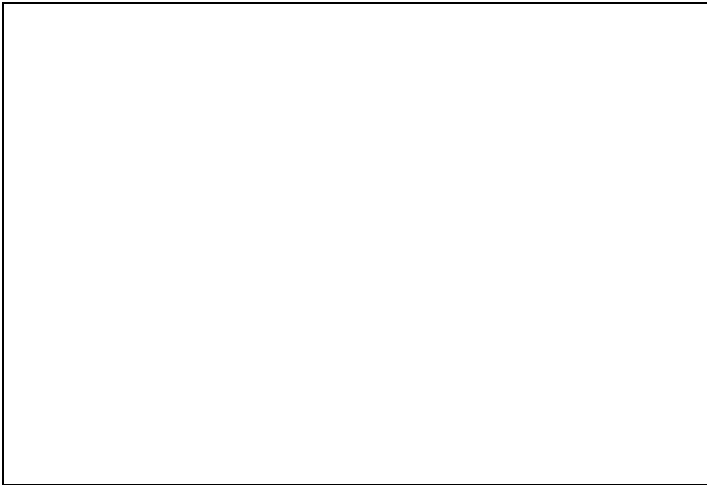
Update



Looking S from Division St.



Looking NW from park adjacent to property



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 408 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 408 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0151-012-00

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

408 Division Street is not readily visible from public way. The following description is based on observable features. 408 Division Street is a single-story, square plan house with pyramidal hipped roof and additions to the north and south elevations with gable roofs. The dwelling appears to be the product of many successive periods of alteration. The property features:

- Vinyl sliding sash windows on the main block and north addition
- Wood clapboard siding on the main block and north addition
- Wood ship lap siding on the south addition
- Aluminum sliding sash windows on the south addition

408 Division is accessible via a long drive from Division Street. Landscape features include a masonry privacy wall along the east side of the property separating the property from the adjacent park. The property appears to also contain a detached garage and attached carport or open shelter on the west elevation.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Veterans Plaza Park; January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:

Randolph Isaacs  
408 Division St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_

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

408 Division Street was part of a pattern of increased residential expansion and infill in Pleasanton after 1900. This property was originally part of land owned by J.R. Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). This property was historically associated with the Amaral/Sanchez property at 386 Division Street. The dwelling appears on the property in 1903, and was likely an income-producing property for the Sanchez Family, who also lived on site (Sanborn 1903). The Sanchez Family appears to have sold or subdivided the house by 1907, when it appears on its own parcel with a right-of-way to Division Street (Sanborn 1929). In the 1940s, the property was owned by Charles and Florence Lindmark, and in the later 1940s by Lawrence and Elsie Miller (US Census 1940, Pleasanton 1940).

408 Division Street is a heavily altered property with no discernable form or style. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 408 Division Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

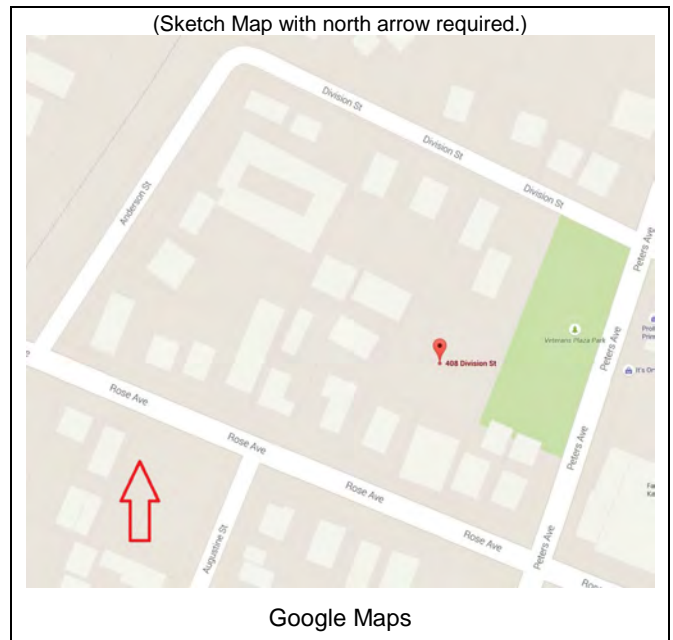
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 408 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 408 Division was originally constructed as a single-story, square-plan dwelling with a full length porch on the north elevation, opening into the yard of 386 Division (Sanborn 1903, 1929). By 1943, owners had added a full-length, shed addition on the west elevation, oriented toward the property's access via the right-of-way to Division Street (Sanborn 1943). In 1957, owners added a one-story, two-room bedroom addition to the north elevation (Eugene Gordillo). In 1963, owners installed an in-ground swimming pool, which they later removed in 1993.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 408 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

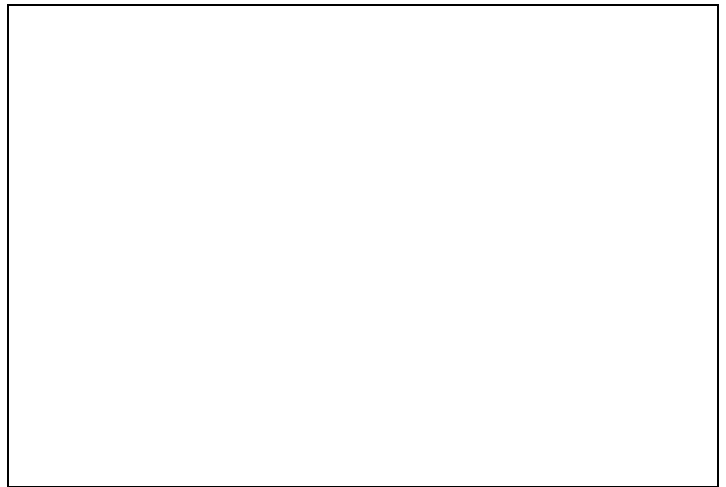
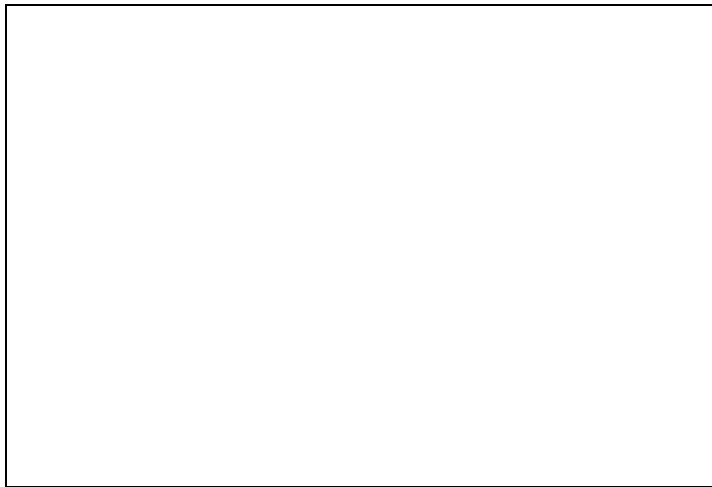
Date: April 2015

Continuation

Update



Looking W from Veterans Plaza Park



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 414 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 414 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0151-027-05

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

414 Division is composed of a 2-story front massing measuring a single bay deep and a single-story rear massing. The two-story massing is an addition to principal elevation of an existing residence that appears to have been an end-gable bungalow form. The two-story portion of the property features:

- New cladding materials including wood product clapboard siding, applied brick below first story window sill level
- Deeply projecting eaves with evenly spaced wood braces
- Sidehall entry fitted with glazed wood door and sheltered with gable door hood on oversized braces
- Divided, fixed picture window on first story; paired double-hung windows on second story with eared surround, and window box on brackets

The rear, single-story portion of the building has similar finish materials and wood, double-hung sash windows. There is a shallow projecting gable on the east elevation.

Landscape features include a picket fence enclosing the front yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Division Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1912, City of Pleasanton

\*P7. Owner and Address:

Olivia and Brett Handerson  
414 Division St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Bungalow, end gable Applicable Criteria: \_\_\_\_\_

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

414 Division Street was part of a pattern of increased residential infill in Pleasanton after 1900. This property was originally part of land owned by J.R. Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). During the first decade of the 20<sup>th</sup> century, Aurora and Antone Sanchez owned the property, and may have constructed the original portion of the building as an income-producing property (Pleasanton 1912, Sanborn 1929). By 1930, George and Adel Sobiela owned the property. George worked as a mechanic at a blacksmith shop in 1930 and later as a janitor in the public schools (US Census 1930, 1940).

414 Division Street appears to take the form of an end-gable bungalow dwelling, but is in fact the product of several successive addition and renovation campaigns (see Construction History). The property no longer exemplifies a type, period, or method of construction in Pleasanton because of loss of integrity of design, materials, workmanship, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 414 Division does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

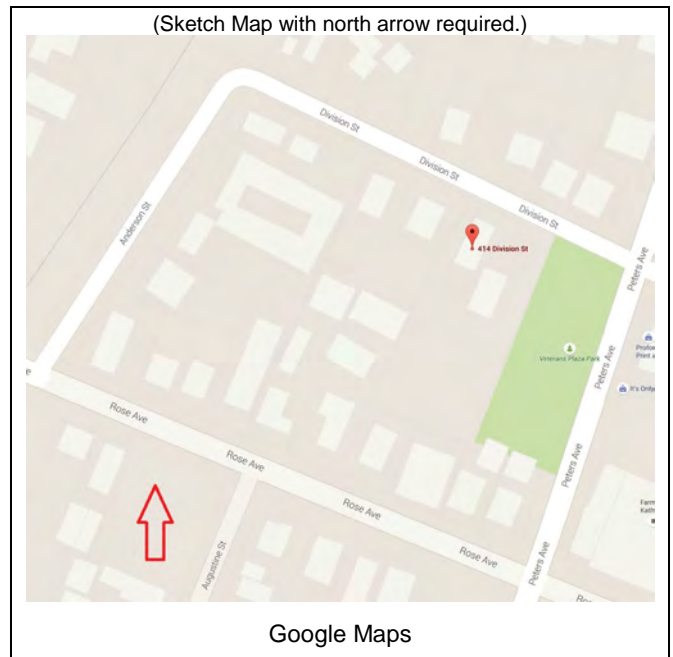
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 414 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 414 Division Street was originally constructed as a one-story dwelling with a projecting bay on east side of the main (north) elevation and a shallow bay on the rear (south) end of the east elevation. The gable extension on the east elevation of the present structure appears to indicate the extent of the original portion of the dwelling. By 1943, owners had enlarged the property by infilling the projecting bay on the front elevation, adding to the rear of the building, and constructing a small, attached entry porch on the street elevation (Sanborn 1929, 1943). In 1983, owners enclosed an existing porch and sun porch on the front elevation and raised the front bay of the building to two stories. In 1988, owners renovated the property and reconfigured the front entry (Pleasanton Building Permits).

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 414 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

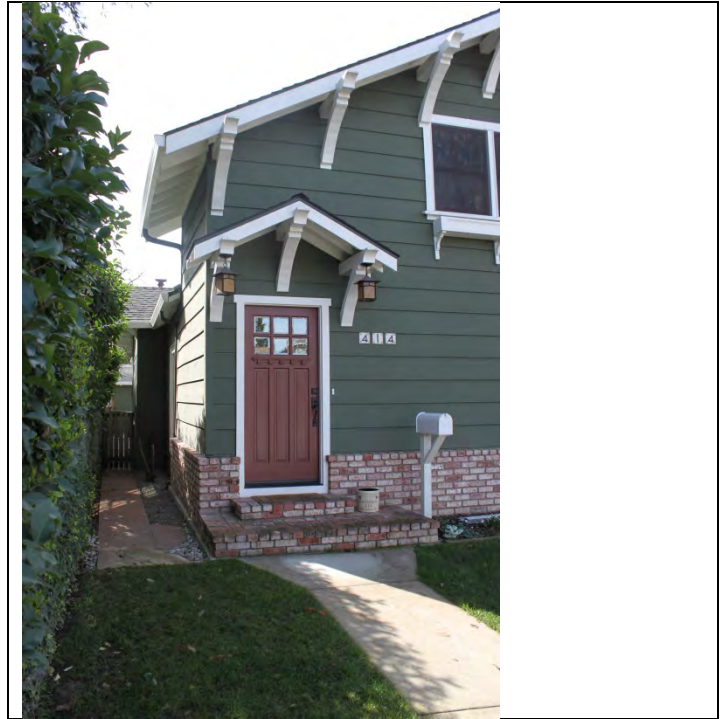
Date: April 2015

Continuation

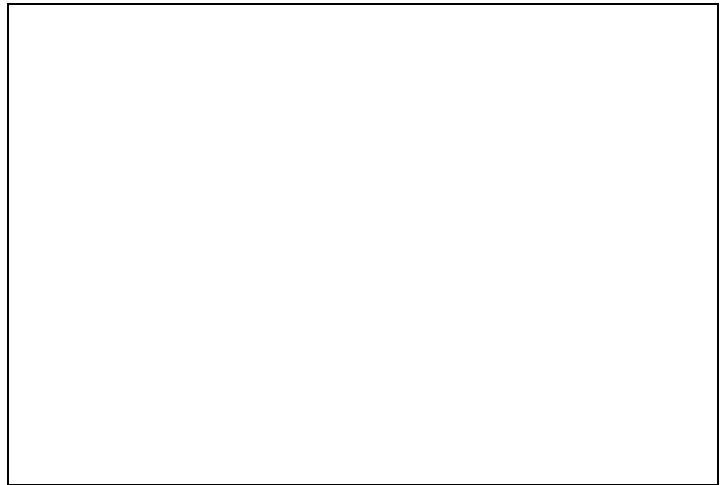
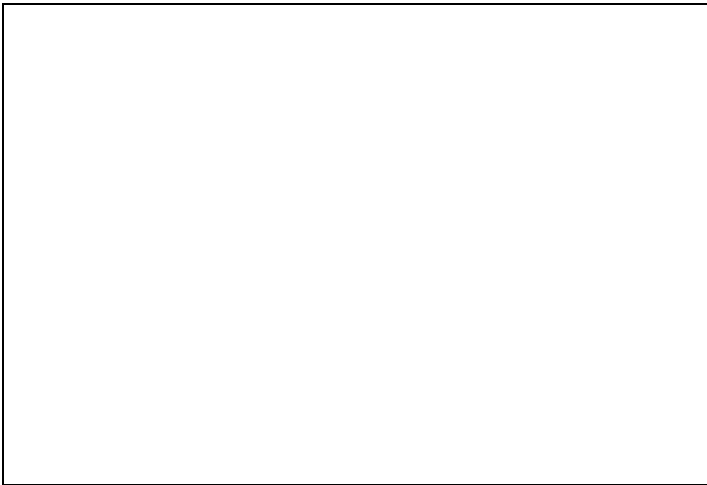
Update



Looking S from Division



Looking S from Division, showing projection indicating original extent of building



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 426 Division Street

P1. Other Identifier: Joseph and Minnie Bairos House

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 426 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0151-025-00

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

426 Division Street is a single-story property composed of a rectangular main block with a hipped roof and a wing addition on the west elevation with a hipped roof. The property features:

- Centered main entrance with glazed wood door
- Full-length pergola along front (north) elevation and rubble masonry parapet walls surrounding door yard
- Original 4/1, double-hung sash windows and fixed single-pane front window with decorative multi-pane above on front (north) elevation
- 6/1 double-hung wood sash on wing addition
- Vinyl sliding windows on rear portion of main block
- Wide clapboard siding
- Asphalt roof sheathing
- Exterior stone chimney on west elevation of main block

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from Division St  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:

Gregg and Donna Buckley, Trs.  
P.O. Box 66  
Meadow Valley, CA 95956

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Joseph and Minnie Bairos House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** Detached garage and office; trailer home

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Bungalow **Applicable Criteria:** 3/C

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

426 Division Street was part of a pattern of increased residential expansion and infill in Pleasanton after 1900. This property was originally part of land owned by J.R. Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). The original owner and builder of the property were Joseph and Minnie Bairos. The Bairos Family appears to have moved to Pleasanton between 1910 and 1912; J. Bairos is listed as the owner of this property in 1912 (Pleasanton 1912).

Joseph Bairos was a local merchant who operated a general merchandise store on Main Street in partnership with Bill Graham. Originally called Bairos & Graham, the business was called Bairos' My Store by the 1930s and operated solely by the Bairos Family. The store sold a variety of staples such as coffee, flour, and candy as well as fabric, clothing, and small hardware items (Trimingham, 9).

426 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3. The dwelling is a well preserved example of a modest, square-plan bungalow form dwelling with a hipped roof reflecting patterns of compatible improvement and expansion during the period of significance (see Construction History). The property is modest in its detailing, but embraces the natural materials common in bungalow form dwellings of the period. It is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:** See page 3

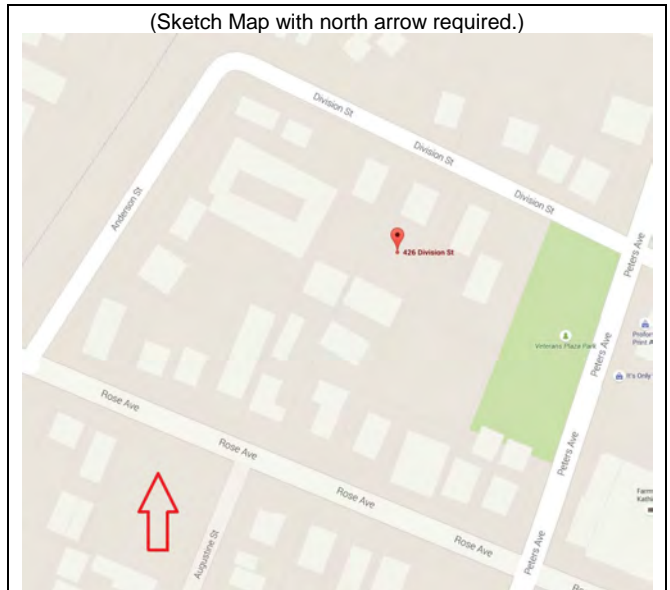
B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Google Maps

# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 426 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The property also contains a detached 2-story wood-frame building (former barn?) containing a studio apartment over a garage (built between 1929 and 1943). The building has a hipped roof with exposed rafter ends and an exterior stair to the second story. The property also contains a trailer home (1981) addressed as 420 Division Street. Landscape features include a very large deciduous tree in the center of the lot.

**B6. Construction History** (continued from page 2)

426 Division Street was originally constructed as a one-story dwelling with a square plan and full-length rear shed addition (Sanborn 1929). Sometime between 1929 and 1943, the Bairos Family added the west wing and constructed the two-story garage/studio apartment at the rear of the lot (Sanborn 1943). Later owners installed a mobile home on the property in 1981.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 426 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SE from Division St.



Looking SW from Division St.



Studio apartment and garage, looking SW from  
Division St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 438 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 438 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0151-024-00

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

438 Division Street is a single-story, side gable dwelling with a rear ell. The property features:

- Centered front entry with glazed wood door and gable entry porch with plain posts and brick platform/steps
- Three-part picture window on east end of main (north) elevation
- Vinyl double-hung sash with a few original 1/1 double hung wood sash on ell
- Stucco cladding on main block, asbestos shingle siding on ell
- Exposed rafter tails at roofline; large and boxy mechanical unit at roof ridge, asphalt shingle roof sheathing

Landscape features include wood privacy fencing ringing rear yard.

438 Division is a late example of a vernacular, side-gable dwelling common in Pleasanton, with later alterations and additions. Built in 1931, the property replaced an earlier building on the same lot (Sanborn 1929, 1943). Because this building type is so common in Pleasanton and there are better-preserved examples without additions found elsewhere in the downtown residential area, 438 Division does not appear to be eligible for the California Register of Historic Resources.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1931, City of Pleasanton

\*P7. Owner and Address:

Erika and HB Torquemada  
3072 Alburni Ct  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property

Period of Significance: \_\_\_\_\_ Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_

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

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            438 Division Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

**References:** (continued from page 1)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      438 Division Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

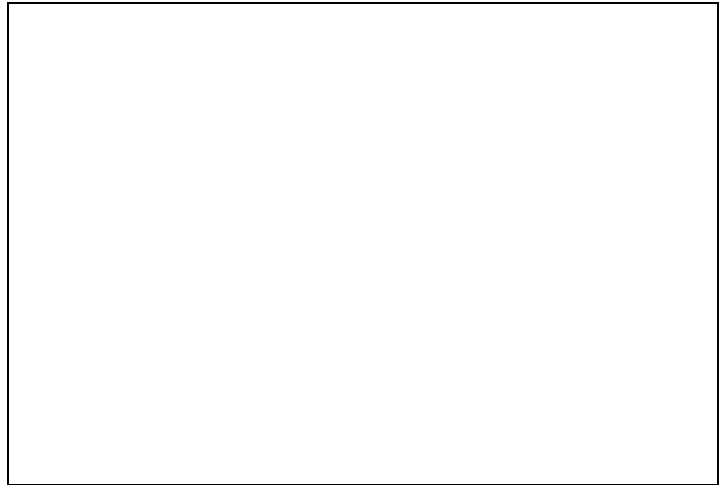
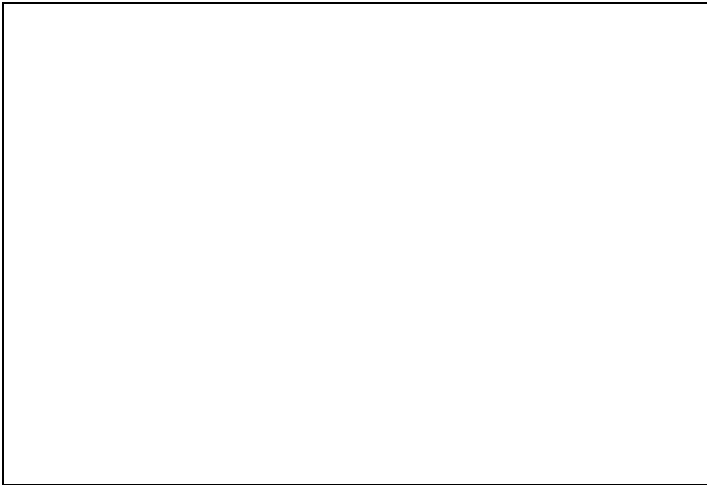
Date: April 2015

Continuation

Update



Looking W from Division St, showing rear additions



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 444 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 444 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0151-023-01

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

444 Division Street is a single-story, end-gable bungalow with a shallowly-pitched gable roof. The property features:

- Centered entry porch with shallowly-pitched gable roof, square stuccoed posts, and stuccoed parapet walls
- Centered main entry fitted with replacement glazed, paneled wood door
- Original three-part, wood-frame window west of entrance with 2/1 double-hung side sash and divided central fixed sash
- New, aluminum sliding sash east of entrance
- 2/2 and 1/1 double-hung wood windows and some vinyl and aluminum sliding sash on secondary elevations
- Stucco cladding
- Secondary entrance on rear elevation with simple shed-roofed entry porch on posts

Landscape features include original, low concrete retaining walls outlining front lawn and walkway.

444 Division is on a parcel with 458A, 458B, 470A, 470B, 484, and 460 Division, all duplex dwellings or apartment buildings.

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic

Prehistoric  Both

Between 1929 and 1943

Sanborn Maps

\*P7. Owner and Address:

Elizabeth Barry LLC

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Multiple family residential (duplex)

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** 458A, 458B, 470A, 470B, 484, and 460 Division

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Bungalow, end gable **Applicable Criteria:** \_\_\_\_\_

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

444 Division Street was part of a pattern of increased residential subdivision and expansion in Pleasanton after 1900. This property was originally part of land owned by A. Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). Property owners increasingly subdivided and developed property in this area of Pleasanton with the impending arrival of the Western Pacific Railroad on the west side of town in the first decade of the 20th century (Pleasanton Historic Context Statement).

The Bernal family continued to own this property through the early decades of the 20<sup>th</sup> century. In 1912, portions of the parcel were owned by Antonio H. Bernal, the Western Pacific Railroad, and Manuel DePonte (residence 540 Division). By the 1940s, 444 Division was present on its own parcel and owned by Alfred and Katherine Avila (Pleasanton 1912, 1940). Alfred Avila was a laborer in a local gravel pit (US Census 1940).

444 Division Street is an example of a simple, end-gable dwelling with a bungalow plan. The property does not display many of the features of the house form, such as wide, unenclosed eaves, though it has a low-pitched roofline, simple entry porch, and some modest ornamental detail in the three-part window on the main elevation. The property retains a fair degree of integrity of design, materials, and workmanship, but is not an architecturally significant example of this property type in Pleasanton. The property has also lost integrity of setting and association with conversion to multiple-family use and construction of adjacent duplexes and apartment buildings. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 444 Division Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

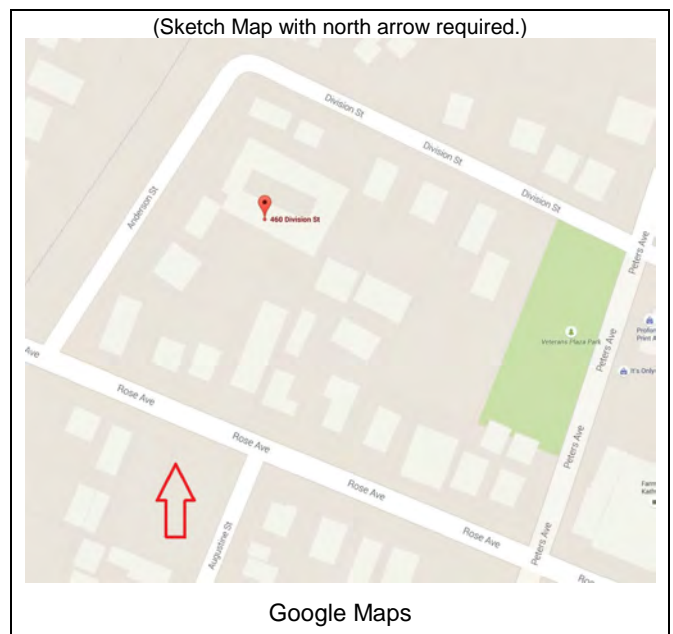
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 444 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 444 Division Street has remained largely the same in form since the early 20<sup>th</sup> century. In 1943 the property was a single-story, rectangular plan dwelling with the narrow end oriented to street. The dwelling had a small entry porch centered on the main elevation and the property included a garage at the rear of the lot. The property was converted to two-family use before 1996.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

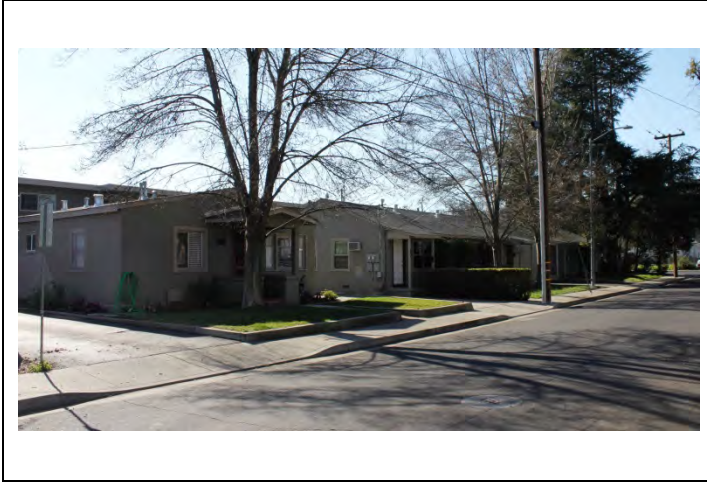
\*Resource Name or # 444 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

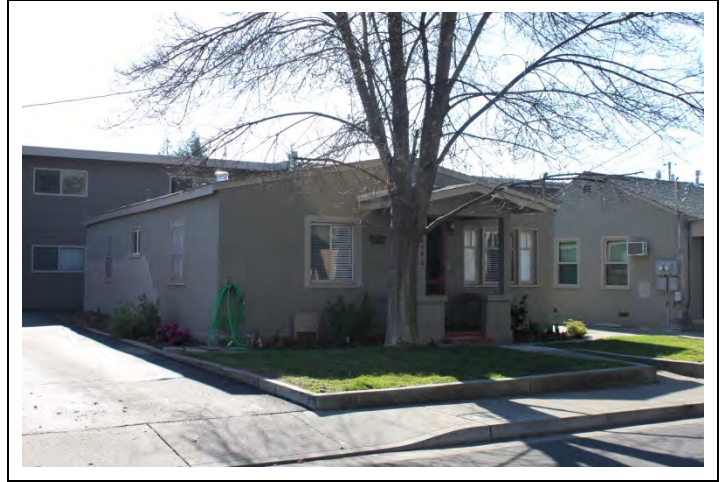
Date: April 2015

Continuation

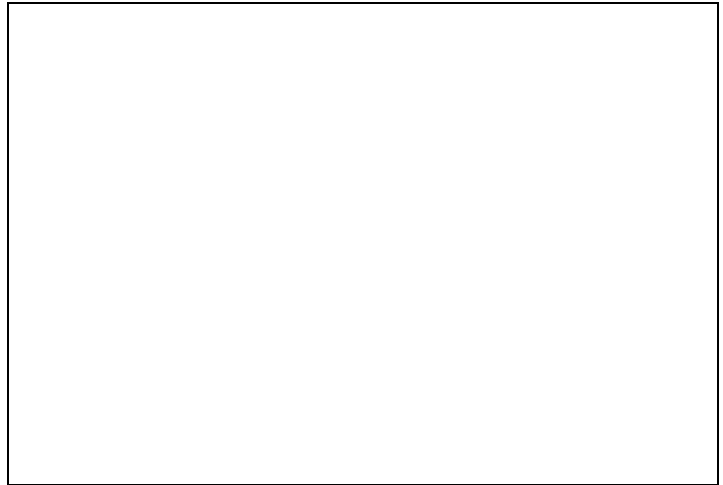
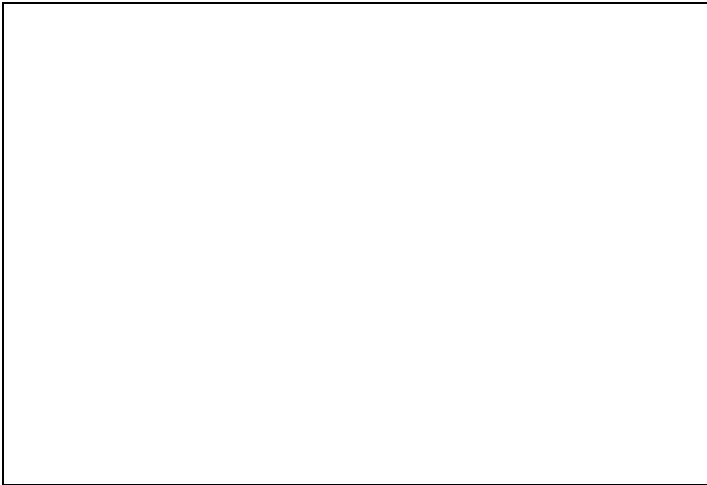
Update



Looking SW along Division St.; 444 Division at left  
458 and 470 Division at center, right



Looking SW from Division St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 458, 470, and 484 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 458, 470, and 484 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0151-023-01

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

458, 470, and 484 Division Street are nearly identical single-story, duplex residential buildings with long, rectangular plans, and gable roofs. 458 and 470 Division Street feature:

- Side-by-side unit arrangement
- Unit entries at far ends of main (north) elevation fitted with variety of replacement doors
- Entry porches with concrete platforms, square posts, shed roofs, and scallop-edge, vertical board siding on side eaves
- 1/1 double-hung wood sash windows
- Stucco cladding
- Rear entrances centered on rear elevations with centered entry porch with same materials and form as front porches

484 Division, which fronts on Anderson Street is nearly identical in form and materials. Differences include:

- Braced front entry porches with exposed rafter ends
- Aluminum sliding sash windows

Landscape features include low brick planters set between entry porches.

All three structures are modest examples of a residential form that is common in Pleasanton. All three structures were constructed after 1943 as they do not appear on the Sanborn map of that year.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)  
458 Division, Looking SW on  
Division St.; January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

After 1943, Sanborn Maps

\*P7. Owner and Address:

Elizabeth Barry LLC

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 458, 470, and 484 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 458, 470, and 484 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update



470 Division Street  
Looking SE from Division Street



Rear (south) elevation, 470 Division Street  
Looking NE from Anderson St.



484 Division Street  
Looking NE from Anderson St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 540 Division Street

P1. Other Identifier: 560 Division Street

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 540 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0151-021-04

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

540 Division Street is a single-story dwelling with a rectangular plan and hipped roof. The property has a narrow shed addition on the west elevation (1981) and a deeper shed addition on the rear (south) elevation. The property features:

- An engaged, partial-length front porch with turned posts, plain fret screening (replacement?), plain (replacement?) balustrade, and later metal pipe hand railings
- Porch decking extended to west to create ADA ramp.
- Main entrance fitted with replacement front door
- Vinyl replacement windows on main block; sliding sash on west shed addition, original 1/1 wood and replacement vinyl sliding sash in rear shed addition.
- Wood channel board siding

Landscape features include a wood picket fence enclosing the front yard. The property is located immediately west of major railroad tracks.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both

1900, City of Pleasanton

Btn 1907 and 1929, Sanborn maps

\*P7. Owner and Address:

Carmen C. Benjamin, Tr.

540 Division St

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Manuel and Rita DePonte House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: 3/C

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

540 Division Street was part of a pattern of increased residential expansion and infill in Pleasanton after 1900. This property was originally part of land owned by A. Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850. The property was also part of the Nevis Tract area of Pleasanton, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20<sup>th</sup> century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement; Thompson 1878).

The probably builder of 540 Division Street was Manuel P. and Rita DePonte, who owned the property in 1912 (Pleasanton 1912). In 1910, Manuel was employed as a track walker for the railroad, and in later years worked as a common laborer doing odd jobs. The DePontes raised four children in the house and lived there until the mid-1940s (Pleasanton 1940, US Census 1910, 1920, 1930, 1940).

540 Division Street is a relatively well-preserved example of a modest Queen Anne cottage form common in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The dwelling has been altered with window replacement, small additions, and materials replacement on the front porch. The property has a high degree of integrity of setting, design, materials, workmanship, and feeling, retaining its overall historic form, door and window openings, and cladding. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 540 Division appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 540 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that in the second quarter of the 20<sup>th</sup> century, 540 Division Street was a single-story, square-plan dwelling with a partial-length, engaged front porch and two small, single story additions on the rear elevation with the existing dwelling. In the late 1920s, the property also contained a 1.5-story barn with single-story side aisles (Sanborn 1929, 1943). Owners constructed the addition on the west elevation of the main block in 1981 (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 540 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

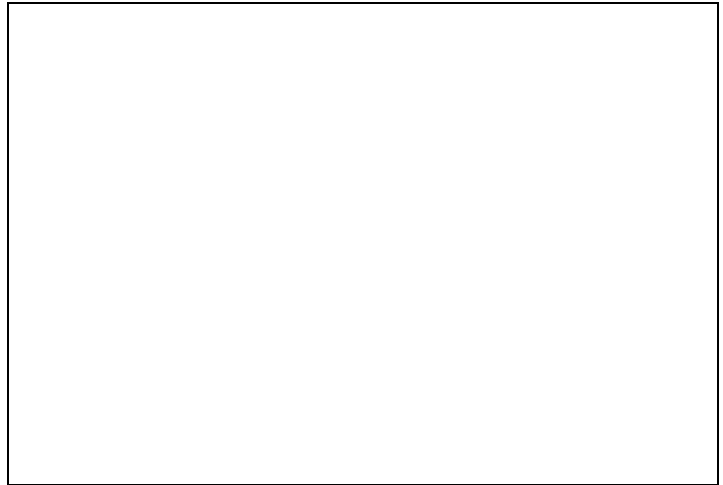
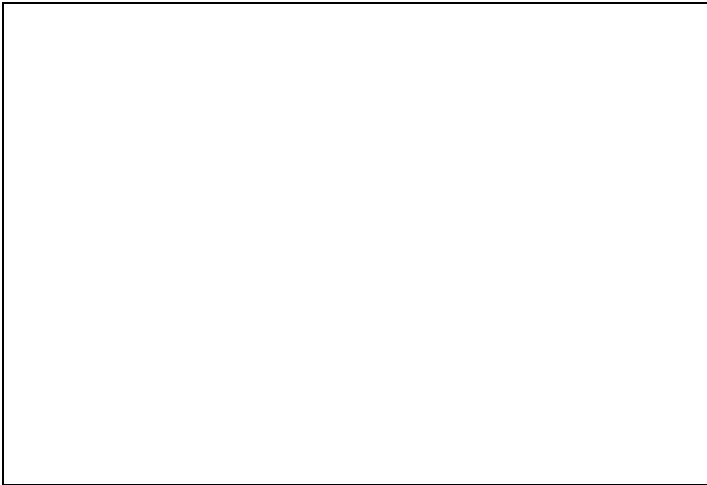
Update



Looking S from Division St.



Looking SW from Division St. at railroad tracks



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 624 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 624 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-026-00

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

624 Division Street is situated with a deep setback from the street on a large lot. The property has simple landscaping compatible with a residential setting, including a row of mature palms along the west side of the property and drive. The dwelling is a single-story building consisting of a main block with hipped roof, projecting gable bay on the main elevation with cutaway bay window, engaged entry porch, and a series of additions with gable and shed roofs on the rear elevation. The property features:

- Original form main block with pedimented projecting gable bay and apex ornament panel
- Cutaway bay window with paneled transoms on side windows, scroll brackets and drop pendants
- Turned post, brackets, and panel screen on porch
- Entry fitted with historic, glazed, wood door with transom light
- Some original 1/1, wood, double-hung sash on projecting gable bay
- Exterior brick chimney on east elevation.

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1898, City of Pleasanton

\*P7. Owner and Address:

Sylvia and Gregory Desin  
624 Division St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Harms House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: 3/C

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

624 Division Street was part of an increasing pattern of subdivision and residential development after the arrival of the railroad in Pleasanton in the 1860s. According to a 2003 DPR form for the property, Theodore and Louisa Harms purchased a 5.6-acre parcel of land from Juana and Higuera Bernal sometime after 1870 and constructed the core of the existing residence on the property. The original dwelling consisted of three rooms, now comprising the kitchen, dining room and one bedroom in the existing house. The Harms Family appears to have owned the property through the early decades of the 20<sup>th</sup> century. In 1912, L.E. (Louisa E.) and J.H. Harms, owned the property, and in 1920, Louisa Harms, now widowed, and her adult daughter Anna are living on the property (Pleasanton 1912; US Census 1920). Given the presence of auxiliary dwellings on the property in the 1910s and 1920s, it seems likely the Harms rented rooms in outbuildings to workers (see Construction History). By 1930, Jack and Zylpha Sampson were renting the rear dwelling on the property. Jack was a horse trainer at the Pleasanton Race Track, perhaps indicating some connection between the race track and the temporary quarters on the parcel (US Census 1930). In the 1940s, Albert and Vivian D. Torrey owned the property. Al Torrey was a hoisting engineer at a local gravel pit (US Census 1940).

624 Division Street is a relatively well-preserved example of a Queen Anne cottage form commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The overall design and form of the dwelling has been altered with late 20<sup>th</sup> century wing and rear additions and other lesser alterations over time, including some change to the facade. However, the historic main block of the dwelling retains historic fabric and integrity of design, materials, workmanship, and feeling. In addition, the property retains integrity of setting due to the orientation and location of the dwelling set toward the rear of the large lot, a deep front yard, mature vegetation and simple landscaping as was common in late 19<sup>th</sup> century Pleasanton. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 624 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 624 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Alterations: Deck extension to front porch with second set of access steps to driveway (2006); replacement balusters on porch; replacement 1/1 metal sash windows in most openings on main block ; wing addition and rear additions to main block (1982, 2003)

The property also includes a 2-story garage with gable roof and 2 dormers set near the rear lot line (1989).

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 624 Division Street was originally a single-story dwelling a projecting bay on the front elevation and recessed, engaged entry porch and small projecting section on the south end of the east elevation, consistent with the current form of the building's historic main block. The property also had a small shed addition on rear elevation by 1929 (Sanborn 1907, 1929, 1943). In the first decade of the 20<sup>th</sup> century and through the 1930s, the property contained a tank house and small auxiliary dwelling used as a rooming house (Sanborn 1907, 1929). Later owners constructed a rear porch addition in 1982, a large loft addition in 2003, and the front deck in 2006. The detached garage on the property dates to 1989 (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

Architectural Resources Group. "DPR A Primary Record and Building, Structure, and Object Record for 624 Division Street, Pleasanton, CA." 2003. Collection of the City of Pleasanton Planning Department.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 624 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

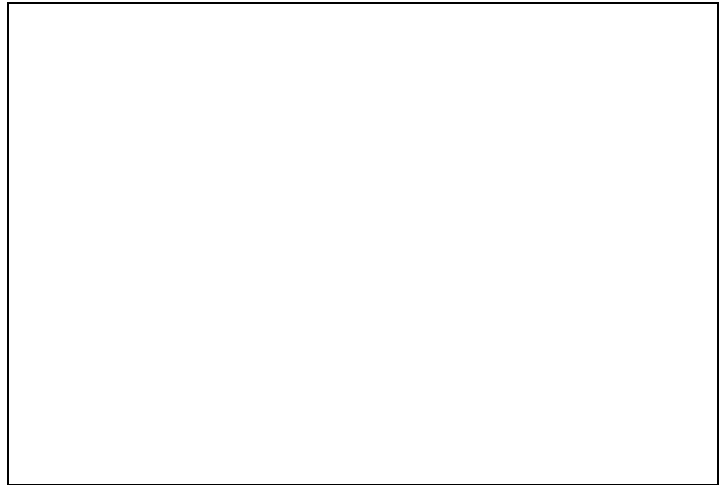
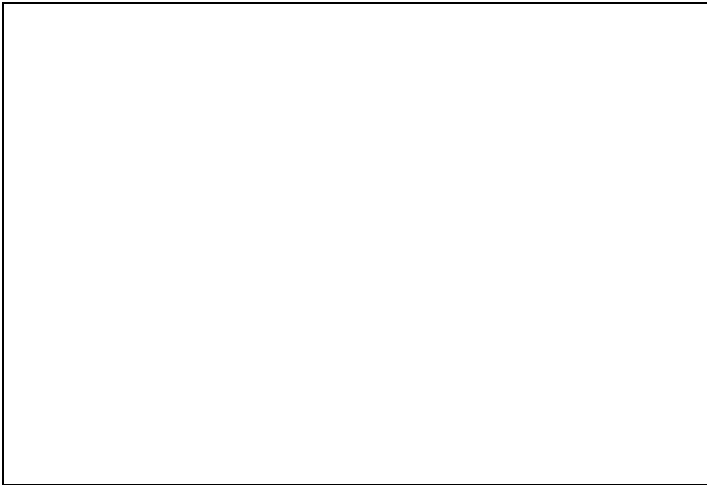
Update



Looking SW from Division St.



Looking SE from Division Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 640 Division Street

P1. Other Identifier: 636 Division Street

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 640 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-025-02

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

640 Division Street is a low, single-story, hollow clay tile, side-gable dwelling with a single-story, wood-frame, offset rear addition.

The property features:

- Full-length, attached front porch with stuccoed square posts and parapet walls; glazed infill on west elevation of porch
- Centered entrance with newer glazed front door
- Three-part windows with fixed center sash and transom and double-hung wood side sash flanking entry
- Secondary entrance on east elevation with new entry porch with shed roof
- Double-hung wood windows on secondary elevations
- Offset rear addition nearly the same size as the main block with gable roof and double hung wood windows
- Exterior brick chimney on east elevation of main block
- Stuccoed interior chimney at ridge line of main block

Landscape features include low, brick planters flanking front steps to porch.

The property also includes a detached garage at the rear of the lot with a broad gable roof, replacement doors and possibly enlarged openings.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1920, City of Pleasanton

\*P7. Owner and Address:

Catherine A. Bolls

2008 Larry Pl

Livermore, CA 94550

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Peter and Myrtha Madsen House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Vernacular, side-gable Applicable Criteria: 3/C

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

640 Division Street is part of a pattern of increased subdivision and residential development in Pleasanton during the early 20<sup>th</sup> century. The property is part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold off parcels off in various acreages (Pleasanton Downtown Historic Context Statement).

Peter Madsen, a local plasterer and general contractor owned this property from the 1910s through the early 1940s (Pleasanton 1912, 1940). The Madsen Family appears to have owned another property on Division Street during the period, and Peter Madsen purchased this property when he was in his early 20s (US Census 1910). By 1929, Madsen had constructed the present house on the property and was living on site with his wife, Myrtha (or Myrtle), and their children (Sanborn 1929, US Census 1930). In 1940, Peter Madsen and Myrtha were living in the house with father-in-law Fred Snarey. The property also included a rear dwelling and included land now associated with 648 and 654 Division Street (Sanborn 1943, Pleasanton 1940).

640 Division Street is a late example of a vernacular, side-gable dwelling with a bungalow interior plan common in Pleasanton during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. It typifies the output of local vernacular building culture of the period, while incorporating more novel materials such as hollow clay tile. The property retains a good degree of integrity of design, material, and workmanship, likely reflecting the design and finish qualities Peter Madsen chose for the property. The rear addition appears to have been integral to the original design, though it has had some alterations over time. 640 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

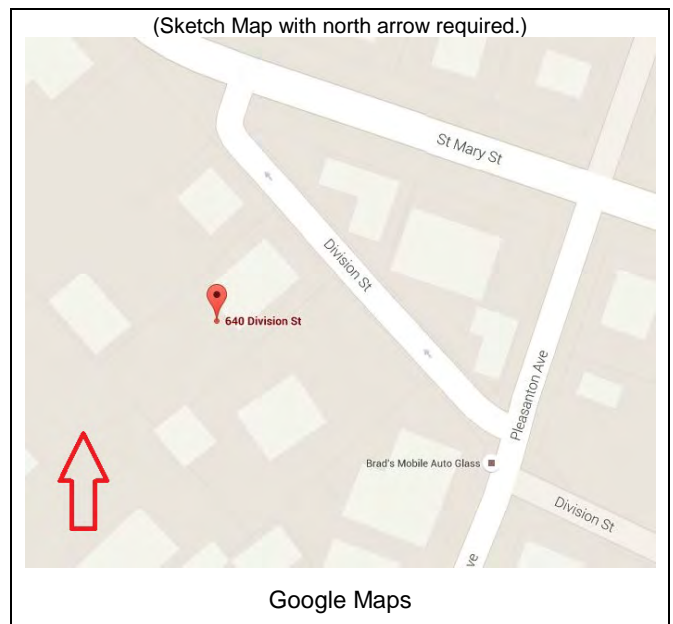
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 640 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 640 Division Street was constructed with a footprint consistent with the existing dwelling: a single-story dwelling with an overall rectangular plan and the narrow end set to the street. The property had a full length front porch and the rear massing projected slightly on east elevation, again consistent with the existing dwelling. Historically, the property included an additional small dwelling to the rear (ca. 1943) and several garages, likely to support Madsen's contracting activities (Sanborn 1929, 1943).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 640 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

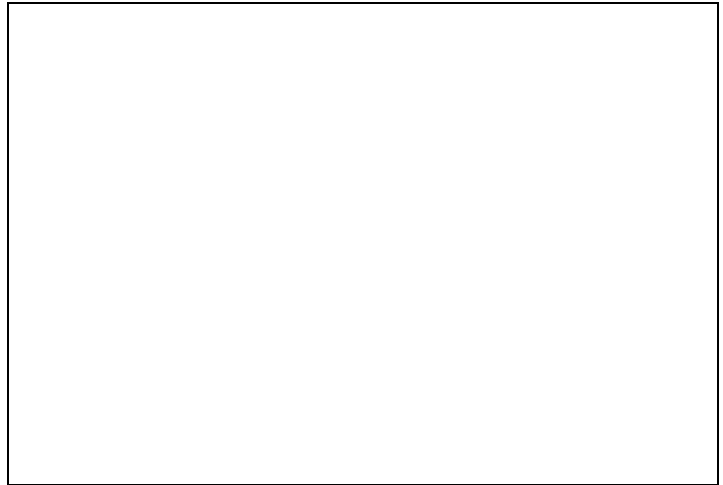
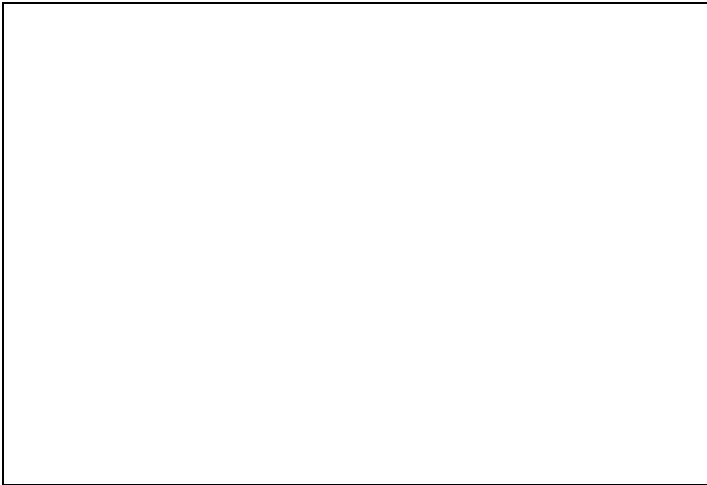
Update



Looking S from Division Street



Looking SE from Division Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 690 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 690 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-022-00

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

690 Division Street is a one and two-story dwelling with a long, rectangular plan and compound roof form. The house is composed of a single-story main block with central hip and flanking gable roof sections and a rear one and two-story section that includes several additions to the original structure. The main block features:

- Central engaged front porch with slim, paired post supports, metal work between posts, and lattice screening at roofline
- Off-center main entrance with newer wood door and half-length sidelights
- Large wood frame, divided picture window on west side of elevation and shallow bay window with double-hung sash on porch, east of entrance
- Bay window with wood fixed or casement sash on east elevation
- Exterior, rectangular brick chimney on west elevation

The rear massing of the building features:

- A two-story section with hipped roof and hipped dormers centered on the rear elevation; awning sash visible
- A one-story section with hipped roof that wraps around the central massing, fitted with glass block and wood casement sash

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1940, City of Pleasanton

\*P7. Owner and Address:

James & Jacquelyn Robinette, Trs.  
690 Division St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Edwin and Amy Orloff House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Early 20<sup>th</sup> Century Expansions and Additions

**Property** Minimal  
**Period of Significance:** \_\_\_\_\_ **Type:** Traditional/Ranch **Applicable Criteria:** 1,3

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

690 Division was constructed in 1940 as the home of Edwin and Amy Orloff. Edwin Orloff was the son of Thomas Orloff, one of the largest dairy farmers in Pleasanton in the early 20<sup>th</sup> century. The house was built on a subdivided parcel that was part of land originally owned by the Johnston Family (Thompson 1878; Pleasanton 1912).

The Orloff (originally Arloff) family immigrated to California from Denmark before World War I. Thomas Orloff worked for the Heath and Davis Dairy before buying the concern with co-worker Hans Hansen in 1921. The partners eventually owned three separate dairy ranches totaling about 5,000 acres. In 1947, Orloff and Hansen ended their partnership, and Thomas and son Edwin continued to operate their ranch on Hopyard Road. Edwin Orloff stopped dairy farming and sold the family's ranch lands to real estate developers in 1964. Edwin and Amy Orloff constructed this dwelling during the height of the Hansen & Orloff Dairy partnership. Previously, the couple rented the house at 4260 Pleasanton Street from the Hansen Family (Trimingham 35; Centennial 21; Hagemann 47, 50; Wainwright 67; US Census 1940; Pleasanton 1940).

The Orloff House is a relatively well-preserved example of an early ranch form in Pleasanton featuring minimal traditional details. The property has a low, horizontal profile; hipped and cross gable roof forms; large picture windows; and decorative features combining Spanish Colonial Revival and minimal traditional elements. The dwelling has had substantial rear additions, but the additions are in scale with the historic main block and are rendered in similar materials and finishes. Overall, the property retains sufficient integrity of design, materials, workmanship, feeling, and association to convey its architectural significance in Pleasanton. The property is also associated with the history of dairy farming in Pleasanton, one of the major agricultural industries in the city in the 20<sup>th</sup> century. The Orloff Family was one of the most prominent in the dairy business in Pleasanton. Edwin Orloff, a second-generation dairyman in Pleasanton was one of the leading dairy producers in the region in the third quarter of the 20<sup>th</sup> century. The modern, stylistically well-rendered home at 690 Division is associated with the prosperity that the dairy industry brought to the region. 690 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 1 and 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

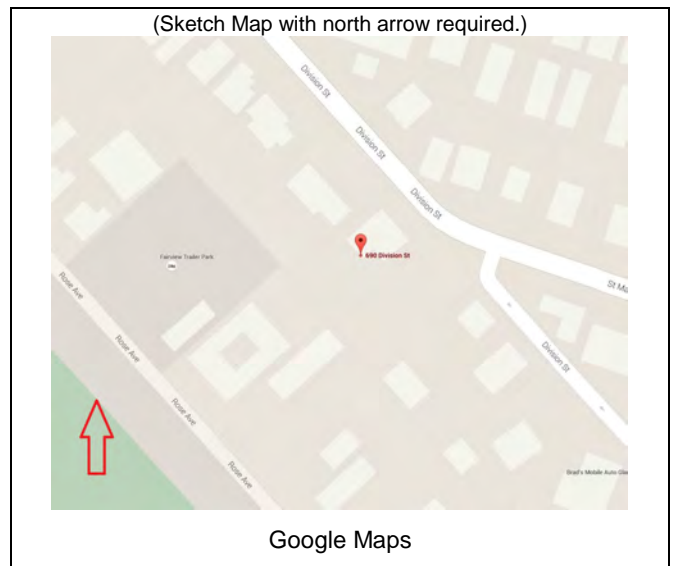
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 690 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The whole property features brick cladding and stucco finish and imitation red clay tile roofing. Landscape features include partial height brick site walls with piers and bollards.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 690 Division Street was constructed with a footprint and detailing similar to the existing dwelling (Sanborn 1943). In 2003, owners constructed a 297 square-foot addition and in 2012 owners added a detached garage to the property (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 690 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

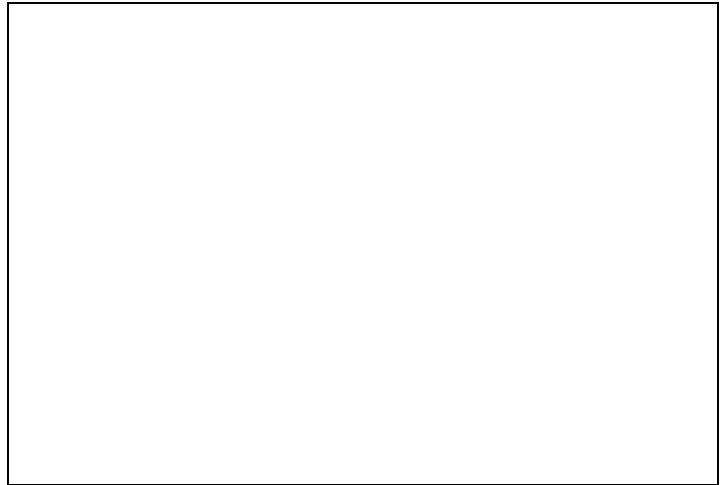
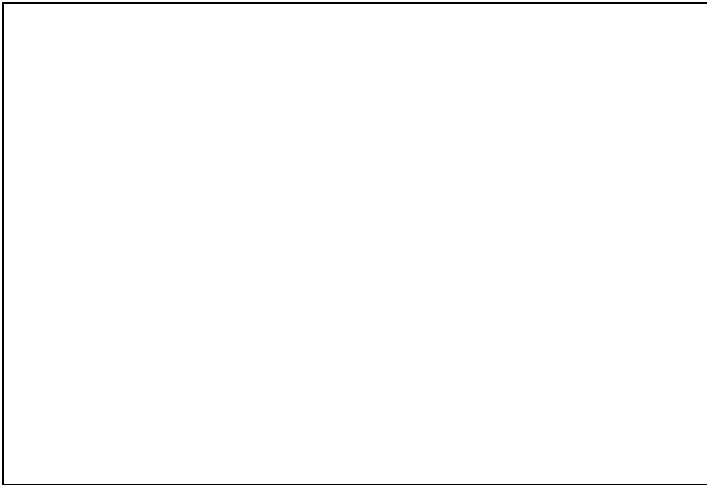
Continuation  Update



Looking SW from Division Street



Looking SE from Division Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 733 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 733 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0118-012-02

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

733 Division Street is a 1.5-story dwelling with a rectangular plan main block and rear ell with later additions. All portions of the building have hipped roofs clad in wood shake shingles. The main block features:

- Centered main entrance fitted with glazed wood door; fixed pane art glass window adjacent to entrance
- Wraparound porch with column posts and parapet wall, wood stairs with wood piers
- Short, octagonal turret on SE corner of main block with segmented conical roof and historic fixed sash
- Hipped dormer centered on main elevation of roof plane with historic fixed sash
- Original 1/1 double-hung sash windows on facade and E elevation;
- Exposed shaped rafter tails below roofline at porch and sides
- Flush board siding on primary wall planes; wood shingles on dormer and turret

The rear ell is minimally visible but features a hipped dormer on the rear roof plane, a broad projecting semi-hexagonal bay on the west elevation, and a small addition with shed roof on the east elevation. The addition appears to have double-hung wood sash, indicating an early built date.

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1895, City of Pleasanton

\*P7. Owner and Address:

George and Linda Garbarino, Trs.  
733 Division St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Joseph and Carrie Lewis House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: Charles Bruce

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

**Property**

Period of Significance: \_\_\_\_\_ Type: Queen Anne Applicable Criteria: 3/C

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

733 Division Street is located at the far western extent of the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date (Pleasanton Historic Context Statement).

Local builder Charles Bruce designed and built 733 Division Street in 1895. Charles Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders. He began constructing homes in Pleasanton during the 1890s and constructed between thirty and forty residential buildings in Pleasanton between the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. He also designed and built several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years (Pleasanton Historic Context Statement).

Though the original owner or occupant of 733 Division is unknown, by 1912 widow Emma Mendenhall and her son Roy R. Mendenhall owned this parcel and the adjacent property at 685 St. Mary Street (Pleasanton 1912). Sometime in the 1910s, the Mendenhalls sold the house to Joseph and Carolyn (Carrie) Lewis, Portuguese immigrants from the Azores who arrived in the US between 1890 and 1900 (US Census 1910, 1920). Joseph Lewis was the proprietor of a local fruit and candy store (1910) and a local hardware store (1920). By 1930, Carrie was widowed and lived at the home with her widowed daughter, Carolyn Bedsworth, grandson James Bedsworth, and grandson Clifton Nevis, an electrician, and his wife Jewel. By 1940, son Frank Lewis was also living at the property.

(continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

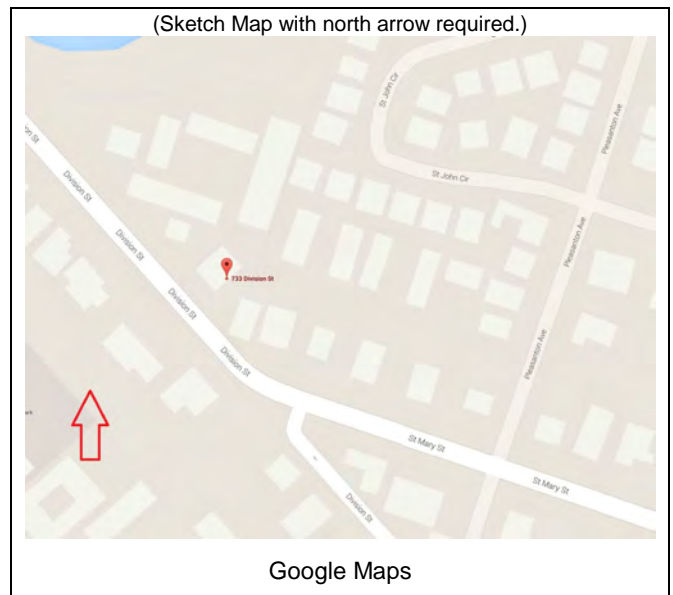
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 733 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that the front portion of 733 Division Street has changed little since the early 20<sup>th</sup> century. The property was a 1.5-story dwelling with a partial length, wrap around porch on the main elevation. The earliest portion of the building ended at the second (north) bay window on the east elevation and the rear elevation originally had an irregularly-shaped, full-length, rear porch. After 1943, owners added an additional bay onto the rear elevation and enclosed a portion of the porch, now extant as the addition with a shed roof on the west elevation. Historically, the property included a garage, two sheds, a small single-story barn, and a tank house (Sanborn 1907, 1929, 1943). Historic photograph evidence indicates that the wood shingle and window treatments in the front dormer and turret are historic treatments (see Continuation Sheet).

## B10. Significance (continued from page 2)

733 Division Street is a well-preserved example of a Queen Anne-style dwelling and residential building designed and constructed by local builder Charles Bruce. It has many of the most common features of the style in Pleasanton, including 1.5-story height, hipped roof, corner tower, and an extensive porch. The property retains integrity of design, materials, workmanship, feeling, and association. The property has readily discernible form, massing, and outline and retains original cladding and door and window materials and openings. The property has had some additions to the rear elevations, but many appear to have been completed within the historic period and are compatible in scale, massing, and materials. The property retains a high level of integrity overall. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

733 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 733 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation     Update



Looking NE from Division Street



Historic Image, ca. 1970s  
Collection of the Amador-Livermore Valley Historical Society  
Pleasanton, CA



Historic Image, date unknown  
Collection of the Amador-Livermore Valley Historical Society  
Pleasanton, CA

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 844 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 844 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-019-01

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

844 Division Street is a single-story Queen Anne cottage with a rectangular main block, hipped roof, and an offset rear ell with hipped roof. The property features:

- Projecting front gable with pedimented gable; cutaway bays with brackets and drop finials; fishscale shingles in gable; and fixed, divided wood window in gable.
- Partial-length, engaged front porch with wood deck and steps, turned post supports, pierced brackets, and spindle screen
- Front entrance with new leaded glass front door
- Wood, double-hung, 1/1 windows throughout
- Channel or flush board wood siding
- Small projecting addition on east elevation with hipped roof

The property includes a detached garage. Story poles on the property indicate plans for a larger, two-story addition on the existing expanded ell. Landscape features include a mature, deciduous tree in the front yard.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1895, City of Pleasanton  
Ca. 1870; DPR Form, 2003

\*P7. Owner and Address:

Judd and Kristen Feldman  
1655 Orvieto Ct  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Lawrence and Catherine Lyster House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: Lawrence Lyster?

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: 3/C

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

844 Division Street was part of a pattern of subdivision and residential expansion in Pleasanton after the arrival of the railroad in the 1860s. This property was originally part of the Nevis Tract, an area of land associated with the Nevis Family, former owners of the Pleasanton Race Track (now Alameda County Fairgrounds) (Thompson 1878). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold off parcels off in various acreages. As early as 1878, Australian immigrant Lawrence Lyster and his wife Catherine owned this property (Thompson 1878), and by 1910, they lived here with their four children. Lawrence Lyster immigrated to the US in 1852 and was a house carpenter. He and Catherine appear to have owned several lots on the south side of Division Street in the 1910s surrounding their home (US Census 1910, Pleasanton 1912). By 1920, Lawrence Lyster, then 72, was widowed, and lived at the property with his daughter, Elizabeth Pelle and her husband Paul. Elizabeth Pelle was the local postmistress in the 1930s and Paul variably worked as a grocer and postal employee (US Census 1920, Trimmingham 27). The Pelles continued to live in the house until 1940, when Howard Hansen, son of local dairyman Hans Hansen, purchased the property (US Census 1930, 1940; Pleasanton 1940).

844 Division Street is a well-preserved and distinct example of a Queen Anne cottage in Pleasanton, most likely constructed by Lawrence Lyster. The house retains the hallmarks of the Queen Anne cottage form, including its single-story height, hipped roof, prominent projecting front gable opposite porch, and period ornament on the primary elevation focused on the porch and projecting bay. The property retains the majority of its original cladding materials, door and window openings, and door and window fittings. The property also retains significant ornament, including porch posts and spindle screening, and cutaway bay brackets, pedimented gable, and decorative, fixed window in the gable. The property has had some alteration with a rear addition, but the present addition is compatible in scale and massing to the historic main block. The property retains sufficient integrity of location, design, materials, workmanship, feeling, and association to convey its architectural significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 844 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

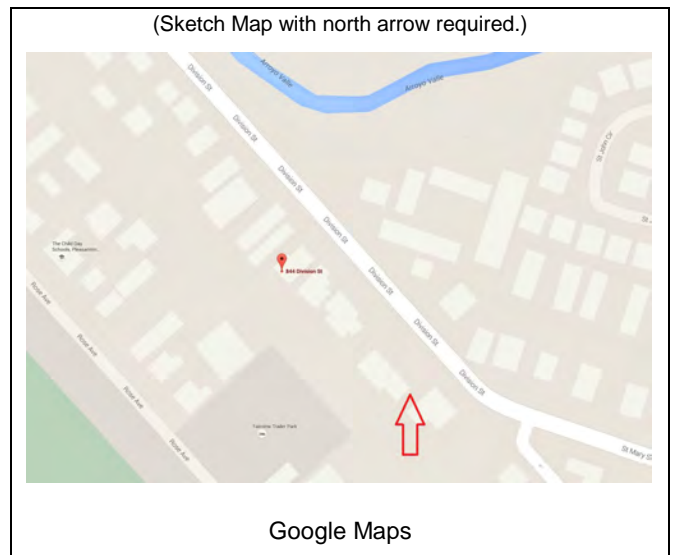
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            844 Division Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

### B6. Construction History (continued from page 2)

Sanborn maps provide no coverage for this portion of Division Street. City of Pleasanton building permit records indicate owners constructed a 364 square-foot addition on the rear of the dwelling in 1998 and a deck on the rear of the building in 2006 (Pleasanton Building Permits).

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 844 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

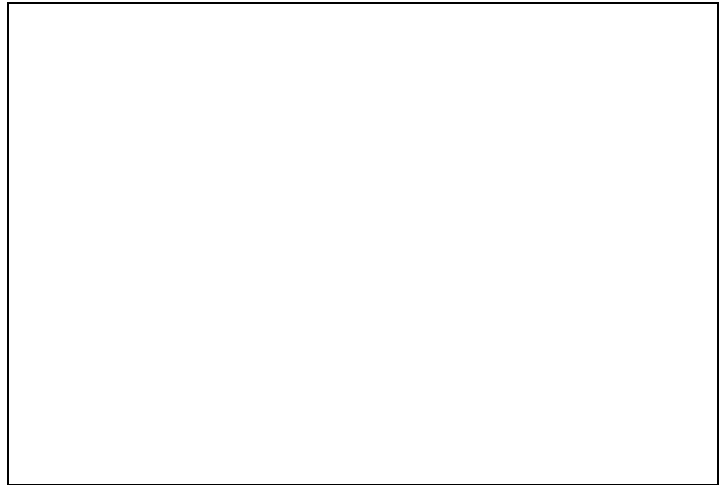
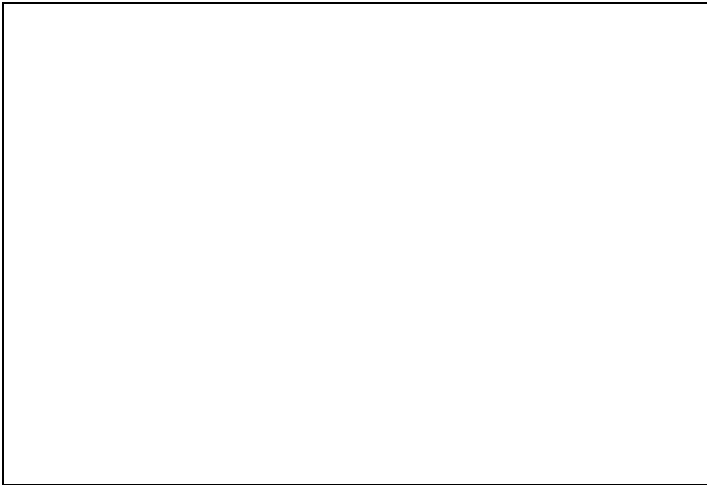
Update



Looking SE from Division St.



Looking SW from Division St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 918 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 918 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-015-00

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

918 Division Street is a single-story, side-gable dwelling with a gable roof, full length-front porch, and small rear extension. The property features:

- Front porch with stuccoed, arched openings; square column supports; river stone parapet wall; gable marking the entrance with cross and line ornamentation in the stucco; exposed rafter ends with beveled points.
- Centered front entrance fitted with historic, glazed, wood door.
- All 1/1, double-hung vinyl replacement windows
- Simple braces on the end gable eaves
- Exterior concrete block chimney on east elevation
- Stucco exterior finish
- Asphalt shingle roof sheathing

The property includes two detached garages that appear to date from the early 20<sup>th</sup> century.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both  
1908, City of Pleasanton

Ca. 1915, Research

\*P7. Owner and Address:  
Erika and HB Torquemada

3072 Alburni Ct  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

\*NRHP Status Code

B1. Historic Name: Bianchi House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Early 20<sup>th</sup> Century Expansions and Additions

**Property**  
**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, side gable **Applicable Criteria:** 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property associated with 918 Division Street was originally part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold off parcels off in various acreages. Local house carpenter Lawrence Lyster, who lived at 844 Division Street, owned this property in 1878 and in 1912 (Thompson 1878, Pleasanton 1912).

The earliest documented owner/residents of the property were the Bianchi Family. Louis Bianchi and his wife, two daughters, two brothers, cousin, and a boarder lived in the house in 1910. Louis was a saloonkeeper with his own premises in Pleasanton (US Census 1910). By 1920, Louis's cousin, Agide (alternatively Ouide, Oughe, and Joseph) and his wife Aurelia (alternatively Oriele) Bianchi owned the property (US Census 1920). The Bianchis lived at 918 Division through the 1940s. Joseph was employed over the years as a farm laborer, laborer for the water department and a dairy laborer (US Census 1910, 1920, 1930, 1940; Pleasanton 1940).

Based on the form and finish of the existing dwelling, it seems unlikely that Lawrence Lyster constructed the property. The Bianchi Family may have constructed the dwelling themselves after their purchase of the property sometime between 1912 and 1920. The property is typical of vernacular side-gable dwellings constructed in Pleasanton in the early 20<sup>th</sup> century, and most commonly in the former Nevis Tract. The property retains its 3x1 bay massing, full-length front porch, and off-center entrance. The Bianchi residence differs in its architectural treatment, including the river rock parapet wall on the porch, exposed rafter ends, and ornament in the porch gable. The property appears to retain cladding materials and door and window openings from the historic period, and the majority of its ornamental treatments. Based on visual analysis, the property retains sufficient integrity of design, materials, workmanship, feeling, and association to convey its significance as a modest vernacular dwelling with owner personalization. 918 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

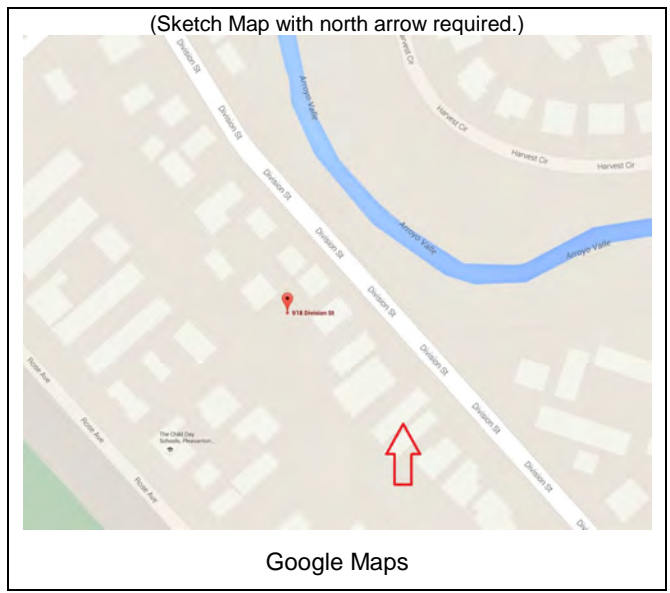
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 918 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of this portion of Division Street, and the City of Pleasanton has no permits of note on file for 918 Division Street.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 918 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

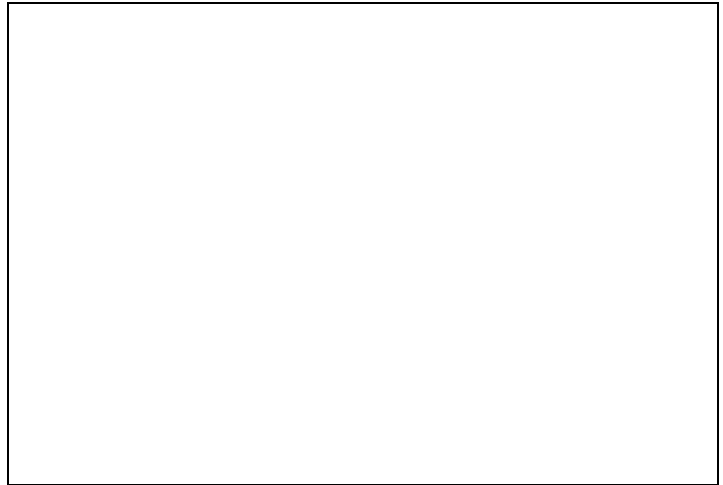
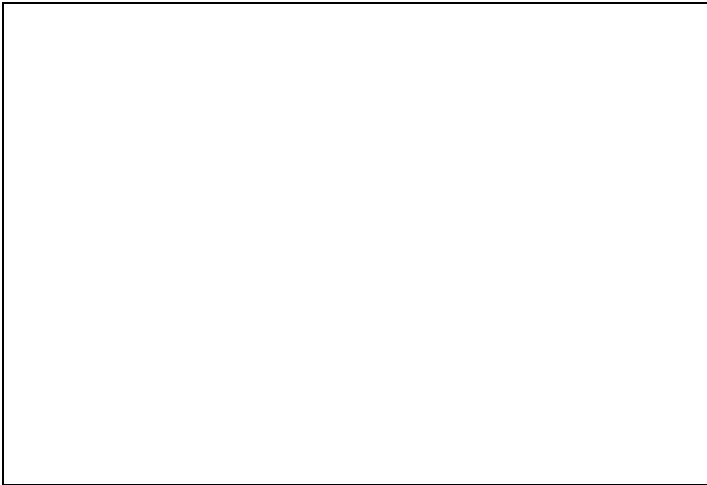
Update



Looking S from Division St.



Looking SE from Division St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 934 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 934 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-014-02

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

934 Division Street is a heavily altered, single-story, side-gable dwelling. The property is composed of a main block, extension on the east end of the façade of the main block, and a rear ell. The property features:

- An irregular gable roofline, indicating that the front bay of the building is a later addition
- A partial-length front porch with new, dimensional lumber posts and balustrades
- Stucco on NW elevation indicates possible change in roofline
- All vinyl 1/1 double-hung or three-part picture windows,
- Narrow gauge T1-11 siding on front elevation and stucco cladding on side elevations
- Asphalt shingle roofing

The property also includes 936 and 948 Division at the rear of the lot, built in 2003. Because of substantial alterations, 934 Division Street does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
1908, City of Pleasanton

\*P7. Owner and Address:  
Laura and Jerome Raney, Trs.  
332 Hartford Rd  
Danville, CA 94526

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





Page 3 of 3

\*Resource Name or # 934 Division Street  
(Assigned by recorder)

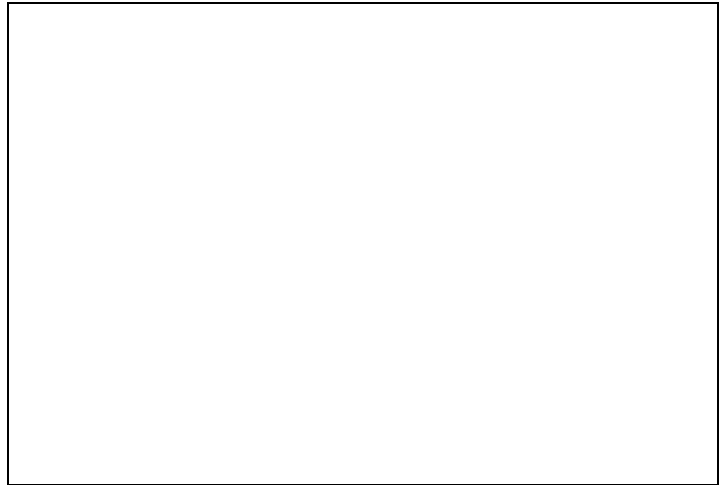
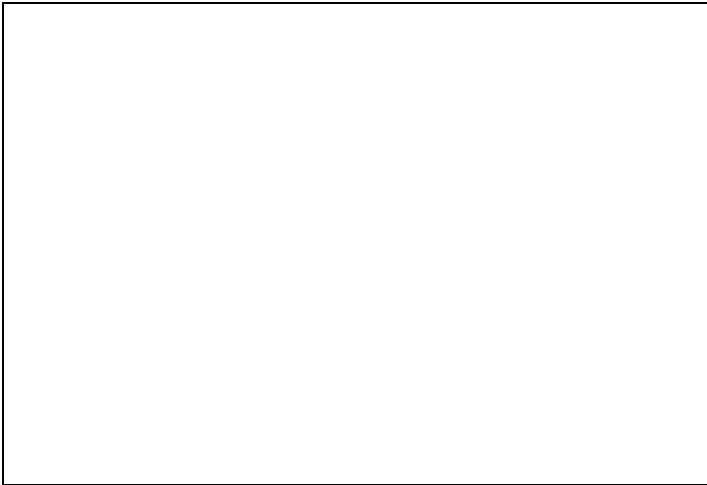
Recorded By: Architectural Resources Group

Date: April 2015

Continuation     Update



Looking SE from Division Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 966 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 966 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-012-00

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

966 Division is a single-story, end-gable bungalow form dwelling with Craftsman styling. The property is composed of a historic main block and later rear additions. The main block features:

- Partial-length attached porch with gable roof, shallow gable sill board, turned posts (possibly replacement), replacement turned balustrade, and fixed, decorative leaded glass window in gable and curved braces at the eaves and apex of the roofline
- Centered entrance with replacement wood door
- Three-part window with double-hung wood sash and decorative, leaded glass top sash east of main entrance
- 1/1 vinyl replacement sash windows on secondary elevations, including three-part picture window on east elevation
- One fixed, leaded glass window on east elevation
- Secondary entrance fitted with French doors on south end of east elevation
- Narrow, flush board siding
- Curved braces at apex and eaves of the main roofline on the main (north) elevation

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1921, City of Pleasanton

\*P7. Owner and Address:  
Donald & Shelly Elkins  
966 Division St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Joseph and Anna Lewis House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Bungalow, end gable Applicable Criteria: 3/C

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

The property associated with 966 Division Street was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold of parcels off in various acreages. Local house carpenter Lawrence Lyster, who lived at 844 Division Street, appears to have owned this parcel in 1878 (Thompson 1878). By 1912, Joseph C. and Annie (Anna) Lewis (possibly Anglicized from Luiz) owned the property. Both were born in Portugal and immigrated to the US in the 1890s. Over the course of his life, Joseph Lewis worked as a farmer and farm laborer (US Census 1910, 1920, 1930). His wife Anna worked as a saleslady in a candy store after her children were older (US Census 1930). They shared their home in 1930 with their adult daughter Bernice who ran an engine at a local gravel pit (US Census 1930). Son Manuel lived at home in 1940 and also worked in the gravel pit (US Census 1940). Manuel Lewis owned the property through the late 1950s (Pleasanton Building Permits).

966 Division Street is a generally well-preserved and distinct example of an early 20<sup>th</sup> century end-gable bungalow with Craftsman styling in Pleasanton. The house has a single-story height with minimally lit or vented attic story, low-pitched roof, unenclosed eave overhang, partial-length attached porch offset on the main elevation, false braces, and clapboard siding. 966 Division retains original cladding materials and door and window openings, and replacement windows conform to original openings and sash patterns. The dwelling also retains the majority of its historic ornament, here confined to the main elevation. The house has had some alteration to porch materials, but the overall porch form and the majority of the distinctive Craftsman features are extant. The rear additions to the building appear to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties, and are compatible in scale and massing with the historic main block. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 966 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

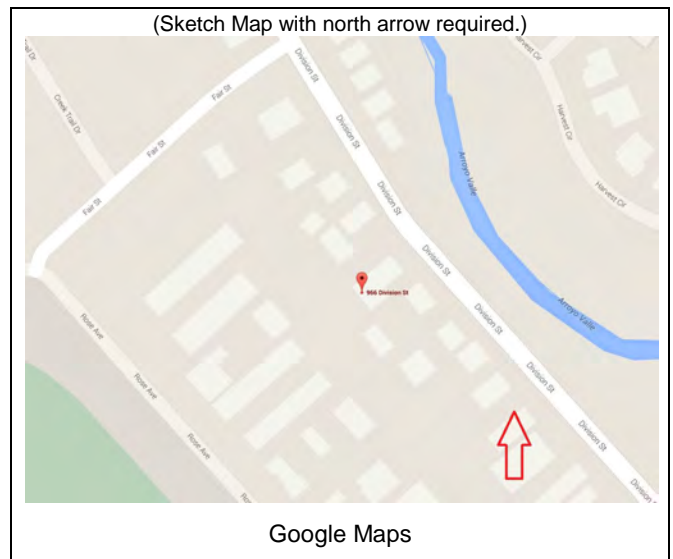
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 966 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The house features a single-story, transverse rear addition (2011) with gable roof, shallow-reveal clapboard siding, and vinyl 1/1 double-hung windows. The property also includes a single-story garage addition (2011) on the west elevation with gable roof, similar finish materials, and single overhead by door on the north elevation.

Landscape features include a picket fence enclosing the front and east side yards.

**B6. Construction History** (continued from page 2)

Sanborn maps for Pleasanton offer no coverage for this portion of Division Street. City of Pleasanton building permits for the property indicate owners constructed a patio roof at the rear of the property in 1959. In 2011, owners constructed a 279 square-foot attached garage and an 898 square-foot single-story addition on the rear of the existing dwelling.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Historic Context Statement, 2013.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 966 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

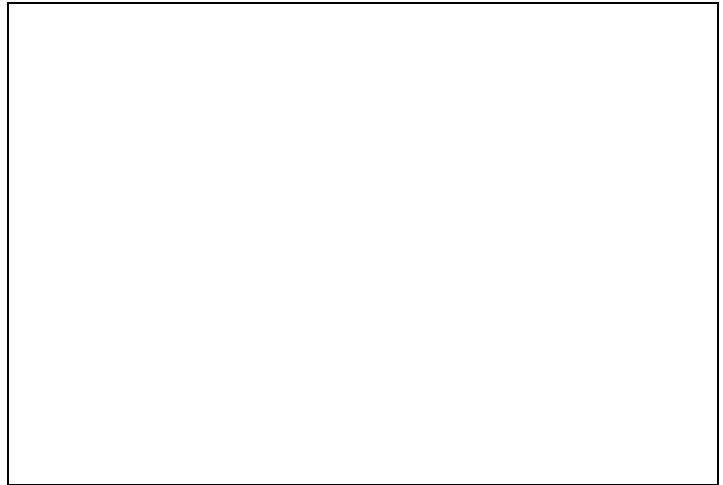
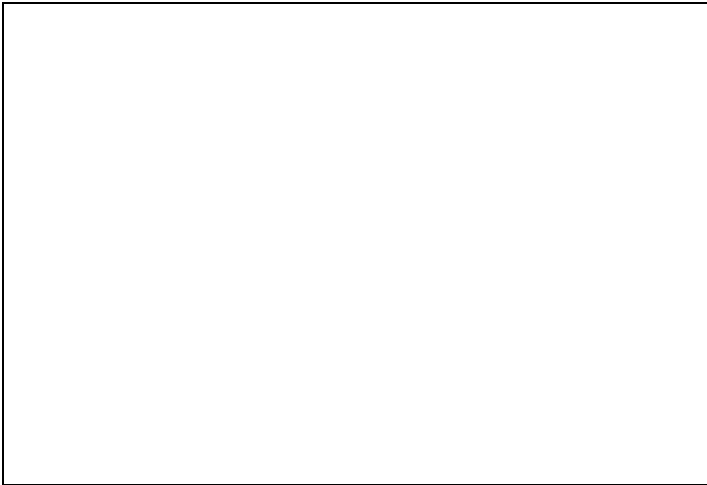
Continuation  Update



Looking SE from Division St, showing 2011 garage addition



Looking SW from Division St, showing 2011 rear transverse addition



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 1038 Division Street

P1. Other Identifier: 1042 Division Street

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 1038 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-008-00

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

1038 Division Street is a single-story, wood-frame, cross-gable dwelling with a rear ell. The property features:

- Partial-length, attached, enclosed porch on the east cross-gable now incorporated into living space; former porch features shed roof; fixed, divided wood sash window, and main entrance
- Main entrance set on former porch, fitted with modern wood door; dimensional lumber railings and concrete steps
- West cross-gable features an aluminum, three-part window with divided, fixed center sash and double-hung side sash
- Wide, Masonite clapboard siding
- Aluminum double-hung sash on secondary elevations
- Rear ell with gable roof projecting from the east cross-gable (Not visible from street)
- Addition to rear of ell with flat or shed roof (Not visible from street)

The property includes an auxiliary dwelling numbered 1042 Division Street. 1042 Division is a single-story, end gable dwelling with as broad shed addition to the east elevation. The dwelling has an off-center main entrance with shallow gable entry hood and wood door. The property has Masonite clapboard siding and small, 1/1 double-hung vinyl sash.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Division Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1890, City of Pleasanton

\*P7. Owner and Address:

William and Brian Silveira, Trs.  
499 Embarcadero  
Oakland, CA 94606

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Auxiliary dwelling numbered 1042 Division Street

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Vernacular, cross-gable Applicable Criteria: \_\_\_\_\_

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

The property associated with 1038 Division Street was part of the Nevis Tract in the second quarter of the 20<sup>th</sup> century, an area of land associated with the Nevis Family, then owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold of parcels off in various acreages (Pleasanton Downtown Historic Context Statement).

The earliest documented owners of this property were Joseph and Annie Peters (Pleasanton 1912). Joseph and Annie lived at the house with their small daughter and father, John Peters, in 1910. At that time, Joseph was a teamster who ran his own team of horses (US Census 1910). The Peters lived at the property and raised their daughter and son until the 1930s. Joseph turned to farming during this period, and operated his own farm (US Census 1920, 1930). By 1940, the Peters were no longer living on the premises, and Tony and Rita King rented the house. Tony worked locally as a farm laborer (US Census 1940). Rose George, wife or widow of farmer Joseph George, owned the property in the later 1940s (Pleasanton 1940; US Census 1930, 1940). Research did not reveal substantial information about uses or residents for the auxiliary building on the property, 1042 Division.

1038 Division is a typical example of a vernacular, cross-gable (or ell-shaped) dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> century, featuring a prominent end gable block and perpendicular ell housing the main entrance, along with a partial-length front porch on the ell. The property has been altered with enclosure of the front porch and incorporation into living space, reconfiguration of window openings, and reflects a mixture of elements from different periods of use. The property does not retain sufficient integrity of design, materials, and workmanship to convey significance within the property type.

1038 Division Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

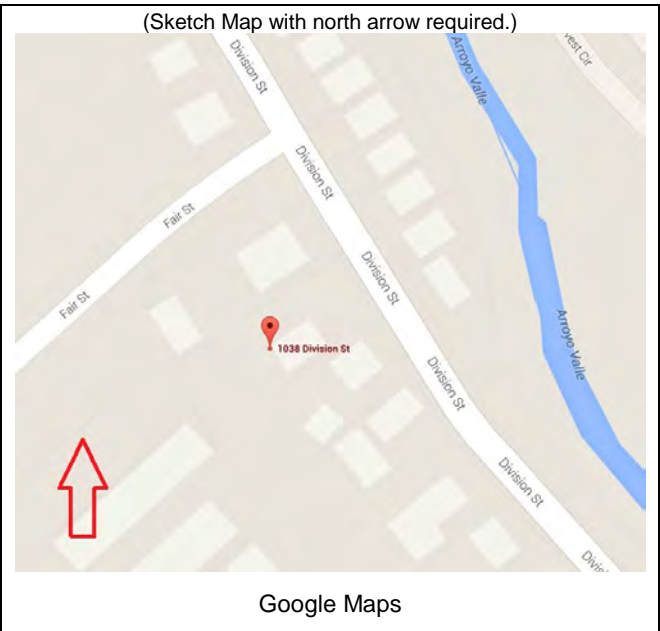
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 1038 and 1042 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of this portion of Division Street. Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.



# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 1038 and 1042 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

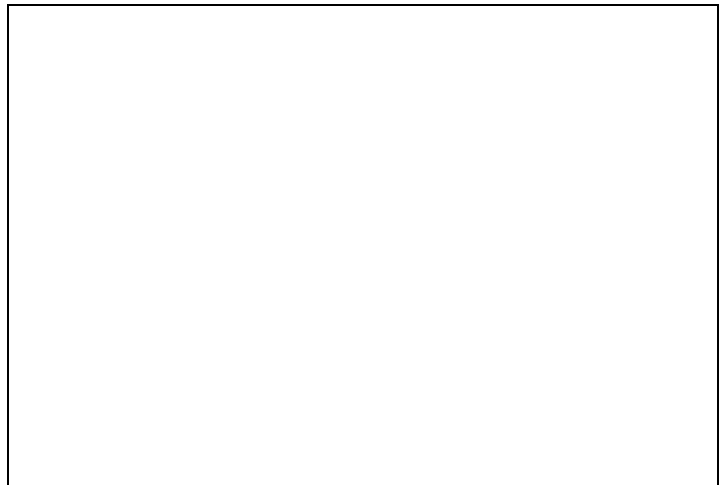
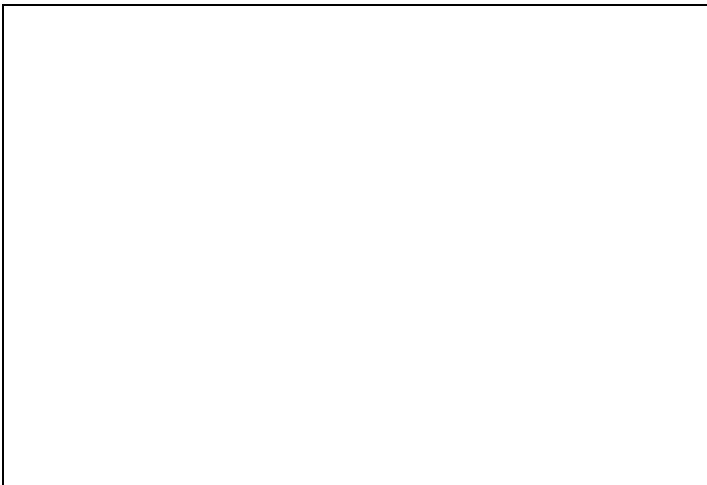
Date: April 2015

Continuation

Update



1042 Division Street, looking S from Division St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 1122 Division Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 1122 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-002-01

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

1122 Division Street is a heavily altered, single-story, cross-gable dwelling with significant modern additions. The historic main block of the property features:

- Partial-length, attached front porch on east cross-gable with shed roof, stuccoed square posts, and masonry steps and deck
- Main entrance on the east cross gable with replacement glazed wood door
- New, vinyl fixed sash window with low-arch fanlight on main (north) elevation on the west cross-gable; vinyl 1/1 double-hung windows on secondary elevations
- Newer stucco cladding

Rear additions include a 113 square foot addition to the rear of the structure in 1999 and a 904 square-foot, two-story addition to the residence in 2007 (Pleasanton Building Permits).

Landscape features include a deep setback on heavily treed lot, pergola west of dwelling, and metal security fencing around property lines. Because of substantial alterations, 1122 Division Street does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from Division Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1908, City of Pleasanton

\*P7. Owner and Address:

Susanna and Peter Krulevitch  
1122 Division St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

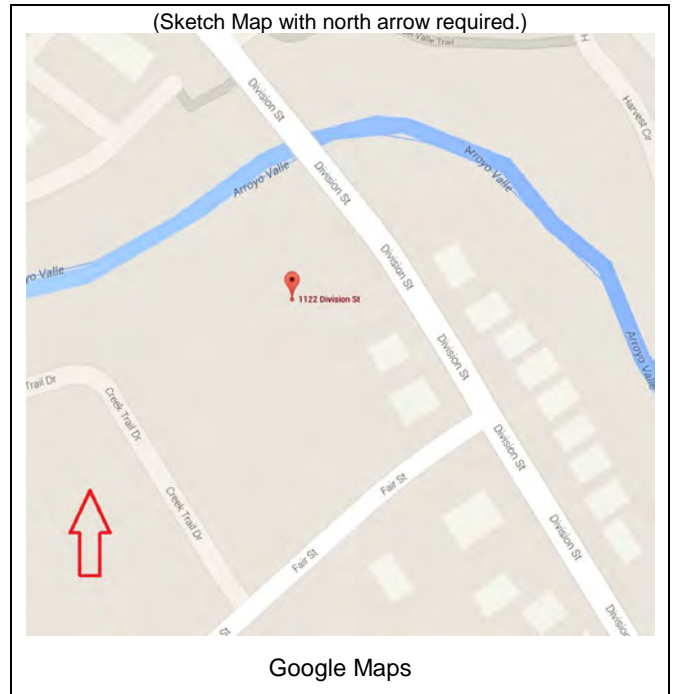
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

\*Resource Name or # 1122 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

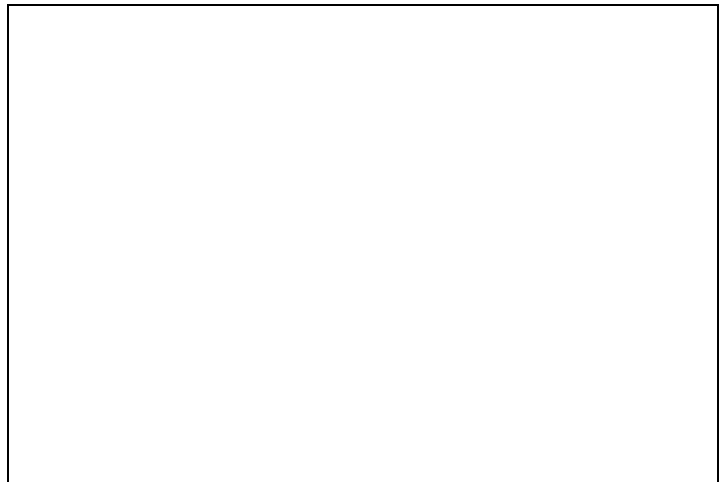
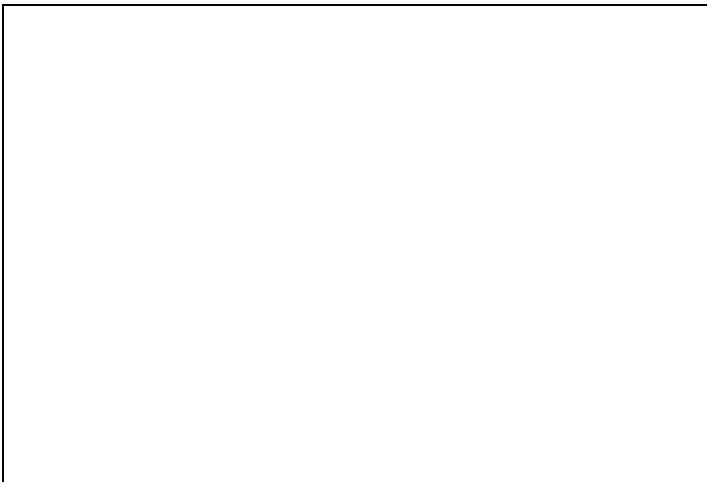
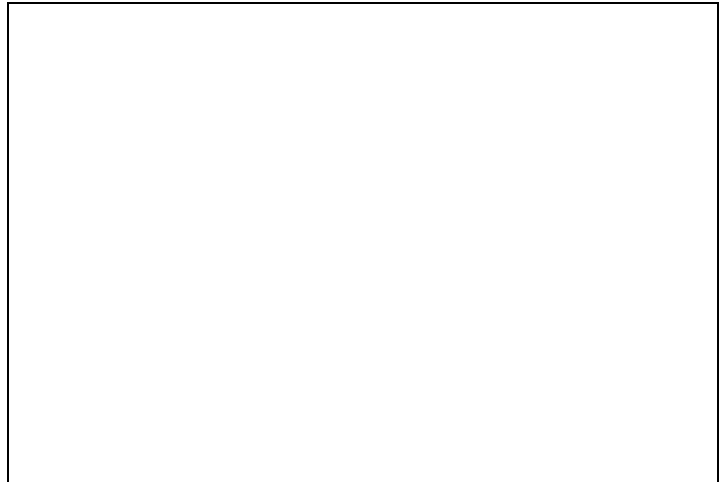
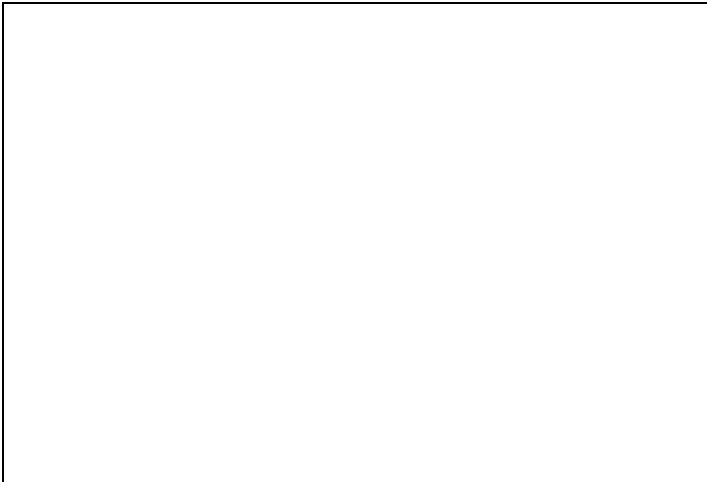
Date: April 2015

Continuation

Update



Looking SE from Division St, showing 1999 and 2007 additions



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 1162 Division Street

P1. Other Identifier: 1166 Division Street

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 1162 Division Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0127-001-01

On the east shore of Arroyo del Valle at Division Street

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

1162 Division Street is a single-story, vernacular cross-gable (or ell-shaped) dwelling with a full-length, rear addition with shed and gable rooflines. The property features:

- Partial-length, attached front porch on the east cross-gable with shed roof, replacement wood posts and square-spindle balustrade and concrete steps and stair pier
- Main entrance situated on the ell fitted with late 20<sup>th</sup> century paneled wood door
- 1/1 double-hung, vinyl windows on all elevations
- Wood, channel board siding
- Cornice returns on front-facing (west) cross-gable

1166 Division Street is set behind 1162 on the lot. The property is a single-story, end-gable bungalow plan dwelling with a centered main entrance with small gable entry porch on square posts. The property features 1/1 vinyl replacement windows; narrow flush board siding on the front elevation; scalloped-edge, vertical wood siding on the front-facing (north) gable; and stucco cladding on secondary elevations. Landscape features include wood plank privacy fencing around the west side yard at 1162 Division.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Division St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
Ca. 1908; Research and visual analysis

\*P7. Owner and Address:

Adrienne and David Parks, Trs.  
P.O. Box 891  
Danville, CA 94526

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. **Architectural Style** \_\_\_\_\_

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. **Related Features:** Secondary dwelling on property addressed as 1166 Division Street

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. **Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, cross-gable **Applicable Criteria:** 3/C

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

The property associated with 1162 Division Street was originally part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold off parcels off in various acreages. This property was subdivided and sold by 1878, and at that time included land now associated with 1122 Division Street (Thompson 1878).

In the 1910s, a partnership of Catalina and Bianchi owned this property, which was subdivided from the larger lot. The Bianchi Family owned other property on Division Street, and resided at 918 Division Street (Pleasanton 1912). There are no Catalinas listed as living in Pleasanton in 1910 or 1920, however by 1930, Charles (alternatively Massimo, Macedon) and Thezira (alternatively Sezira) Catalina (alternatively Catalani and Cattalina) owned the property (US Census 1910, 1920, 1930). They continued to live in the house into the 1940s. Charles worked as a dairy laborer for much of this time (US Census 1940, Pleasanton 1940). The Catalina's son, Armand, continued to own the property into the 1960s (Pleasanton Building Permits). Research did not reveal any information about the date or occupants of the auxiliary dwelling at 1166 Division Street.

1162 Division is a well-preserved and distinctive example of a vernacular, cross-gable (or ell-shaped) dwelling commonly constructed in Pleasanton in the late 19th and early 20th century, featuring a prominent end gable block and perpendicular ell housing the main entrance, along with a partial-length ell porch. The house also features modest ornamental detailing in the cornice returns on the front-facing gable. 1162 Division retains its historic form and massing, particularly in the main block and original cladding materials. Window replacement has preserved original openings and sash patterns, and modest original ornament remains extant. The front porch has had replacement materials, but the materials appear to conform to earlier iterations. Additions to the property appear to date from the historic period, and are compatible with the scale and massing of the main block. The rear structure does not retain sufficient integrity of design, materials, and workmanship to convey significance within the property type.  
(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

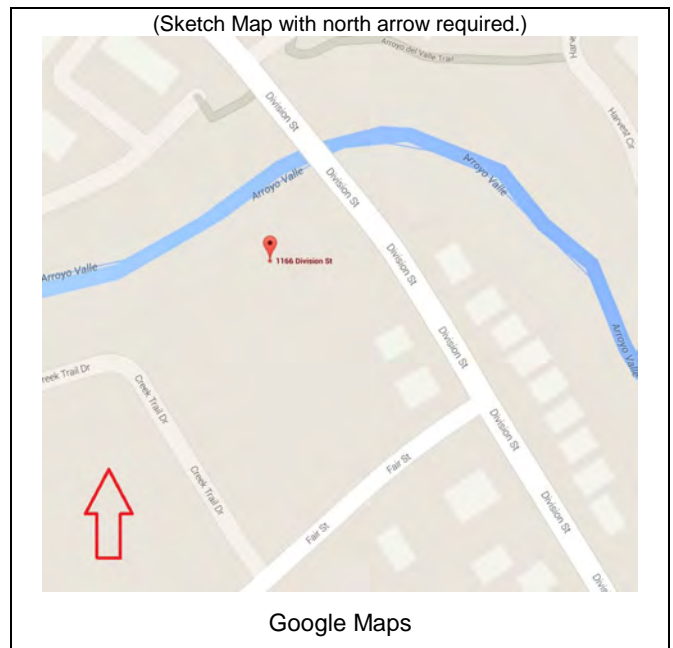
\*B12. **References:** See page 3

B13. Remarks:

\*B14. **Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 1162 and 1166 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of this portion of Division Street. Review of City of Pleasanton building permit records revealed no permits of note.

**B10. Significance** (continued from page 2)

1162 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

1166 Division Street does not appear to be eligible for the California Register of Historic Resources.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 1162 and 1166 Division Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

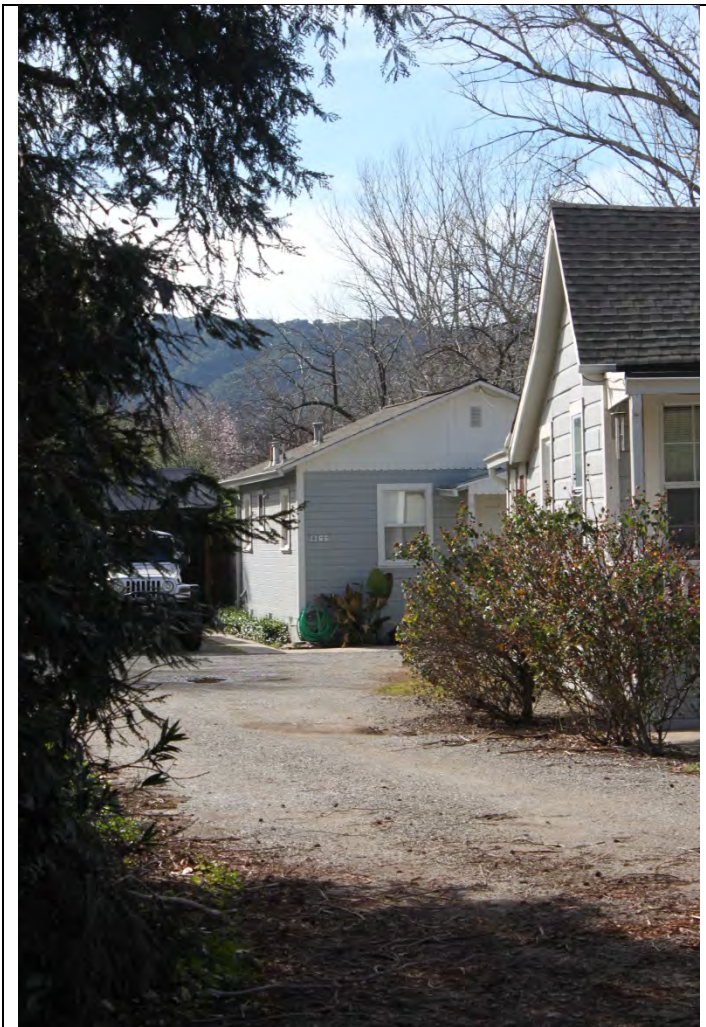
Update



Looking SW from Division St.



Looking SE from Division St.



1166 Division St., looking SW from Division St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4788 Fair Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4788 Fair Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-007-03

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

4788 Fair Street is a single-story, Queen Anne style cottage with later Craftsman details. The house has a rectangular plan and hipped roof and features:

- Prominent, front-facing projecting gable section with pedimented, lit gable with leaded glass sash and three-part window with 1/1 double-hung wood sash on main elevation fitted with a glazed wood door
- Partial-length, attached front porch with wide, flattened, pointed arch opening; side parapet wall; squared free and engaged corner posts ending in short, tapered square columns at arch line; exposed rafter tails on north elevation
- Main entrance set in the projecting gable section
- 2/2 and 1/1 double-hung wood sash on secondary elevations, some with decorative leaded top sash
- Small projecting gable section at rear of south elevation with secondary entrance and aluminum awning
- Stucco cladding
- Molded cornice along roofline and cornice returns on rear gable projection
- Brick chimney at east end of ridge
- Later, wood frame carport attached to south elevation.

Landscape features include a metal fence around the side and rear yard.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Fair Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1906, City of Pleasanton

\*P7. Owner and Address:

Nancy and Gregory Taylor  
4788 Fair St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne/Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: Possibly originally sited on Division Street

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: F.P.D. Madsen?

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property associated with 4788 Fair Street was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold off parcels off in various acreages (Pleasanton Downtown Historic Context Statement). Fair Street was not laid out until after 1940, indicating that this property was likely moved or reoriented in the mid-20<sup>th</sup> century from a location on Division Street. The owner of the parcel and house in 1940 was F.P.D. Madsen, and research indicates he was the original owner and likely builder of this dwelling.

In 1878, the parcel directly north of the current parcel for 4788 Fair Street was owned by an F.P.D.M. (Thompson 1878). F.P.D. Madsen was Frederick (alternatively Percival) Madsen, a Danish immigrant who arrived in the US in 1872. The Madsen Family appears to have occupied this site from the late 1870s until at least the early 1940s. F.P.D. Madsen was a house carpenter in Pleasanton for most of his adult life, and in retirement operated a small nursery business (US Census 1900, 1910, 1920, 1930, 1940). The Madsens had five sons and a daughter; nearly all the Madsen sons entered the building trades, including Peter Madsen who constructed the house at 640 Division Street in 1920.

It is unclear whether the Madsens lived in this dwelling or the property now at 1056 Division Street. In 1930, US Census records list a widowed F.P.D. Madsen living on Division Street and a rear rental leased to William and Bessie Moore. William Moore was a yardman on the Hetch Hetchy water project at the time. In 1940, F.P.D. Madsen is still listed as the owner of the parcel associated with 4788 Fair Street, but it appears this is Fredrick Madsen Jr. The 1940 US Census indicates Fredrick lived in and owned a "rear" house on Division that he shared with his widowed sister Marie Griffiths. Fred Madsen had worked as a baker in the past, but in 1940 was working as an engineer for the city water department (probably San Francisco's water holdings in the Pleasanton area). If the Madsens did own this property as an income-producing property, it is also likely that the Madsens built it themselves.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

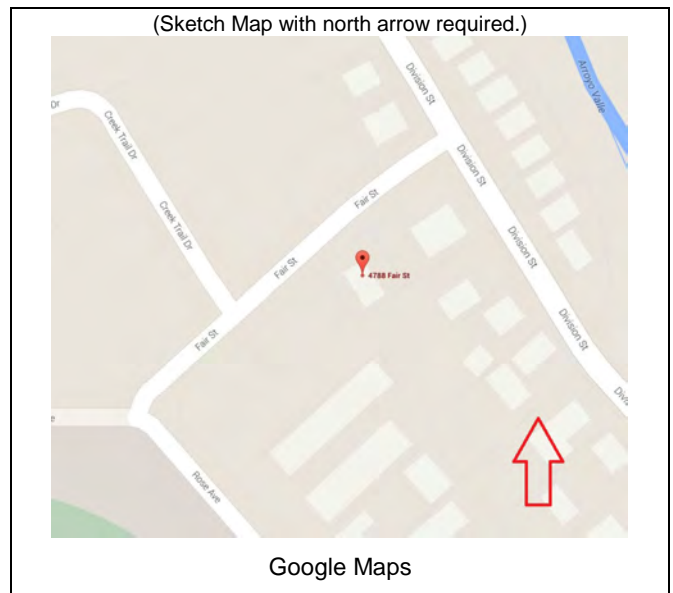
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4788 Fair Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of this portion of Division Street. Review of City of Pleasanton building permit records revealed no permits of note. Visual analysis indicates that the house was originally constructed in the form of a Queen Anne cottage commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> century, and had a later porch rehabilitation that added elements of Craftsman styling to the building.

### B10. Significance (continued from page 2)

4788 Fair Street is a well-maintained, interesting and unusual hybrid, an older, early 20th century house with later Craftsman updates and styling. The structure retains original materials, doors, and double hung windows, in addition to a leaded window at the gable and decorative leaded mullions. The style and expression of the house was altered with the addition of the distinctive, recessed Craftsman porch and associated elements such as flared, tapered piers, below a shallow, broad porch gable. These changes appear to have occurred within the period of significance. A tacked-on carport on the west side is a later addition, but does not detract from the overall integrity of the house. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4788 Fair Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4788 Fair Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

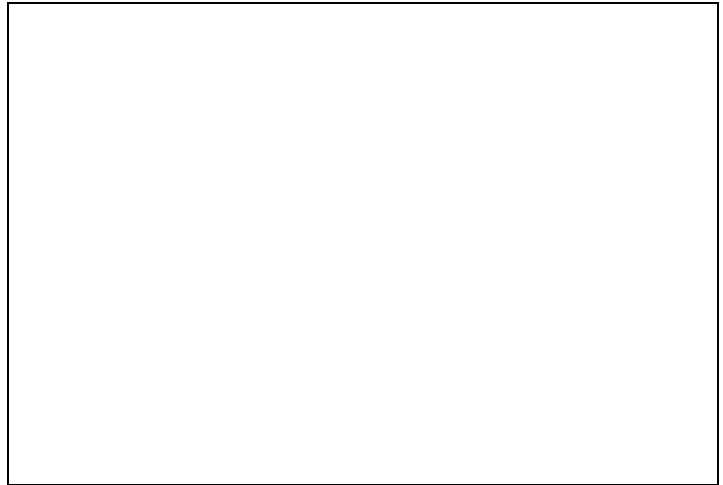
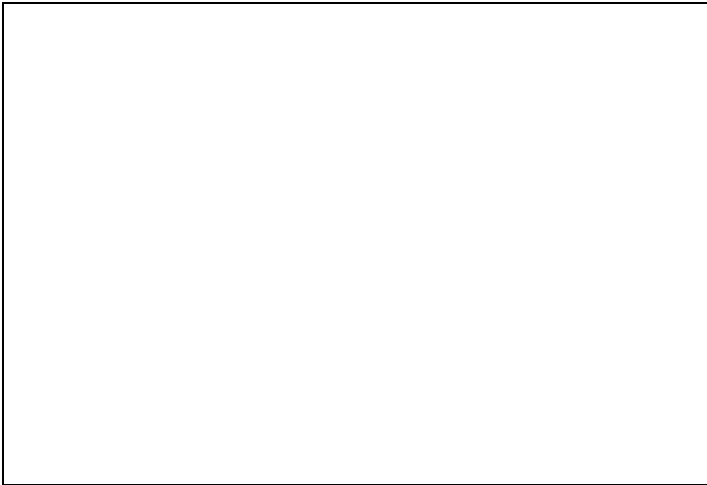
Update



Looking NE from Fair St.



Looking E from Fair St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 4148 First Street

P1. Other Identifier: 4124 First Street

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4148 and 4124 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0095-003-00

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

4148 First Street is one of two buildings on the same parcel. The other building, 4124 First Street appears to date from the late 20<sup>th</sup> century. 4148 First Street is a single-story, side-gable dwelling measuring a single bay deep. The property has a small rear ell and large attached garage on the north side of the main (west) elevation. The property is heavily altered and features:

- A centered main entrance with shed door hood that continues from the roof plane; entrance is fitted with a modern, glazed metal-clad door
- Replacement aluminum and vinyl sliding and double-hung sash windows on all elevations
- Exposed rafter tails on front (west) roof slope.

The garage features:

- Overhead wood garage door on west elevation
- Secondary entrance on north elevation
- Gable roof

Pleasanton building permits indicate that this building was moved to this site in 1968 from 318 Minnesota Street, Port Chicago, CA. Because of substantial alterations, 4148 First Street does not appear to be eligible for the California Register.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from First Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1931, City of Pleasanton

\*P7. Owner and Address:

Frank and Marie Silveira, Trs.  
8118 War Glory Pl  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

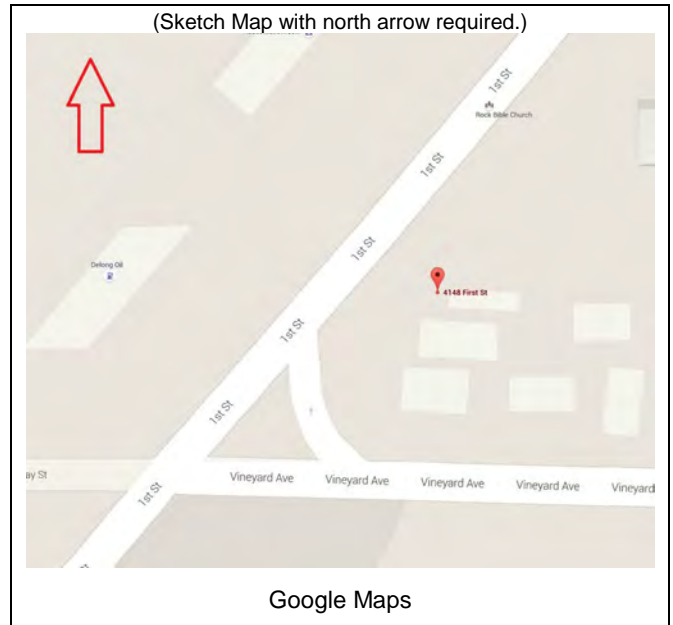
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

\*Resource Name or #      4148 First Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

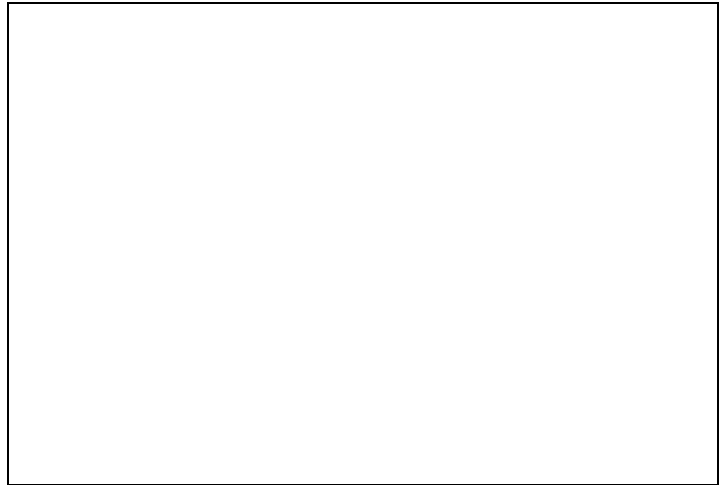
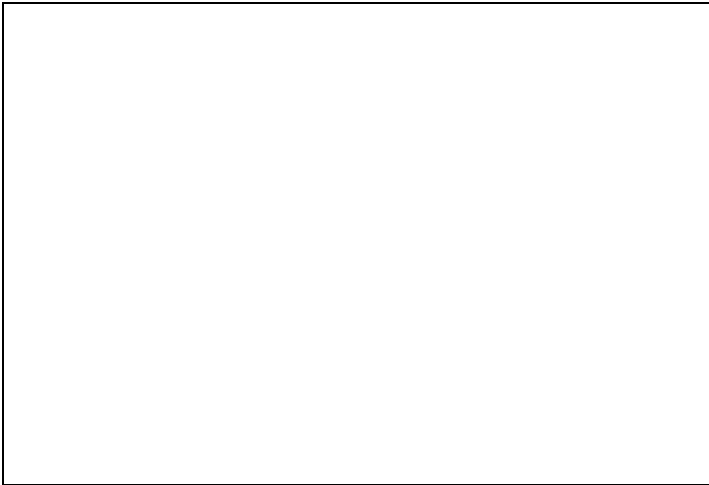
Date: April 2015

Continuation

Update



Looking SE from First Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4238 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4238 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0095-027-00

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

4238 First Street dwelling is set on a large, deep lot along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a modest, single-story-over basement dwelling with a square plan and pyramidal hipped roof. The house is composed of a main block, extended and enclosed rear porch with shed roof, and addition with hipped roof on the south elevation. The property features:

- Rebuilt full-length, attached front porch with shed roof, replacement posts, balustrades, and steps
- Centered main entrance fitted with replacement door
- Secondary rear entrance on enclosed porch with replacement door
- Replacement aluminum sliding windows on all elevations
- Original wood channel board siding

The property includes a detached, cement block, 2-car garage with a small room on the south end behind the house. The garage appears to date from after 1943. It has wood overhead doors, corrugated metal roofing, a plain wood pedestrian door and 1/1 double-hung wood sash windows. As of 2015, the lot area behind the dwelling is slated for residential development in the near future. The proposed project includes incorporation of the residence.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1885, City of Pleasanton

\*P7. Owner and Address:

3N Land & Building Fund REIT Inc.  
2401 Waterman Blvd  
Fairfield, CA 94534

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Vacant

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Post Railroad Subdivision and Development

**Property**  
**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular **Applicable Criteria:** \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4238 First Street was historically part of John Kottinger's large land holdings in and around the Pleasanton town site (Thompson 1878). In the 1880s, the Kottinger Family moved to San Jose and began selling off some of their property in Pleasanton, including the land along the east side of the Central Pacific Railroad line, between Kottinger Avenue and the Arroyo del Valle. Kottinger sold over 1,400 acres of his property along Vineyard Avenue and Kottinger Drive, east of Railroad Avenue and Second Street as the Pleasanton Homesteads. The large 10-acre lots in this area were sufficient for residential and small-scale agricultural use, but by 1915, most had been subdivided into much smaller parcels of one to two acres. The family also subdivided the property along First Street north of Kottinger Avenue into relatively large lots for sale (Spring Valley Water Company, 1910; Pleasanton Downtown Historic Context Statement).

The earliest owners or builders of 4238 First Street are unknown, but by 1912, the Mezza (alternatively Niessa, Nizza, Messa) family owned the property. Lawrence and Lulu Mezza and their six children lived in the house. Lawrence was a foreman at a local vineyard. (US Census 1910, Pleasanton 1912). By 1920, Lulu was widowed and lived at the house with her two youngest sons, one of whom, Larry was a laborer "working out" (US Census 1920). Lulu Mezza and Larry continued to live at the property through the early 1940s. Larry worked a variety of jobs in the area, including as a laborer in irrigation construction and as a plant operator at a local gravel pit (US Census 1930, 1940). Larry married by 1940, and his wife Jofreta also lived at the property (US Census 1940). Jofreta Messa owned the property until at least the late 1960s (Pleasanton Building Permits).

4238 First Street is an example of a modest, vernacular late 19<sup>th</sup> century residence in Pleasanton. It conforms with many of the formal features of houses commonly constructed in the town during the period, including a raised first story and hipped roof, but does not incorporate more elaborate features such as a projecting front gable bay or engaged porch. The property also appears to have had minimal or very modest or negligible architectural ornament. The property retains its general form from the historic period, but has lost integrity of design, materials, workmanship, and feeling from window, door, and porch replacement. While some original materials remain, in such a modest property, noted alterations significantly reduce the overall historic integrity of the property. The property is in a mixed commercial district, but this section of First Street has historically always been mixed use because of its proximity to the railroad line. The property is not significantly associated with any historic events or persons in the history of Pleasanton.  
(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4238 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research reveals that in the early 20<sup>th</sup> century, 4238 First Street was a single-story, square-plan dwelling with full-length front and rear porches. The property also historically included a second dwelling. In 1907, there was a narrow, rectangular dwelling and shed set at southern lot line. Sometime between 1929 and 1943, the Messas constructed a second dwelling behind the existing house with a square plan and full-length front porch (no longer extant). The existing outbuilding appears to date from after 1943 (Sanborn 1907, 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note, indicating that the rear porch expansion and enclosure and south addition date from before the 1960s when building permit information is available for Pleasanton.

## B10. Significance (continued from page 2)

4238 First Street does not appear to be eligible for the California Register.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Property Owners in the Vicinity of Pleasanton," 1910. Collection of the Earth Sciences and Map Library, University of California, Berkeley, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

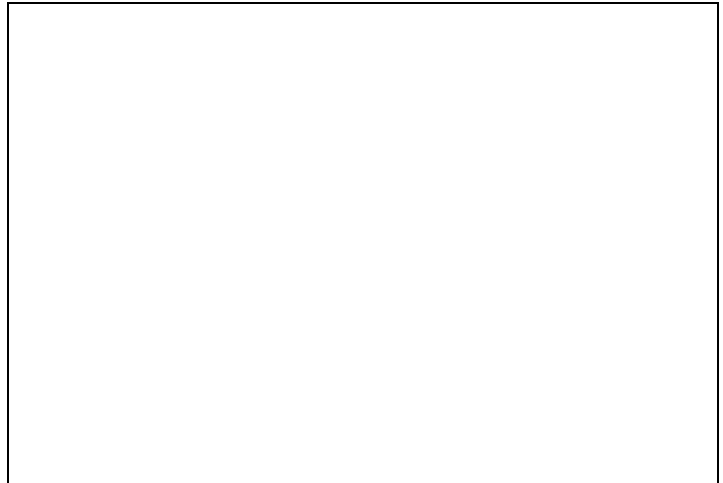
\*Resource Name or # 4238 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4306 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4306 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-001-00

Southeast corner of First Street and Kottinger Avenue

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

4306 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The dwelling is a single-story, end-gable bungalow dwelling with an offset rear ell. The main block features:

- Engaged, partial-length front porch with wood parapet wall and square posts
- Centered main entrance fitted with historic, glazed, wood door and transom light
- Wood, 1/1, double-hung windows
- Brick foundation with vertical wood board cladding
- Wood channel board siding, horizontal
- Plain wood braces at eave line and apex of roofline on main (west) elevation and exposed rafters on side elevation

The ell features:

- An enclosed porch on the north elevation fitted with aluminum sliding and casement sash and clad in T1-11 siding
- Similar finish materials and decorative treatments as the main block

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1890, City of Pleasanton

\*P7. Owner and Address:

Mary and Douglas Safreno, Trs.  
1627 Vineyard Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Bungalow, end gable Applicable Criteria: 3/C

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

4306 First Street was constructed ca. 1890 on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line in Pleasanton, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off portions of his land holdings in Pleasanton. By the 1890s, Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. Kottinger extended the Neal Plan street grid and lot arrangement that began south of Division Street north for several blocks, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013).

The earliest owners or builders of 4306 First Street are unknown. The house was originally quite modest, consisting of only the main block of the present residence. The house had a full-length front porch (Sanborn 1903). By 1912, James and Lucinda Coghlan (alternatively Coglan) owned the dwelling, and may be the owners who renovated and restyled the house in its current form (Pleasanton 1912). The Coghlan family lived in Pleasanton as early as 1900, though their place of residence is unclear (US Census 1900). James Coghlan worked as an engineer for the city water works. By the 1930s, Eugene and Josephine Viverios owned the property. Eugene was a local barber. Their family included Lucinda's son Albert from an earlier marriage, a niece and nephew, and Lucinda's mother, Mary Vierra (US Census 1930, 1940).

4306 First Street is a well-preserved example of an end-gable bungalow form dwelling in Pleasanton. The property features a single-story height, low-pitched gable roof, wide unenclosed eave overhangs, and partial-width, engaged porch. The property also has decorative details common to the type, including exposed rafter ends and false braces and square column porch supports and solid balustrade. The property retains its historic form and details and retains a substantial proportion of its historic ornament and finish materials. The property has been altered in the mid-20<sup>th</sup> century with ell porch enclosure on the ell, however this change does not degrade overall integrity to such a degree that the property can no longer convey its architectural form or significance.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

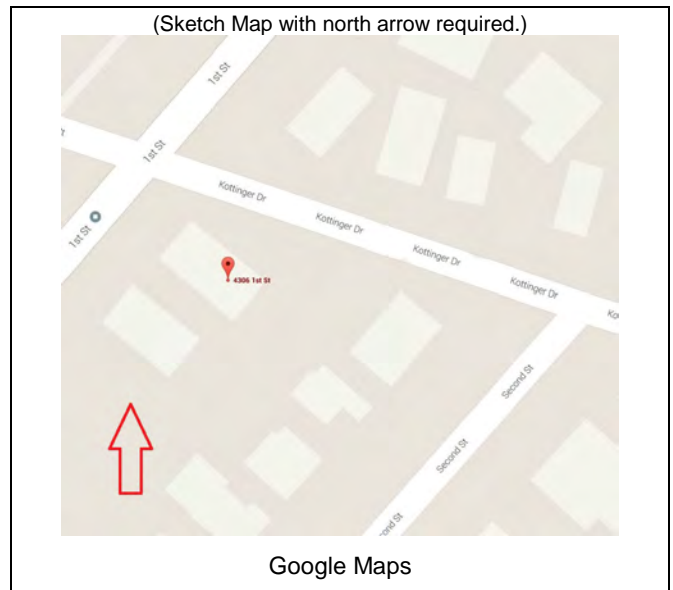
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4306 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research revealed that this dwelling was originally constructed as a single-story, square-plan dwelling with a full-length front porch (Sanborn 1903). Sometime between 1903 and 1907, owners substantially renovated the dwelling to create a Craftsman-style, end gable bungalow with rear ell, consistent with the existing dwelling (Sanborn 1907, 1929, 1943). The property has not changed substantially since that time, with the exception of enclosure of the ell porch. Review of City of Pleasanton building permit records revealed no permits of note, indicating that the porch enclosure likely dates to before 1960.

### B10. Significance (continued from page 2)

The property is situated in a mixed-use commercial and residential setting, but is consistent with the historic character of First Street, which has always had diverse uses because of its proximity to the railroad. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4306 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4306 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

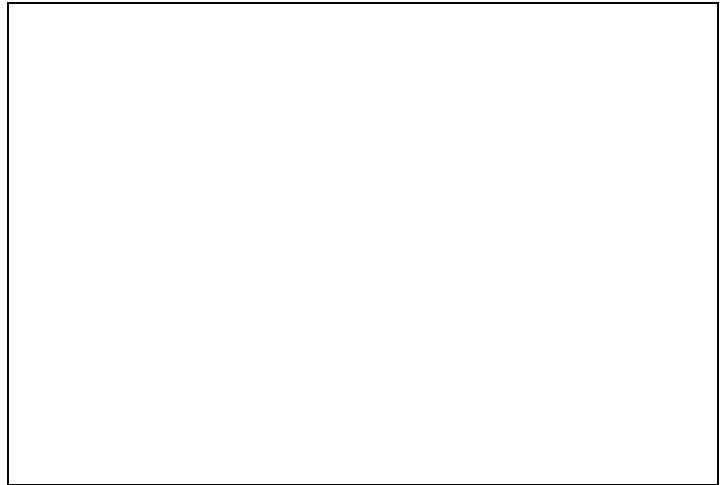
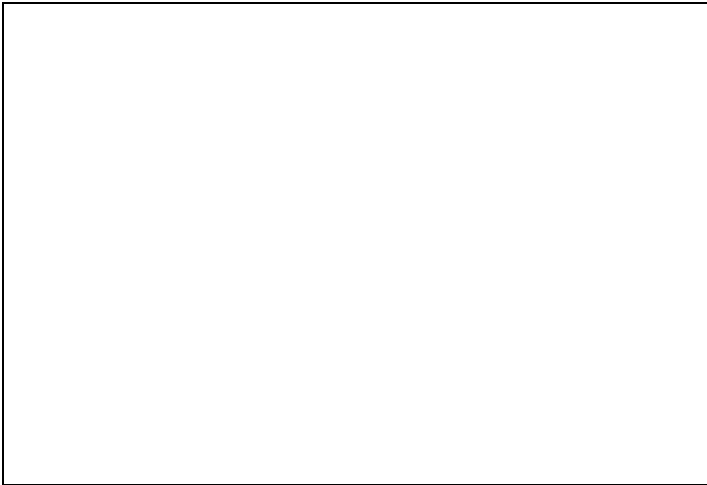
Update



Looking NE from First Street



Looking SW from Kottinger Avenue, showing ell



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4312 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4312 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-025-00

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

4312 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a single-story, end-gable bungalow featuring:

- Partial-length, attached front porch with shallow gable roof, stepped-arch opening, stuccoed square posts and parapet walls, and brick decking and steps
- Off-center main entrance fitted with replacement wood door
- Fixed, divided wood sash windows on side bays of main elevation; 1/1 double-hung wood sash on side elevations
- Exterior stuccoed chimney on north elevation with eared decorative panel
- Projecting, rectangular bay window with gable roof and two wood, rectangular, fixed sash windows on south elevation
- Projecting roof members at eave lines on porch, bay window, and main block roof slopes
- Wood deck on rear elevation
- Stucco cladding

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1927, City of Pleasanton

\*P7. Owner and Address:

Monica and Jeffrey Noonan  
P.O. Box 285  
Del Mar, CA 92014

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Bungalow, end gable Applicable Criteria: 3/C

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

4312 First Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line in Pleasanton, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. Kottinger moved to San Jose in the 1880s and began selling off portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He continued the Neal Plan street grid and lot arrangement south of Division Street north for several blocks, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013).

4312 is a later, early 20<sup>th</sup>-century subdivision within the lot arrangements on the street. In the 1910s, Antone Anselmo, who lived next door at 4318 First Street, owned this lot (Pleasanton 1912). They may have subdivided and constructed the dwelling now on the lot. In 1930, three years after construction, Peter and Antoinette Vizzolini (or Vizzolino) rented the house (US Census 1930). Peter operated the Pleasanton French Bakery on Main Street with Carlo Buonlamperti at the time (Trimingham, 13). By 1940, James and Lena Costalupes owned the property. James Costalupes, a Greek immigrant, worked at one of the local cheese factories (US Census 1940).

4312 First Street is a well-preserved example of an end-gable bungalow form dwelling in Pleasanton. The property features a single-story height, low-pitched gable roof, wide unenclosed eave overhangs, and partial-width front porch. The property also has decorative details common to the type, including exposed roof members, column supports and parapet walls on the porch, and stepped arch openings on the porch. The property retains its historic form and massing and a substantial proportion of its historic ornament and finish materials and appears to have been minimally altered since the early 20<sup>th</sup> century.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

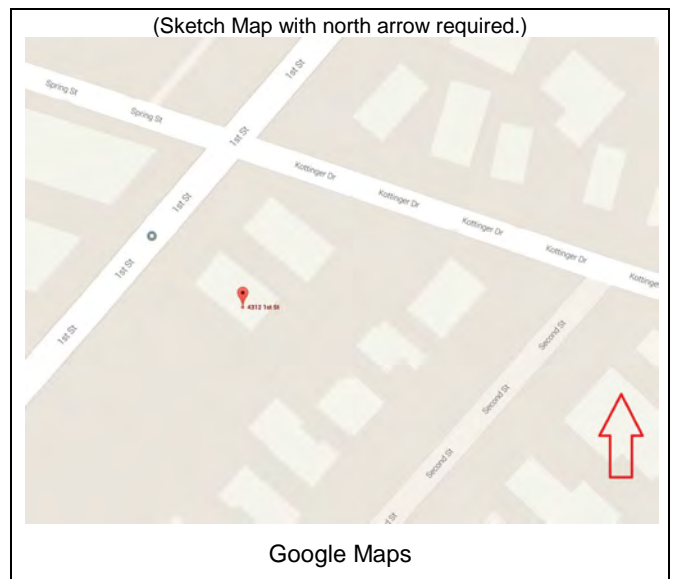
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4312 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The property also includes a detached, former garage with gable roof set behind the house. The garage has been altered with a later addition to the front and conversion to work or recreational space. Landscape features include a decorative wood picket fence enclosing the front yard, an arched arbor marking the sidewalk entrance, wood side gate and wire fencing enclosing the side yard.

**B6. Construction History** (continued from page 2)

Sanborn map research demonstrates that 4312 First Street has changed little since construction in 1927. In 1929 and 1943, the property was a single-story dwelling with a rectangular plan and the narrow end set to the street, a partial-length front porch, and bay window on the south elevation. The garage on the lot also appears on early Sanborn maps for the property (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

**B10. Significance** (continued from page 2)

The property is situated in a mixed-use commercial and residential setting, but this is consistent with the historic character of First Street, which has always had diverse uses because of its proximity to the railroad. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4312 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4312 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SE from First Street



Looking NE from First St.



Garage at rear of lot



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4318 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4318 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-024-00

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

4318 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The dwelling is a heavily altered, 2-story structure with a hipped roof. The property was originally constructed as a single-story, Queen Anne cottage form with a partial-length front porch and projecting gable. Sometime in the late 20<sup>th</sup> century, the property was raised to two stories, with the oldest portion of the building now comprising the second story (Sanborn 1943, Pleasanton Building Permits). As currently configured, the property features:

- Projecting gable bay on the south side of the main elevation with pedimented gable on second story; pedimented gable has original fish scale shingles and square fixed window
- A wrap-around, attached front porch with shed roof; all new turned posts, balustrades, false screening and false brackets; and a gable peak with a leaded, colored glass fixed sash window
- Off-center main entrance fitted with new, glazed, paneled wood door
- New bay window added to the north end of the second story of the main elevation
- New, two-story, semi-hexagonal projecting bay on the south elevation (1989)

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1900, City of Pleasanton

\*P7. Owner and Address:

Laurie E Nowak, Trs.  
4318 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4318 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- New wood windows on the first story and north elevation; vinyl windows on all other elevation of the second story; historic undivided plate glass picture window adjacent to entry intact
- Wood channel board siding; new decorative beltcourse dividing stories on all elevations
- Original roof brackets on the front bay of the second story roofline
- Rebuilt, exterior brick chimney on north elevation

The property includes a second building comprised of a carport/garage on the first story and auxiliary living unit on the second story (1996). A covered staircase is situated between the two buildings.

Because of substantial alterations, this property does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

**B12. References:** (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Page 4 of 4

\*Resource Name or # 4318 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

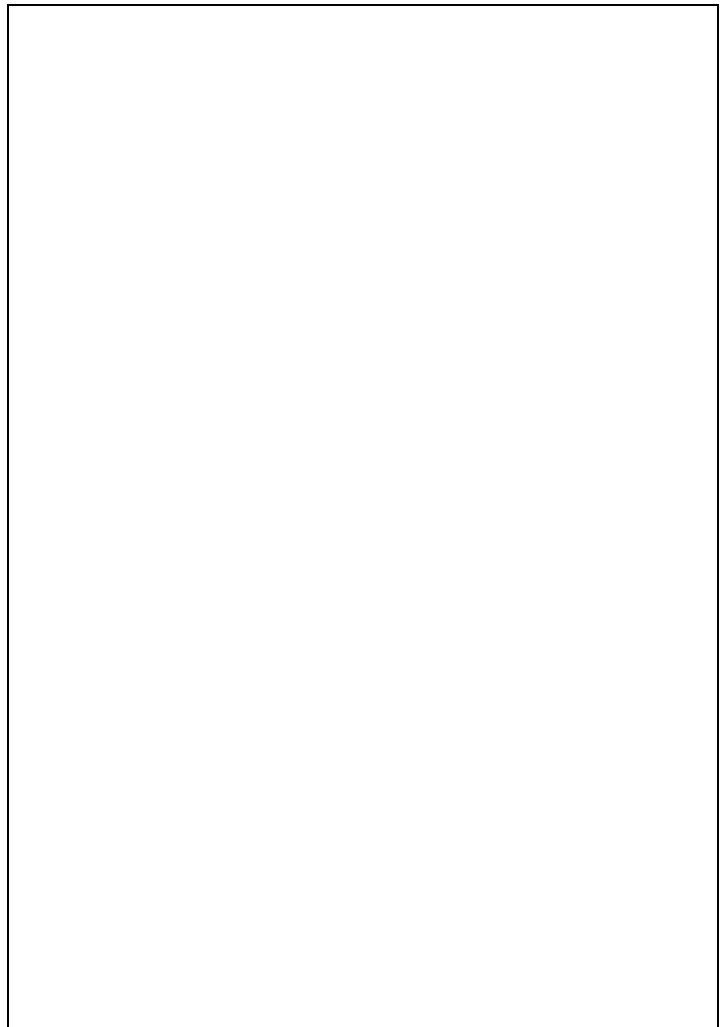
Update



Looking SE from First St.



Looking SE from First Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4324 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4324 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-023-00

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

4324 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a single-story, end-gable bungalow dwelling featuring:

- Partial-length, engaged front porch with single square post support and side parapet wall
- Entrance set on the south-facing wall plane of the porch, fitted with replacement front door
- All new vinyl windows set flush with wall surface; window openings appear to have been altered based on stucco "shadow" of original opening; one historic fixed square sash in front gable
- Porch with shed roof porch at rear
- Braces set at regular intervals along front gable roofline
- Stucco cladding

The property includes a detached, single-car garage with shed roof set at the rear of the lot.

Landscape features include a plank rail fence along the lot frontage and large coniferous tree at the house's southwest corner.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:

Robert Upham  
4324 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photographic Record  Other (List) \_\_\_\_\_



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Bungalow, end gable Applicable Criteria: \_\_\_\_\_

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

4324 First Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line in Pleasanton, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off portions of his land holdings in Pleasanton. By the 1890s, Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. Kottinger extended the Neal Plan street grid and lot arrangement that began south of Division Street north for several blocks, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). Development in the eastern extension began in the 1890s, but this house and several of its Craftsman-style neighbors (4374, 4358, and 4366 First Street) were later infill.

4324 First Street appears to have been constructed ca. 1910, but may include an earlier building, or portion of an earlier building on the lot (see Construction History). The property appears to have been an income producing property for the first several decades after construction. In the 1910s, Annie T. Johnston, wife or then-widow of local stock rancher George Johnston, owned the property. The Johnston Family lived nearby on Neal Street (Pleasanton 1912, US Census 1910). The Johnstons appear to have constructed several rental properties on First Street, or sold lots to others who constructed these homes. These include 4358, 4366, 4420, and 4432 First Street (Pleasanton 1912). Early renters of 4324 First Street included Manuel and Margaret Silva in 1930; Manuel worked as a general laborer. By 1940, William and Amanda Kissinger rented the property. They were retired, but lived in the house with their Amanda's daughter Ruby Russell, a nurse at the local hospital, and their granddaughter (US Census 1930, 1940). At that time the house appears to have been held in trust for Luke Garr and Annie D. Gill (Pleasanton 1940).

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

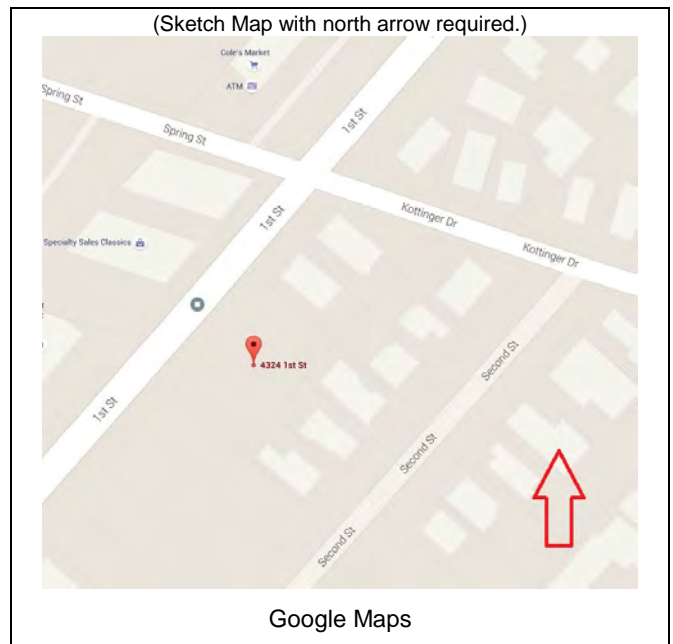
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            4324 First Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

### B6. Construction History (continued from page 2)

4324 First Street appears to have changed little in form since the late 1920s. Sanborn maps show the house as a single-story, rectangular-plan dwelling with a partial-length, engaged front porch and a narrow shed addition across rear elevation (Sanborn 1929, 1943). Earlier Sanborn maps show a single-story dwelling on the lot with a generally square plan and full length front porch. It is unclear if this building was renovated at some point to take on a Craftsman aesthetic. (The neighboring property at 4306 First Street had a Craftsman renovation campaign ca. 1905). The garage on the property appears in the existing location and general form as early as 1903 (Sanborn 1903, 1907). Review of City of Pleasanton building permit records revealed no permits of note.

### B10. Significance (continued from page 2)

4324 First Street is a typical example of an end-gable bungalow form house in Pleasanton with modest Craftsman details. The property retains its early 20<sup>th</sup> century form and massing, front porch configuration, and modest ornament, however on such a modest property, minor alterations such as window replacement and reconfiguration of window openings significantly and negatively impacts overall historic integrity. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4324 First Street does not appear to be eligible for the California Register of Historic Resources.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      4324 First Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4336 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4336 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-022-02

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

4336 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a heavily altered, single-story dwelling with hip and gable roof featuring:

- New, partial-length front porch with shed roof, new turned posts, balustrade, and spindle screen
- New projecting gable with bay window on the south end of the main elevation (late 20<sup>th</sup> c. conjectural addition)
- Centered main entrance fitted with new door
- Conjectural addition of bay window on south elevation
- All new wood siding and fish scale shingles on projecting gable
- All vinyl replacement windows
- Shallow addition with shed roof across rear elevation
- Concrete foundation
- Compound roof form with hipped roof on front portion of building and slightly higher gable roof to rear; hipped roof indicates extent of historic main block (see Construction History)

The property includes a detached garage at the rear of the lot (1997).

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from First Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1892, City of Pleasanton

\*P7. Owner and Address:

Veronica R Calarco  
4336 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: \_\_\_\_\_

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

4336 First Street was constructed ca. 1890 on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). Historically, this property was set on a large lot that went through to Second Street and included the land now associated with 4330 First Street (Sanborn 1929).

In the 1910s, Louise (or Louisa) Avila (or Avilla) owned the property. In 1910, Louisa (then Louisa Joseph) lived in the house with her daughter Mary and son-in-law Rawley Bell and her granddaughter. The family lived together in the house into the 1930s, and the Bells continued to live in the house after Louisa's death into at least the early 1940s. Rawley worked as a farm laborer for much of his adult life (US Census 1910, 1920, 1930, 1940).

4336 First Street was originally constructed as a modest hipped roof dwelling with rear ell and full-length front porch. While owners within the historic period infilled the ell porch to create a single building mass, the current condition of the property is the result of substantial rehabilitation and a series of conjectural features and additions.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

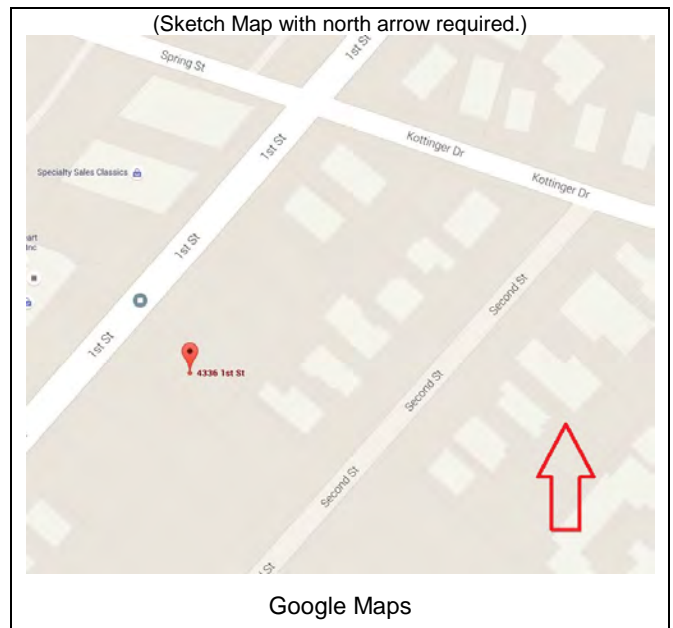
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4336 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

4336 First Street was originally constructed as a single-story dwelling with a square- plan main block, full length front porch, ell, and porch along the north side of ell. The property included a barn on the rear of the lot (Sanborn 1903). By the early 1940s, the Avila/Bell Family had altered the property, partially filling in the ell porch to incorporate the space into living area. Sometime after 1943, owners completely enclosed the porch and incorporated all former porch space into living area. The current porch and front facing gable are later 20<sup>th</sup> century additions. Owners replaced the windows on the dwelling in 1993 and constructed a new garage on the property in 1997 (Pleasanton Building Permits).

### B10. Significance (continued from page 2)

While these additions are in keeping with other patterns of historic architecture in Pleasanton (such as the typical Queen Anne cottage form) the property no longer retains any visible historic materials or architectural ornament. The existing form and treatments do not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4336 First Street does not appear to be eligible for the California Register of Historic Resources.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4336 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

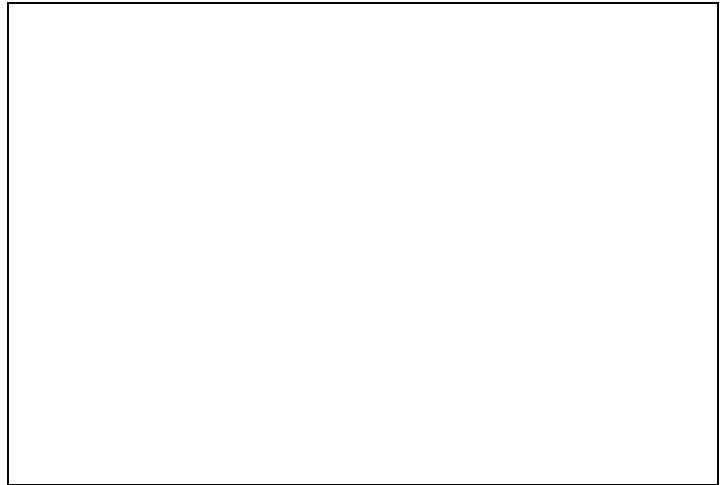
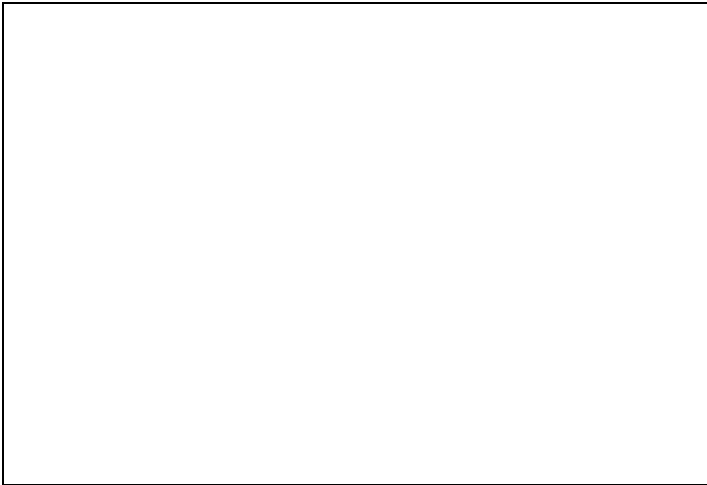
Update



Looking NE from First Street



Looking SE from First Street, showing compound roof form



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4342 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4342 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-021-00

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

4342 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The dwelling is a single-story, side-gable structure with a prominent front-facing gable and a narrow rear extension. The property features:

- Main elevation with stepped parapet wall and prominent front facing gable
- Centered, attached entry porch with shed roof, arched openings, stuccoed full-length square supports, and shaped flat balustrade in Baroque profiles
- Main entrance set in north elevation of projecting bay, fitted with wood door
- Pointed-arch window opening on projecting bay with vinyl replacement picture and sliding sash window
- Red clay tile roof sheathing on porch and tile coping on the projecting gable
- Large, projecting, semi-hexagonal bay toward the rear of the south elevation (original)
- New white roof sheathing replacing earlier tar and gravel roof
- Vinyl replacement windows on all elevations in original window openings
- Newer stucco cladding

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1932, City of Pleasanton

\*P7. Owner and Address:

Augustine Garcia  
3721 Mines Rd  
Livermore, CA 94550

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Spanish Colonial Revival Applicable Criteria: 3/C

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

4342 First Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). This property was vacant for most of the early twentieth century, and belonged to the Avila/Bell Family that resided next door at 4336 First Street (Pleasanton 1940).

In the early 1930s, it appears that the Bell Family sold this lot to Antone and Rose Mezza, who likely constructed this house. Antone was an engineer at a local gravel pit and the couple shared the home with Rose's mother, Clair Grisleanellia (US Census 1940). By the mid 1940s, the Bell family again owned the property, perhaps using it for rental income (Pleasanton 1940).

4342 First Street is a generally well-preserved example of the modest Spanish Colonial Revival domestic architecture in constructed in Pleasanton during the early 20<sup>th</sup> century. The property has hallmarks of the style including a side-gable orientation; low-pitched gable roof line, red clay tile sheathing and accents; arched window opening; stucco cladding, and a small porch with arched openings and squared pier supports and shaped balustrade.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

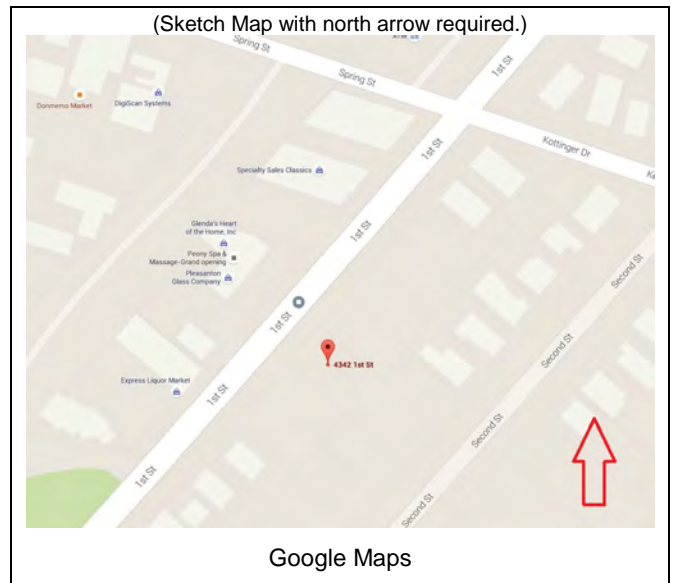
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4342 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**\*P3a. Description** (continued from page 1)

- Clay pipe vents at gable ends

The property includes a detached 2-car+ garage at rear of the lot which has been modified with enlarged openings. Landscape features include wood privacy fencing enclosing rear yard.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4342 First Street has changed little in form since construction. In 1943, the property was a single-story dwelling with small entry porch centered on main elevation, adjacent to a projecting bay. The property also had a large bay window extending from south elevation. The property also had a garage at the rear of lot in the same location as the existing garage building (Sanborn 1943). Review of City of Pleasanton building permit records revealed no permits of note.

**B10. Significance** (continued from page 2)

The property has lost some integrity of materials with window replacement throughout however, the replacement did not alter original window openings. The building retains its original form, massing, and ornament, and has replacement materials consistent with historic materials (e.g. stucco cladding). The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4342 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4342 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

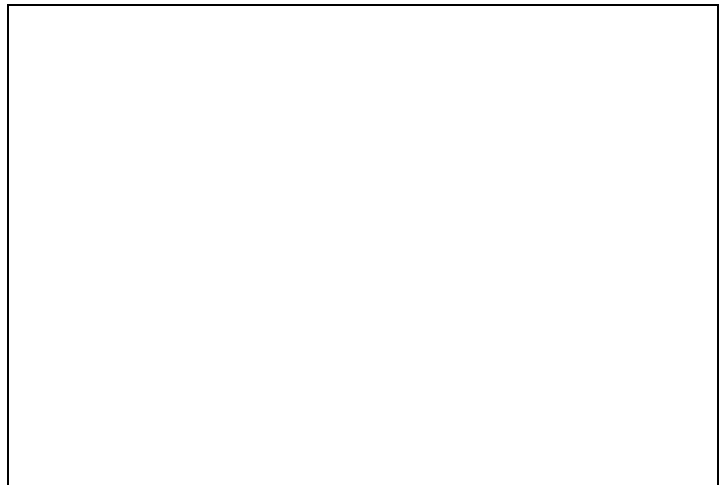
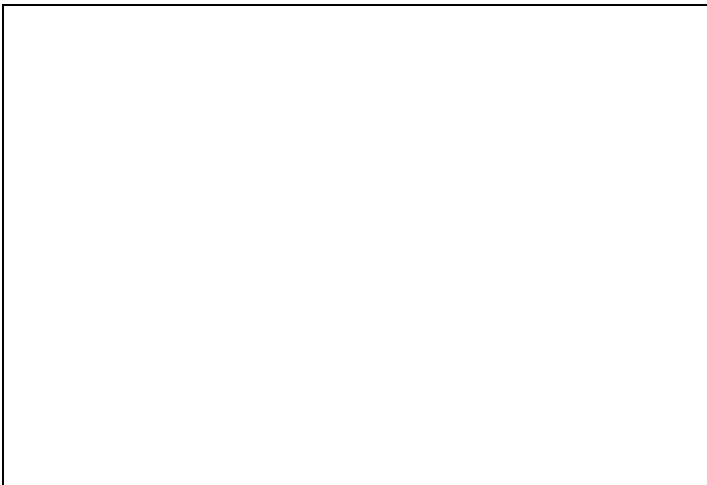
Update



Main elevation, looking SE from First St.



South elevation, looking NE from First St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 4350 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4350 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-020-00

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

4350 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The dwelling is a heavily altered property composed of a 2-story main block with hipped roof, projecting two-story front bay with hipped roof on the main elevation, and a single-story section with shed roof set opposite the projecting bay. The property was originally constructed as a single-story dwelling with a square main block, full-length front porch, rear ell, and porch along the north side of ell. The property was raised to a second story sometime after 1943; the front addition to the property dates from 2005. The property now features:

- Full-length front porch with all new materials
- Off-center main entry with new door
- All vinyl windows
- Combination stucco and wood product siding
- Exterior stuccoed chimney on north elevation of rear massing
- Concrete foundation

The property includes a detached two-car garage with gable roof at the rear of the property. Landscape features include a metal security gate enclosing driveway. Because of substantial alterations, 450 First Street does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First St.  
January 2015

\*P6. Date Constructed/Age and

Sources:  Historic  
 Prehistoric  Both  
1915, City of Pleasanton

\*P7. Owner and Address:

Ali Javaheri  
4350 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

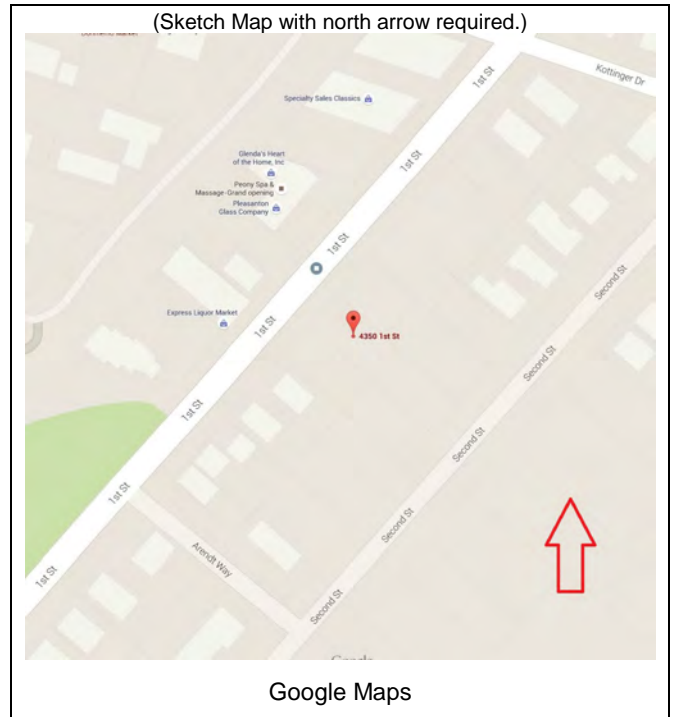
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

\*Resource Name or #            4350 First Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

## References

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4358 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4358 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-019-00

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

4358 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a single-story, end gable bungalow with modest Craftsman detailing. The property features:

- Low pitched gable roof with shaped verge board ends, false rafter ends at apex and eaves of main (west) elevation, and false exposed rafters.
- Off-center gable entry porch with exposed, slender framing members, shaped plate ends, paired square post supports, simple horizontal slat balustrades, and concrete deck and steps
- Centered main entrance fitted with older, glazed wood door
- Original 1/1 double-hung wood sash with screens
- Stucco cladding
- Small rear ell addition set flush with the south elevation

The property includes a detached garage with gable roof, loft door, off-center bay entrance aligned with driveway and fitted with double-leaf wood doors. Landscape features include low brick planters flanking porch and chain link fence enclosing side driveway.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1925, City of Pleasanton

\*P7. Owner and Address:

Ida and Richard Hartman, Trs.  
8834 Bandon Dr  
Dublin, CA 94568

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: Craftsman  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown **Date:** \_\_\_\_\_ **Original Location:** \_\_\_\_\_

**\*B8. Related Features:** Detached one-car garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Bungalow, end gable **Applicable Criteria:** 3/C

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

4358 First Street was constructed in 1925 on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off other portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. His subdivision extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). Development in the eastern extension began in the 1890s, but this house and its identical neighbor at 4366 First Street are later infill.

4358 First Street appears to have been an income producing property for the first several decades after construction. In the 1910s, Annie T. Johnston, wife or then-widow of local stock rancher George Johnston, owned the property. The property contained an earlier residence (Sanborn 1903, 1907). The Johnston Family lived nearby on Neal Street (Pleasanton 1912, US Census 1910). The Johnstons appear to have constructed several rental properties on the street, or sold lots to others who constructed these homes, including, 4324, 4366, 4420, and 4432 First Street. 4358 and 4366 First Street were on the same parcel until at least 1943 (Sanborn 1943). Renters included James and Lena Costalupes in 1930. James worked at a local cheese factory (US Census 1930). In 1940, Joaquin and Irene Pery rented the house. Joaquin was a truck driver for a local wholesale firm (US Census 1940). Sometime in the early 1940s, Barbara Bradley, the Pleasanton school nurse, purchased the property (Pleasanton 1940, US Census 1940, Trimmingham 36).

4358 First Street is a well-preserved example of an end-gable bungalow form dwelling with modest Craftsman detailing in Pleasanton. The property has many of the hallmarks of Craftsman style, including a low-pitched roof, wide unenclosed eave overhangs, and off-center, partial-width, attached porch. Common decorative details include exposed rafter ends and false beam ends at the eaves; square porch supports, and stucco cladding. The property has original form and massing, compatible exterior cladding materials, original door and window materials and placements, and the majority of its original ornament. The house had a small addition after (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

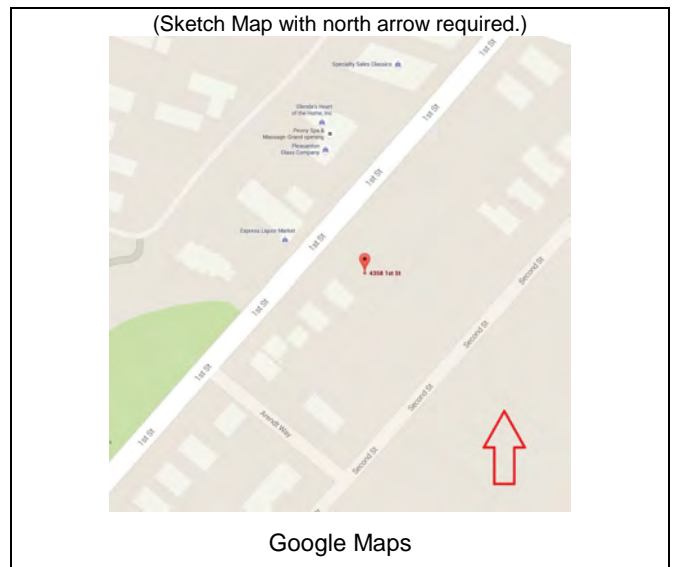
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4358 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research demonstrates that 4358 First Street has changed very little since construction in 1925. In 1929 and 1943, the property was a single-story dwelling with rectangular plan and the narrow end oriented to street. The house featured a small entry porch centered on main elevation consistent with the existing dwelling. The property also contained a garage at the rear of lot, location and size consistent with existing garage. Sometime after 1943, owners built a small ell addition on the rear elevation, set flush with the south elevation. Review of City of Pleasanton building permit records revealed no permits of note, indicating that this addition dates from before the late 1950s.

### B10. Significance (continued from page 2)

1943, but the addition appears to date to the historic period, and is compatible in form, massing, and materials with the original portion of the dwelling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4358 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4358 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



North elevation, looking SE from First Street



South elevation, showing rear addition  
Looking NE from First Street



Garage at rear of lot



4358 (left) and 4366 (right) First Street  
Looking E from First St.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4366 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4366 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-018-00

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

4366 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a single-story, end gable bungalow with modest Craftsman detailing. The property features:

- Low pitched gable roof with shaped verge board ends, false rafter ends at apex and eaves of main (west) elevation, and false exposed rafters.
- Off-center gable entry porch with exposed, slender framing members, shaped plate ends, paired square post supports, simple horizontal slat balustrades, and concrete deck and steps
- Centered main entrance fitted with historic paneled wood door
- Original 1/1 double-hung wood sash with screens
- Small cast ornament at gable apex of main elevation; round form with lattice interior and leave ornament at base
- Stucco cladding

The property includes a detached garage with gable roof, loft door, and double-width bay entrance aligned with driveway and fitted with a metal rolling overhead door. Landscape features include large hedges along the front lot line.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1925, City of Pleasanton

\*P7. Owner and Address:

Bruce and Linda Allen  
4366 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: Craftsman  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown **Date:** \_\_\_\_\_ **Original Location:** \_\_\_\_\_

**\*B8. Related Features:** Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Bungalow, end gable **Applicable Criteria:** 3/C

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

4366 First Street was constructed in 1925 on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off other portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. His subdivision extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). Development in the eastern extension began in the 1890s, but this house and its identical neighbor at 4358 First Street are later infill.

4366 First Street appears to have been an income producing property for the first several decades after construction. In the 1910s, Annie T. Johnston, wife or then-widow of local stock rancher George Johnston, owned the property. The property contained an earlier residence (Sanborn 1903, 1907). The Johnston Family lived nearby on Neal Street and appear to have constructed several rental properties on First Street, or sold lots to others who constructed these homes. These include properties at 4324, 4358, 4366, 4420, and 4432 First Street (Pleasanton 1912, US Census 1910). 4358 and 4366 First Street were on the same parcel until at least 1943 (Sanborn 1943). Renters included George and Cora Patterson in 1930. George was an athletics coach and shop teacher at Amador High School (US Census 1930, Trimmingham 4). Carl and Olga Frudden, local grocers rented the house in 1940 (US Census 1940). The Fruddens operated Frudden's Grocery at 405 Main Street. Olga Frudden was the daughter of local dentist Dr. Elmer Harms (Trimingham 15, 16; Pleasanton Downtown Association Historic Preservation Committee, 5). Shortly after 1940, Antone and Rose Mezza purchased the property. Antone worked as an engineer in a local gravel pit and he and his wife rented another Johnston property, 4324 First Street before purchasing this house (Pleasanton 1940s, US Census 1940).

4366 First Street is a well-preserved example of an end-gable bungalow form dwelling with modest Craftsman detailing in Pleasanton. The property has many of the hallmarks of Craftsman style, including a low-pitched roof, wide unenclosed eave overhangs, and off- (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

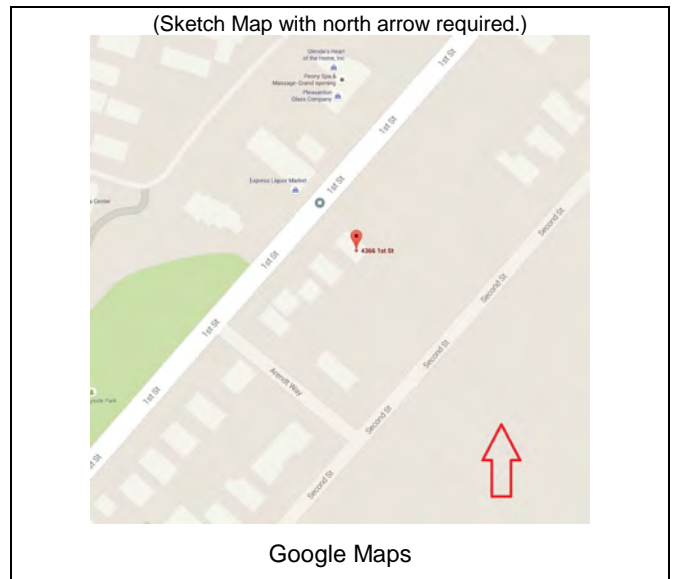
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4366 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research demonstrates that 4358 First Street has changed very little since construction in 1925. In 1929 and 1943, the property was a single-story dwelling with rectangular plan and the narrow end oriented to street. The house featured a small entry porch centered on main elevation consistent with the existing dwelling. The property also contained a garage at the rear of lot, location and size consistent with existing garage. Review of City of Pleasanton building permit records revealed no permits of note.

### B10. Significance (continued from page 2)

center, partial-width, attached porch. Common decorative details include exposed rafter ends and false beam ends at the eaves; square porch supports, and stucco cladding. The property has original form and massing, compatible exterior cladding materials, original door and window materials and placements, and the majority of its original ornament. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4366 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4366 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SE from First Street



Looking SE from First Street



Looking E from First St.



4358 (left) and 4366 (right) First Street  
Looking E from First St.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4374 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4374 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-017-00

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

4374 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a 1.5-story end gable bungalow form dwelling with modest Craftsman details. The property features:

- A low-pitched gable roof with false braces at the apex and eave lines of the main (west) elevation
- A partial-length, engaged front porch with square column supports and parapet walls
- A centered front entrance fitted with a newer wood door
- Paired fixed sash wood windows with divided top lights on the north end of the main elevation
- Picture window with divided top lights on east end of the main elevation, sheltered by porch
- Vented attic story
- 1/1 double-hung and fixed or awning sash wood windows on secondary elevations
- Original, enclosed porch with shed roof on north elevation
- Stucco cladding
- Exterior stuccoed chimney on south elevation

The property contains a detached, two-car garage with sliding wooden doors.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1915, City of Pleasanton

\*P7. Owner and Address:

Harry and Sherley Didio  
4374 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Bungalow, end gable Applicable Criteria: 3/C

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

4374 First Street was constructed ca. 1890 on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). Development in the eastern extension began in the 1890s, but this house and several of its Craftsman-style neighbors (4324, 4358, and 4366 First Street) were later infill.

The original owner or builder of 4374 First Street is unknown, however by 1930, Martin and Fern Koopman owned the property. Martin was a general drayman, and the household also included a roomer, telephone cable salesman Arthur Kelly (US Census 1930). By 1940, Antone and Rose Mezza, who also owned 4366 First Street and 4350 First Street, owned this property. They rented it to Victor Lund, a local farmer, and his wife Mercedes (US Census 1940, Pleasanton 1940s).

4374 First Street is a well-preserved example of an end-gable bungalow form dwelling with modest Craftsman detailing in Pleasanton. The property has many of the hallmarks of Craftsman style, including a low-pitched roof, wide unenclosed eave overhangs, and off-center, partial-width, engaged porch. Decorative details false braces at the eaves; square column porch supports, and stucco cladding. The property has original form and massing, compatible exterior cladding materials, original door and window materials and placements, and the majority of its original ornament. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4374 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

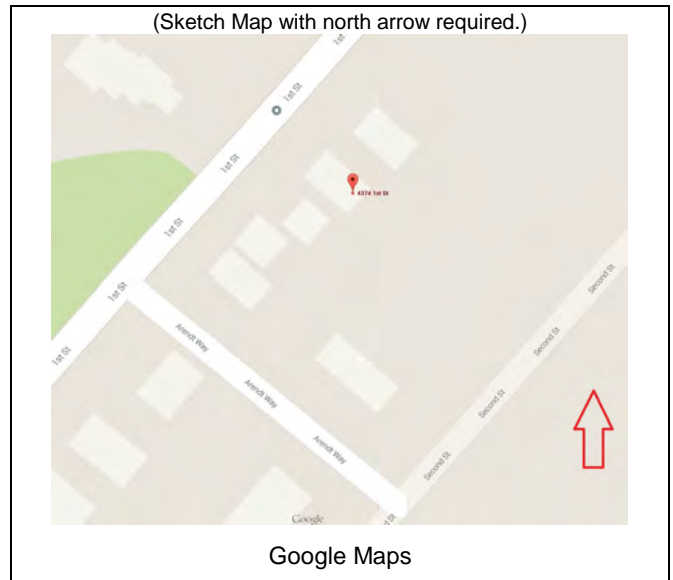
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            4374 First Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4374 First Street has changed little in form since the late 1920s. Maps from 1929 and 1943 show a single-story dwelling with rectangular plan and the narrow end oriented to street; an engaged, partial length front porch; a projection in the location of the enclosed porch on the north elevation; and rear extension across most of the rear elevation. The garage at the rear of the lot also appears to date from the early twentieth century based on map evidence. Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

- City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.
- City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.
- Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #            4374 First Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4382 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4382 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-016-00

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

4382 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a single-story, vernacular cross-gable form with later north wing and porch (now enclosed) additions. The property features:

- A partial-length, attached front porch at the intersection of the main block and wing, featuring primarily replacement square posts, balustrade and vertical scallop board siding
- Main entrance on the cross-gable fitted with a modern door
- Squared bay window with hipped roof on the front-facing cross-gable fitted with a sliding vinyl sash window
- 1/1 double-hung and sliding vinyl sash windows on secondary elevations
- Enclosed porch with shed roof on north wing, now incorporated into living area
- Enclosed rear porch on west elevation of south wing, now incorporated into living area
- Stucco and channel board siding

The property includes a modern, detached two-car garage with gable roof and overhead door. Landscape features include a wood picket fence enclosing front and side yard, small pergola at lot frontage, and wood plank privacy fencing and pergola gate around rear yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1914, City of Pleasanton  
Before 1903, Sanborn Maps

\*P7. Owner and Address:

Robert Lee and Yunju Chen  
4382 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** Detached, modern, two-car garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, cross-gable **Applicable Criteria:** \_\_\_\_\_

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

4382 First Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). Development in the eastern extension began in the 1890s and continued into the first quarter of the twentieth century.

In the early 1910s, just before construction of these dwellings, Emaline Bennette owned this parcel and the land belonging to the adjacent property at 4390 First Street (Pleasanton 1912). The builder and early residents of the dwelling are unknown, but by 1930, Burt H. Bennet, a widower and Pleasanton's chief of police owned and lived in the house (US Census 1930). By 1940, the property was being rented to William and Myrtle Garcia who soon purchased the property and the adjacent house at 4390 First Street. William worked at a local gravel pit (US Census 1940, Pleasanton 1940s). The property was on the same lot with 4390 First Street until after 1943 (Sanborn 1943). The Garcia Family owned the property until at least the late 1960s (Pleasanton Building Permits).

4382 First Street is an expanded and altered example of a vernacular, cross-gable (or L-shaped) dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property retains some of the formal characteristics of this property type, including early 20<sup>th</sup>-century expansion of the originally very modest house. However, the property has been altered in later years with enclosure of porches and incorporation into living space, window replacement, and replacement stucco siding.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

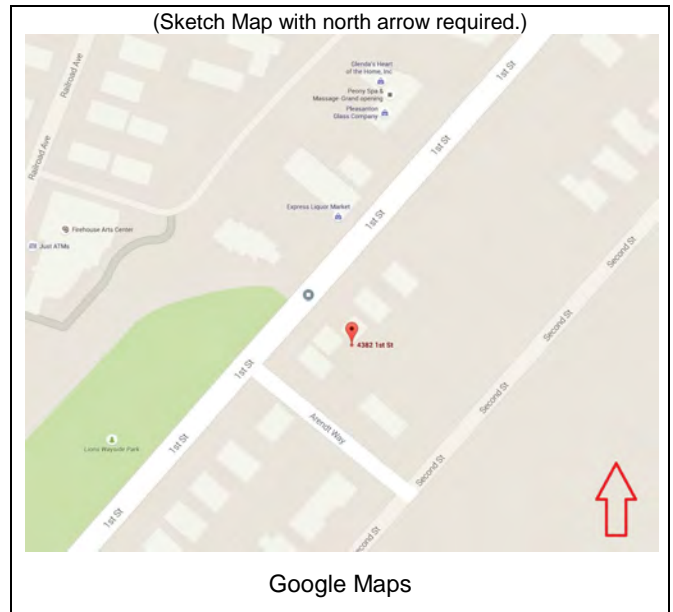
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4382 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

According to Sanborn map research, 4382 First Street has been heavily altered since construction, though many of these changes occurred within the historic period. In 1903, the house was a single-family dwelling with a cross-gable plan consisting of a narrow rectangular main block and wing. The main block had a bay window and porch similar to the existing structure and the wing also had a rear porch (Sanborn 1903). The property included a two-story carriage barn at the rear corner of lot. Between 1903 and 1907, owners constructed an addition extending north from the main block still on same parcel as 4390. The property remained in this configuration until at least 1943 (Sanborn 1929, 1943). Sometime after that date owners enclosed the north and south porches and incorporated these areas into living space. In 1967, the Garcias added a large patio and patio cover behind the house (Pleasanton Building Permits).

### B10. Significance (continued from page 2)

On such a modest property, these alterations ultimately erode integrity of design, materials, workmanship, and feeling from the historic period. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4382 First Street does not appear to be eligible for the California Register of Historic Resources.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4382 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SE from First Street showing enclosed porch

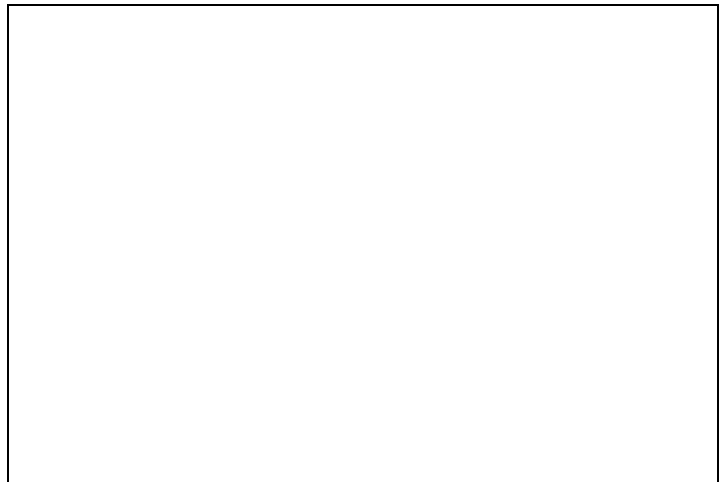
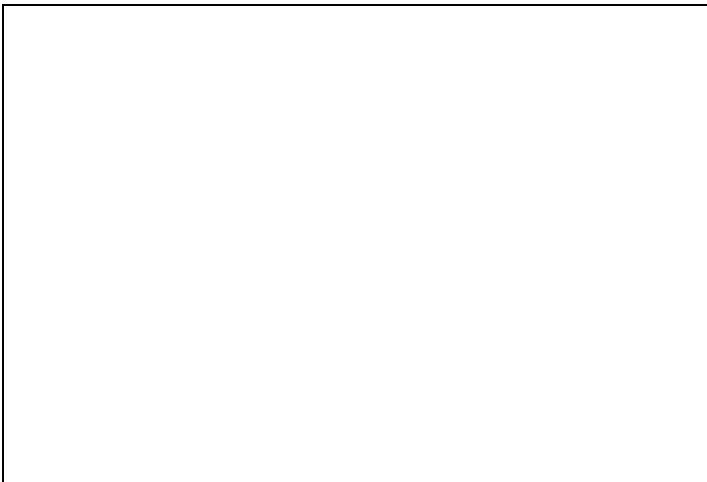


Garage set north of dwelling on First Street



4382 and 4390 First Street ca. 1990(?)

Collection of the Amador-Livermore Valley Historical Society



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4390 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4390 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-015-01  
Northeast corner of First Street and Arendt Way

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

4390 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a single-story, vernacular side-gable form with a rear ell. The property features:

- An asymmetrical roofline indicating extension of the rear roof slope early in the historical development of the building (see Construction History on page 2).
- A deeply projecting bay window with gable roof set off-center on the main elevation with sliding vinyl sash window
- A partial-length, attached front porch at north of the bay window, featuring primarily replacement square posts, balustrade and earlier vertical scallop board siding
- Main entrance set off-center on the main elevation fitted with a modern, glazed door
- A modern bay window on the south elevation
- 1/1 double-hung and sliding vinyl sash windows on secondary elevations
- Original or replacement-in-kind wood channel board siding
- Concrete foundation

The property includes a historic, detached two-car garage with hipped roof and modern overhead door.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1914, City of Pleasanton  
Before 1903, Sanborn Maps

\*P7. Owner and Address:

Jeffrey and Teresa Pohl, Trs.  
4390 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** Detached, historic, two-car garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, side-gable **Applicable Criteria:** \_\_\_\_\_

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

4390 First Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). Development in the eastern extension began in the 1890s and continued into the first quarter of the 20<sup>th</sup> century.

In the early 1910s, just before construction of these dwellings, Emaline Bennette owned this parcel and the land belonging to the adjacent property at 4382 First Street (Pleasanton 1912). The builder and early residents of the dwelling are unknown, but by 1930, Samuel and Rose Paskwitz rented the house. Samuel was a local grocery store manager (US Census 1930). By 1940, Joe and Mary Meniz owned the property. Joe worked at a local gravel pit. Sometime in the early 1940s, William and Myrtle Garcia who also owned and lived in the adjacent house at 4382 First Street, purchased the property. William worked at a local gravel pit (US Census 1940, Pleasanton 1940s). The property was on the same lot with 4390 First Street until sometime after 1943 (Sanborn 1943).

4390 First Street has some characteristics of the vernacular, side-gable dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property retains some of the formal characteristics of this property type, including orientation, modest or no architectural detailing and off-center main entrance. However, the property has been modified with roofline extensions and bay windows within the historic period that make it a less distinct example of the property type. The property has also lost integrity of design, materials, workmanship, and feeling with several cycles of window replacement, porch reconstruction, creation of new or enlarged window openings, and ell extension. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4390 First Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

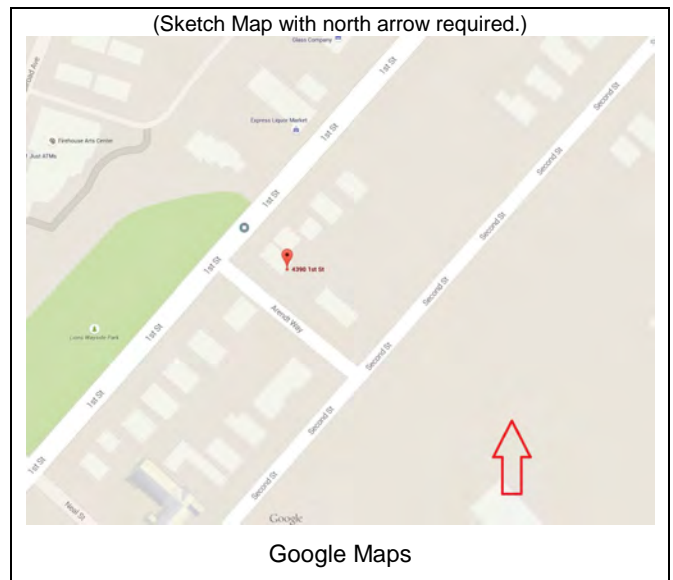
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4390 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

According to Sanborn map research, 4390 First Street has been relatively consistent in overall form since the first decade of the 20<sup>th</sup> century. For much of the early 20<sup>th</sup> century, the dwelling was a single-story structure with an L-shaped plan, small projecting bay window on the south side of the main elevation, and a partial-length front porch. The house had another rear porch in the intersection of main block and ell (northeast corner) that was later enclosed to create a bathroom, and removed in 1999 (Sanborn 1903, 1907, 1929, 1943; Pleasanton Building Permits). Photographs in the collection of the Amador-Livermore Valley Historical Society indicate that the exterior of the property was rehabilitated within the last fifteen years. This rehabilitation appears to have included an extension of the rear ell (see Continuation Sheet).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4390 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



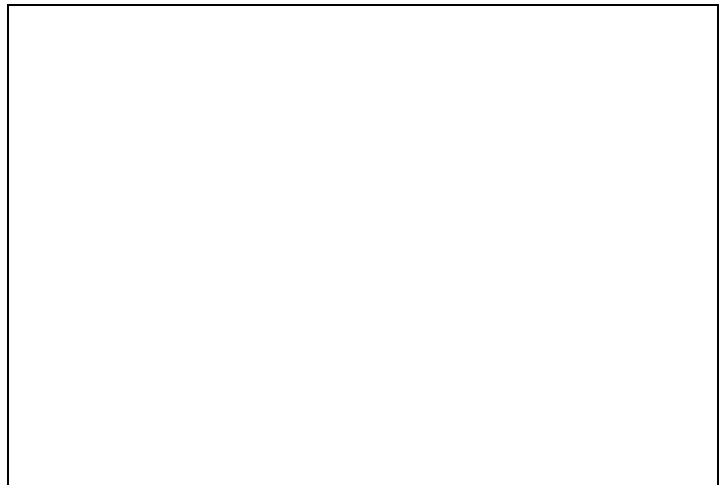
Looking SE from corner of Arendt Way and First Street



Looking SE from First Street



4383 and 4390 First Street, before renovation in late 1990s or early 2000s  
Collection of the Amador-Livermore Valley Historical Society



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4408 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4408 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0036-001-00

Southeast corner of First Street and Arendt Way

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

4408 First Street is a 1.5-story, substantially-altered dwelling with a generally Tudor Revival form. The property features:

- Compound roof form with large central hipped section enclosing half-story
- Rectangular plan main block with projecting gable mass at south end and vented gable wall dormer at south end of main (west) elevation
- Attached, partial length porch on center of main elevation with one square post support, brackets at eave line of porch front, metal railings, and terra cotta tile and concrete base
- Main entry set in north gable projection fitted with replacement door
- Replacement picture window with articulated stucco lintel and small rectangular vent on north projecting gable
- Round vent in gable apex and replacement 1/1 double-hung vinyl sash window on south wall dormer
- Four banked fixed and casement sash windows centered on main elevation
- Centered shed dormer with fixed replacement sash centered on main elevation of hipped roof
- Replacement 1/1 double hung and sliding sash vinyl windows on secondary elevations; most fitted with aluminum awnings

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First Street

January 2015

\*P6. Date Constructed/Age and Sources:

Historic

Prehistoric  Both

1937, City of Pleasanton

\*P7. Owner and Address:

Joel and Elizabeth Wolfenberger

4408 First St

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

\*NRHP Status Code

B1. Historic Name: Frank and Virginia Viada House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Tudor Revival Applicable Criteria: \_\_\_\_\_

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

4408 First Street was constructed in 1937 on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by one of the major land owners in the vicinity during the late 19th century, Joshua Neal. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013). Development in the Neal Plan began in the 1870s; this property is later infill, replacing an earlier residence on the site (Sanborn 1929, 1943).

The owners of this property in the early 1940s, and its likely builders, were Frank and Virginia Viada. Frank Viada variously worked as the manager of a livery stable (1920) and a general drayman (1930), but by 1940 had an ice, fuel, and appliances business in Pleasanton. He also maintained an ice house on the corner of First and Neal Streets (US Census 1920, 1930, 1940; Pleasanton 1940s; Trimmingham 16, 22). In 1930, the Viadas lived in a relatively modest house at 4456 First Street before building this considerably more high-style residence at the corner of First Street and Arendt Way (US Census 1930).

4408 First Street retains some aspects of the Tudor Revival form such as a cross-gable plan with a prominent cross gable on the main elevation, steeply pitched gable rooflines; stucco wall cladding; a grouping of narrow windows with casement sash; and a substantive exterior chimney stack. While the dwelling conforms formally with Tudor Revival styling, it lacks any of the distinctive decorative details of the style, such as half-timbering, imitation masonry wall cladding, gable decorative treatments or arched openings. These elements may have been removed in later renovations. The property has also lost integrity of design, material, workmanship, and feeling through addition of a half-story in height, window replacement, and the addition of a non-historic porch. 4408 First Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

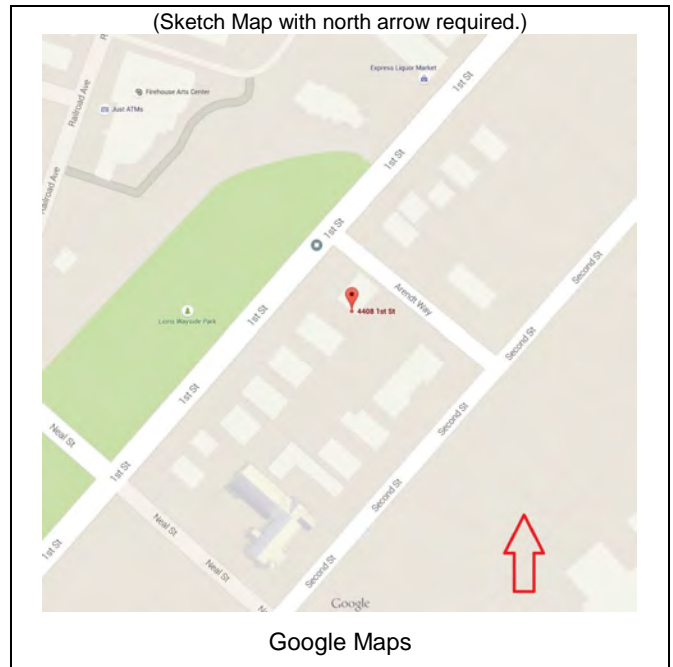
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4408 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Stucco cladding
- Exterior stuccoed chimney on north elevation of main block
- Stuccoed wall extending from roofline on north side of main block with arched gate to side yard
- Newer rear ell addition with clipped gable roof, vinyl windows and stucco cladding

The property includes a new (2000) detached two-car garage set southeast of the house. Landscape features include wood plank privacy fencing around side and rear yards and boxwood hedges lining front walk.

**B6. Construction History** (continued from page 2)

Sanborn research indicates that 4408 First Street has been substantially altered since construction. In 1943, shortly after construction, the property was a single-story dwelling with a generally rectangular plan and the long elevation oriented to First Street. The property had a shallow projecting bay on the north side of the main elevation consistent with the existing dwelling, and another small projection on the south side of the rear elevation. The property included a garage at the southeast corner of lot (Sanborn 1943). After 1943, owners constructed a two-story addition on the north side of the rear elevation, added a front porch, and appear to have raised the height of the main block to 1.5 stories. Architectural ornament, if historically present, appears to have been largely removed. In 2000, owners constructed the existing 624 square-foot garage on the property (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

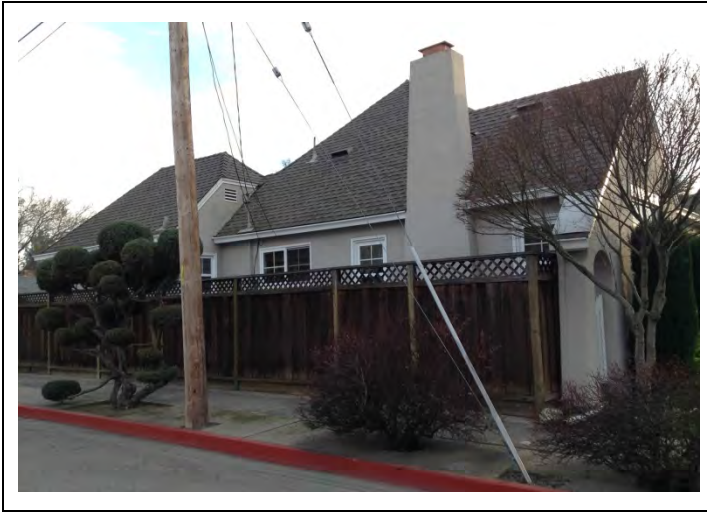
\*Resource Name or # 4408 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

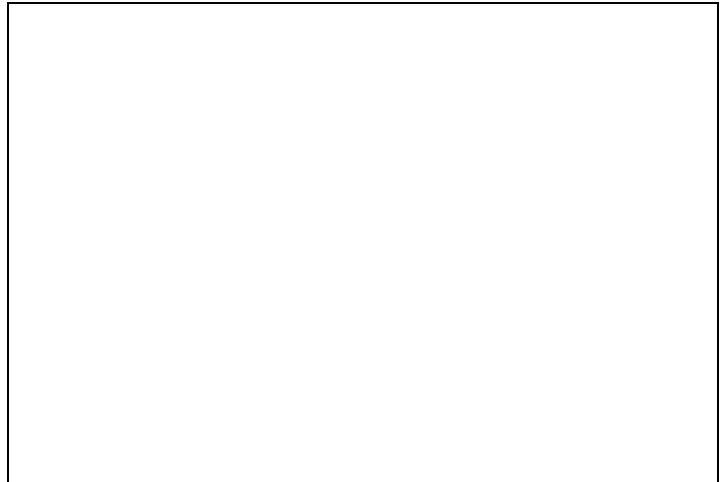
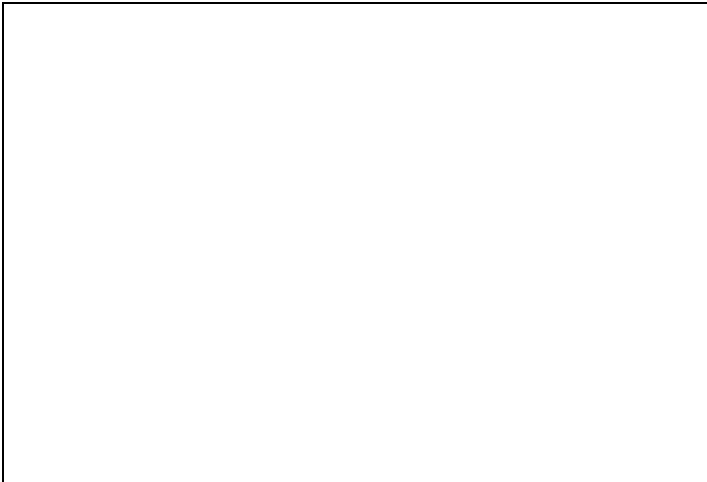
Update



North elevation, showing rear addition, looking SE from Arendt Way



Garage, looking E from First Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4420 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4420 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0036-008-00

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

4420 First Street is a single-story Queen Anne style dwelling with a hipped roof and a later two-story rear addition. The historic main block of the property features:

- Projecting gable bay on the main elevation with pedimented gable; molded, infilled apex ornament, fish scale shingles in the gable, paneled cutaway bay window with center picture window and side double-hung replacement wood windows, brackets and drop pendants
- Partial-length, attached front porch with flat roof, turned posts, replacement turned balustrade and railings, and replacement pierced screen
- Centered main entrance with transom light and new paneled wood door
- Narrow pent roof along top of first story and porch level with fish scale shingles
- Newer 1/1 double-hung wood windows on secondary elevations of the main block
- Rebuilt brick interior chimney on north roof slope
- Wood channel board siding

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1900, City of Pleasanton  
Btn 1893 and 1898, Sanborn maps

\*P7. Owner and Address:

Debra Donald  
4420 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: Possibly 4444 First Street

\*B8. Related Features: Two small outbuildings, swimming pool, temporary car shelter

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne cottage Applicable Criteria: 3/C

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

4420 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

The current property at 4420 First Street appears on the lot sometime after 1907 (Sanborn 1907). Before that date the parcel was associated with the adjacent property at 4408 First Street. The current dwelling at 4420 First Street may have been moved to this location from 4444 First Street before construction of the present dwelling on that lot in 1910. The earlier house at 4444 First Street appears to have been constructed between 1893 and 1898, and is consistent with the form and details of the property at 4420 First Street (Sanborn 1893, 1898, 1907, 1929). In the early 1910s, Annie T. Johnston, wife or then-widow of local stock rancher George Johnston, owned this parcel. The Johnston Family lived nearby on Neal Street and owned a series of parcels on First Street. The Johnstons appear to have constructed several rental properties on the street, including 4324, 4358, 4366, and 4432 First Street. Identified renters of 4420 First Street include Joseph and Lillian Cabral in 1930. Joseph was a laborer at a local gravel pit (US Census 1930). In 1940, Richard and Wilda Stevenson rented the property. Richard was an operating engineer at the local gravel pit (US Census 1940). In the early 1940s, Annie Gill owned the property, but did not appear to live in Pleasanton (US Census 1940, Pleasanton 1940).

4420 First Street is a distinct example of a Queen Anne style cottage, commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. This form typically features a single or 1.5-story height, rectangular plan, hipped roof, prominent projecting gable bay and partial-length front porch on the primary elevation. 4420 First Street is typical in that its ornament is limited to the primary elevation and concentrated on window openings, porches, door openings, and rooflines.

(continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

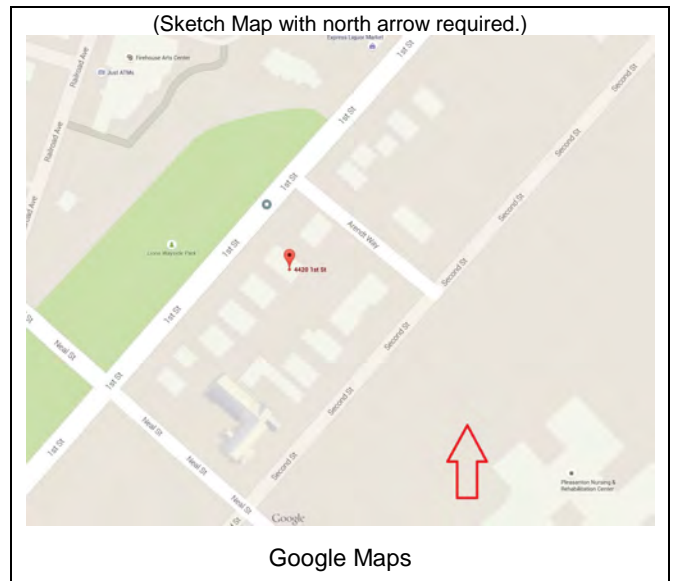
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4420 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The new, rear addition features:

- Gable roof
- Sliding vinyl sash windows
- Wood channel siding
- Two-story deck on rear elevation (1983)
- Secondary entrances on rear and north elevations

The property includes two small outbuilding used as sheds north of the house, one with similar trim to house, an in-ground swimming pool (1987), and a freestanding car shelter south of the house. Landscape features include a picket fence enclosing the front yard and wood privacy fencing around the side and rear yards.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that when constructed, 4420 First Street (then at 4444 First Street) was a single-story dwelling with a projecting bay and partial-length, engaged front porch on the main elevation and an ell set flush with the south elevation (Sanborn 1898, 1903, 1907). After 1929 and relocation to 4420 First Street, the property had a single-story shed addition and small entry porch on the rear elevation. The property also included a garage at the southeast corner of the lot (Sanborn 1929, 1943). Sometime after 1943, owners constructed a two-story addition with gable roof on the rear elevation of the historic dwelling. In 1983, owners added a deck to the rear of the second story addition and in 1987 they installed an in-ground swimming pool (Pleasanton Building Permits).

**B10. Significance** (continued from page 2)

The historic main block of 4420 First Street retains a high degree of integrity of design, workmanship, and feeling, retaining the majority of its original form and ornament with limited, but compatible replacement materials. The property may have been moved, but the move occurred within the historic period and on the same block, and therefore did not substantially impact integrity of setting. An overscaled rear addition substantively alters the building form and is at odds with the scale of the main block. The rear addition detracts from the historic integrity of the property, but a high degree of material integrity at the original portion of 4420 First Street qualifies it as a resource. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4420 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4420 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

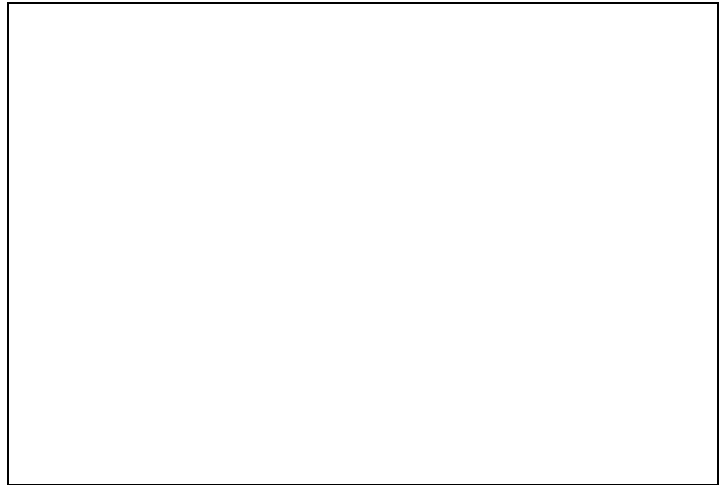
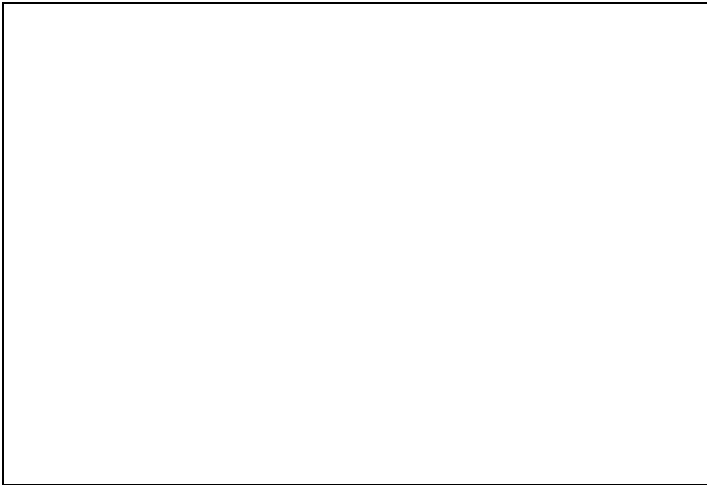
Update



Looking SE from First Street, showing outbuildings



Looking E from First Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4432 First Street

P1. Other Identifier: 4434 First Street

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4432 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0036-002-05

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

4432 First Street is a heavily restored, single-story-over-basement Queen Anne style dwelling with a hipped roof and a later addition that raises the east end of the property to 1.5 stories. The property features:

- Projecting gable bay on the main elevation with fish scale shingles, later scroll work trim on verge boards, and dentil molding in the gable; a faux pebble work frieze; cutaway bay window with 1/1 double-hung wood windows, center sash with decoratively divided top sash with colored glass, brackets, and drop pendants; and dentil sill molding
- Partial-length, attached front porch with flat roof, turned posts, replacement turned balustrade and railings, new spindle work screen and brackets, new brackets at the roofline
- Centered main entrance fitted with a historic, glazed and paneled wood door
- Square tower on front roof slope with pyramidal hipped roof and decoratively divided, arched, fixed wood sash
- Wood, 1/1 double-hung windows on secondary elevations, including some stained and colored glass sash of undetermined date/origin; combination of wood and vinyl double-hung windows on basement story
- New squared bay window with gable roof and new brackets in rear bay of north elevation
- Cut-away bay with large brackets and drop pendant on northeast corner

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1895, City of Pleasanton

\*P7. Owner and Address:

Nancy and Craig Gieringer  
4432 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

Property  
Period of Significance: \_\_\_\_\_ Type: Queen Anne Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4432 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

In the early 1910s, Annie T. Johnston, wife or then-widow of local stock rancher George Johnston, owned this parcel. The Johnston Family lived nearby on Neal Street and owned a series of parcels on First Street. The Johnstons appear to have constructed several rental properties on the street, or sold lots to others who constructed these homes, including 4324, 4358, 4366, and 4420 First Street. Identified renters of 4432 First Street include John and Theresa Delucchi in 1930. John was a farmer in a local vineyard (US Census 1930). In 1940, Walter and Mildred Starr rented the house. Walter was a station agent for the Southern Pacific Railroad (US Census 1940). The property owner in the early 1940s was Annie Gill, but she does not appear to have lived in Pleasanton (US Census 1940).

4432 First Street is an example of a Queen Anne style "cottage," commonly constructed in Pleasanton in the late 19th and early 20th centuries. This form typically features a single or 1.5-story height, rectangular plan, hipped roof, prominent projecting gable bay and partial-length front porch on the primary elevation. As with 4432 First Street, ornament is typically limited to the primary elevation and concentrated on window openings, porches, door openings, and rooflines. 4432 First Street retains much of its original form and massing and a fair degree of original architectural ornament. Integrity of design, workmanship, and feeling has been somewhat diminished with the addition of conjectural decorative and structural elements such as the porch details, gable bay details, and the square tower. The structure has been altered in the rear bays to rise an additional half story in height, however, this change is generally compatible with the overall scale and massing of the property. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4432 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

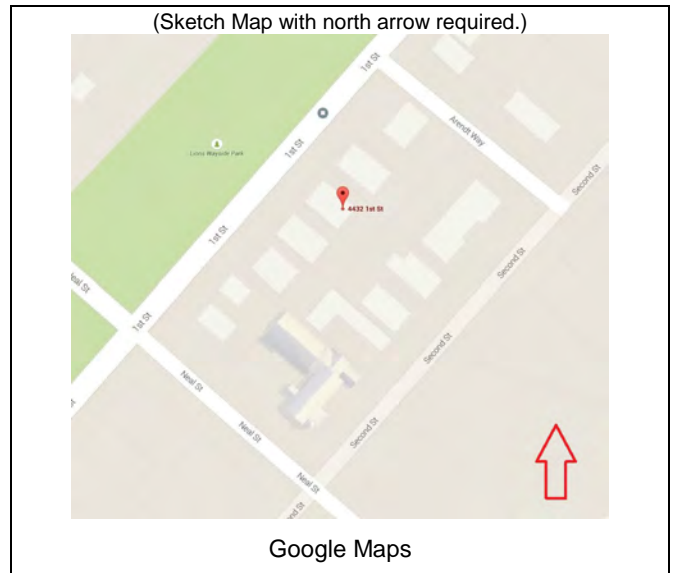
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4432 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Secondary entrance to basement partially below grade on north elevation with gable entry porch on turned posts
- Wood channel board siding
- Faux pebble work frieze and dentil moldings on secondary elevations
- Two-story deck on rear elevation
- Skylights on roof of raised story

The property includes a 2-story garage and auxiliary unit (4434 First Street) constructed ca. 2004. Landscape features include concrete curbs and historic decorative ironwork fence defining the front yard.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4432 First Street was originally constructed as a single-story-over-basement dwelling with a projecting bay and partial-length front porch on the main elevation and a partial-length rear porch. The property remained in this configuration through the early 1940s (Sanborn 1898, 1903, 1907, 1929, 1943). Sometime in the late 20<sup>th</sup> or early 21<sup>st</sup> century, owners extended the dwelling to the rear by approximately two bays. Owners also rehabilitated the front of the dwelling with replacement architectural details, a new porch with conjectural details, and a square ornamental tower element to the front roof slope. The current garage and second dwelling unit on the property date to the early 2000s (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 4432 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



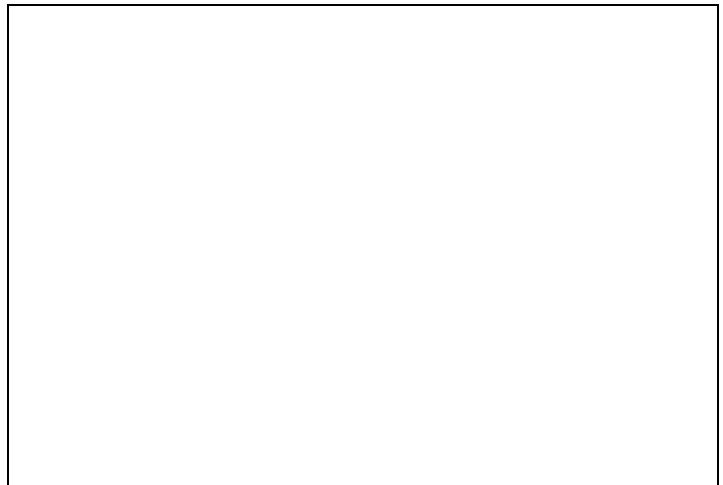
Looking SE from First Street



Looking NE from First Street



Photo of 4432 First Street before renovation  
Collection of the Amador-Livermore Valley Historical Society  
Pleasanton, CA



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4444 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4444 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0036-007-00

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

4444 First Street is a 2-story cross-gable dwelling with a wrap-around front porch. The property features:

- Wrap-around front porch with hipped roof, parapet walls, column supports and swing gates at entrances
- Main entrance on the rear cross-gable block, fitted with a glazed wood door
- French doors with sidelights on the main elevation of the projecting front gable
- Original pair of small, leaded windows on north elevation of projecting gable and flanking exterior chimney on west elevation
- 1/1 double-hung vinyl replacement windows on most elevations; three-part picture window with side double-hung sash on west elevation
- Ganged casement windows on northeast corner of second story, possibly indicating former sleeping porch
- Clapboard siding
- False braces in the gables at the roofline
- Exterior brick chimney on west elevation

The property includes a single-story detached garage with gable roof (1991) at the NE corner of the lot. Landscape features include large coniferous tree in front yard, brick walkway, and privacy fencing around rear yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:

Karen and Mark Miller  
4444 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

\*NRHP Status Code

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman Applicable Criteria: 3/C  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4444 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

4444 First Street replaced an earlier dwelling in the property, likely now the dwelling at 4420 First Street. In the early 1910s, shortly after the property was constructed, Daniel Devaney owned the property. Devaney lived there with his daughter Annie, a bookkeeper at a local bank, and a servant named Josephine Lopez in 1920 (US Census 1920). The Devaneys are not listed living at 4444 First Street in 1930, however by 1935, Katherine Kruse, widow of Ferdinand M. Kruse, a farmer, had purchased the house and was living there with her teenage son, George (US Census 1930, 1940).

4444 First Street is a distinct example of a two-story dwelling with Craftsman details in Pleasanton. Typical of these properties, 4444 First Street has a complex plan and larger story heights than smaller bungalow form examples of the style. The property has modest, but characteristic, architectural details and features associated with the Craftsman style, including a low-pitched gable roof, false braces at the roofline, the incorporation of a sleeping porch on the rear of the second story, porch with solid balustrade and column supports, and clapboard siding.

(continued on page #3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

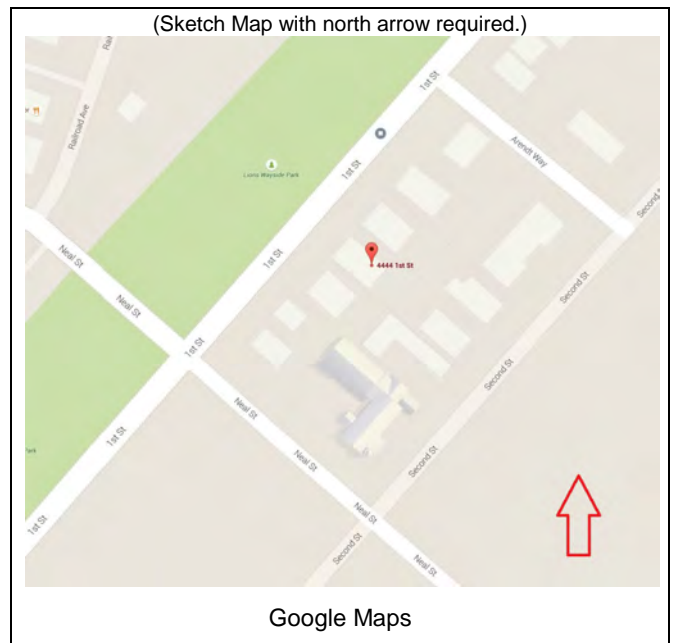
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4444 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4444 First Street has changed little in form since construction. In 1929 and 1943 the house was a two-story structure with a footprint matching the existing building and a wrap-around front porch. The property included a garage at the northeast corner and a single-story outbuilding at the rear of the lot (Sanborn 1929, 1943). A photo of the property from the fourth quarter of the 20<sup>th</sup> century shows that the property originally had shaped, projecting rafter ends on all roof slopes and the porch (see Continuation Sheet). Owners constructed a new garage on the lot in 1991. In 2006 and 2007, owners replaced the front, French, and rear doors and five windows in-kind (Pleasanton Building Permits).

## B10. Significance (continued from page 2)

4444 First Street has lost some degree of integrity due to window replacement and, most notably, due to the elimination of the projecting, shaped rafter ends on the main and porch roofs, one of the structure's most characteristic features. The shaped rafter ends were likely removed when the roof was rebuilt and reconfigured; this alteration changed the look of the property. However, the building retains its original form, design, and window and door openings. The building's original proportions are well expressed and it remains a good example of its type and style. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4444 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4444 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

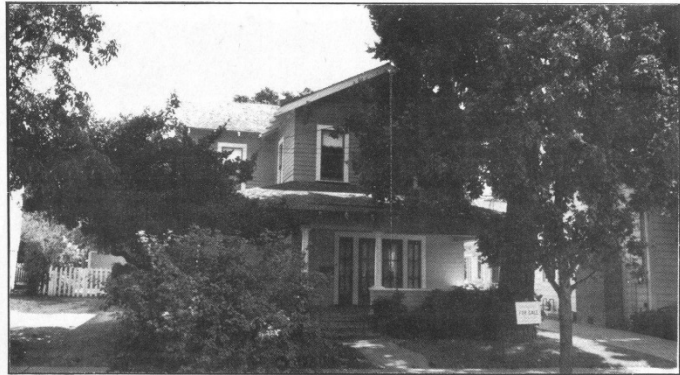


Looking SE from First Street  
Possible sleeping porch windows visible on second story



Looking NE from First Street

8— Say you saw it in the California Parade of Homes



PLEASANTON BY OWNER HERITAGE HOME! 5 Bedrm 1.5 bath, country kitchen, laundry, office/den, fireplace, glass china closet, 4444 FIRST STREET

4444 First Street before roof modifications  
Collection of the Amador-Livermore Valley Historical Society  
Pleasanton, CA

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4456 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4456 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0036-006-00

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

4456 First Street is a single-story, side gable dwelling with a wrap-around front porch and rear ell. The property features:

- Gable roof with molded cornices, cornice returns, and fascia boards
- Centered main entrance with transom and new, glazed and paneled door
- Early 20<sup>th</sup>-century oversized double-hung wood sash windows with vertically divided top sash flanking the entry
- Wrap-around front porch constructed in 1999 with gable peak above entrance, turned posts and balustrade and flat, scrolled ornament flanking the posts
- Rear ell with secondary entrance on the north elevation, sheltered with entry porch with shed roof and square posts
- 1/1 double-hung wood windows on secondary elevations; later greenhouse window on north elevation of ell
- Wood channel board siding
- Rebuilt exterior brick chimney on north elevation

The property also contains a detached garage (1976) at the NE corner of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic

Prehistoric  Both

1903, City of Pleasanton

Before 1888, Sanborn maps

\*P7. Owner and Address:

Daniel F & Cheryl L McCarthy

4456 First St

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Post Railroad Subdivision and Development

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, side gable **Applicable Criteria:** 3/C

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

4456 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major landowners in the vicinity during the late 19<sup>th</sup> century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

4456 First Street appears to have been among some of the earliest extant buildings on First Street. The early owners or builder of the property are unknown, but in the 1910s, an L.C. Walter owned the property. No one by this name appears in local census data, however (Pleasanton 1912). By 1920, Frank and Virginia Viada owned and lived in the property. Frank Viada was a Portuguese immigrant who managed a livery stable in Pleasanton. The Viadas continued to live in the house until the late 1930s when he constructed a new residence at 4408 First Street. During that time, Frank worked as a general drayman and later opened an ice, feed, and fuel business (US Census 1920, 1930, 1940). In 1940, Leslie and Beryl Bryant owned the property. Leslie was a teacher in Pleasanton (US Census 1940). Later in the 1940s, Peter and Mae Burt owned the house (Pleasanton 1940).

4456 First Street is a distinct example of one of the most common vernacular housing forms constructed in Pleasanton in the late 19<sup>th</sup> century: the side gable, single-room deep dwelling. Typical of the form, 4456 has modest Greek Revival detailing such as cornice returns on the gable ends and molded window surrounds. The dwelling also has a symmetrical façade and full-length, attached front porch. 4456 First Street has had some alterations in the form of door replacement, porch restoration, and new window forms on the ell, but given the age of the property and the survival of other significant early details, these changes do not diminish the property's integrity to such a degree that it can no longer convey its significance.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

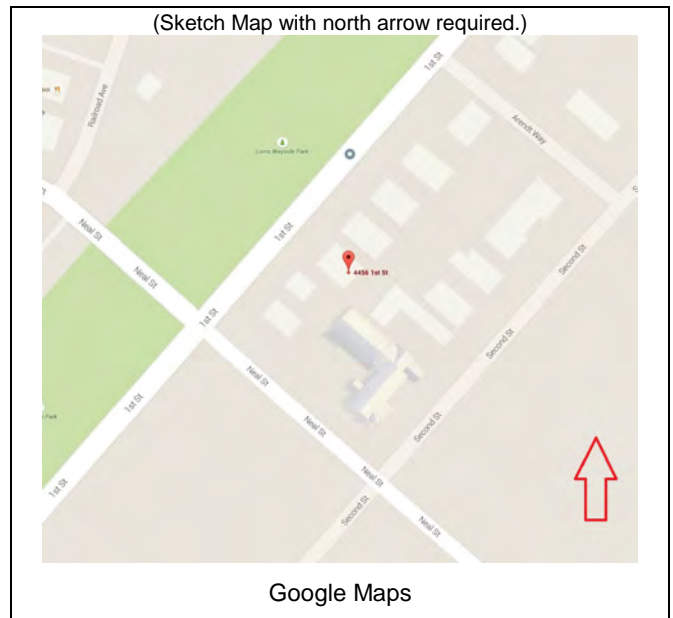
**\*B12. References:** See page 3

B13. Remarks: \_\_\_\_\_

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4456 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research demonstrates that the 4456 First Street has changed little in form since construction before 1888. Early Sanborn maps for Pleasanton show the property as single-story dwelling with side gable orientation, full length front porch, and ell with ell porch. (Sanborn 1888, 1893, 1898, 1903). Between 1903 and 1907, owners added to the north elevation of the rear ell to create a rear block of similar size to the main block. They also added a narrow shed addition across part of rear elevation. By 1943, the property included a garage at the northeast corner of lot (Sanborn 1907, 1929, 1943). Owners constructed the present garage on the property in 1976. At some point in the mid- twentieth century, owners removed the front porch from the property. In 1999, owners reconstructed a wrap-around porch on the property based on documentation from Frank Viada, Jr. that the property had once had a porch (Pleasanton Building Permits).

### B10. Significance (continued from page 2)

Based on research to date, the property is not significantly associated with any historic events or persons in the history of Pleasanton. More research on the early history of the property may reveal closer association with post-railroad subdivision and development in Pleasanton or significant early residents of the town.

4456 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3. Additional research may support eligibility for 4456 First Street for the California Register of under Criterion 1 as well.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4456 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

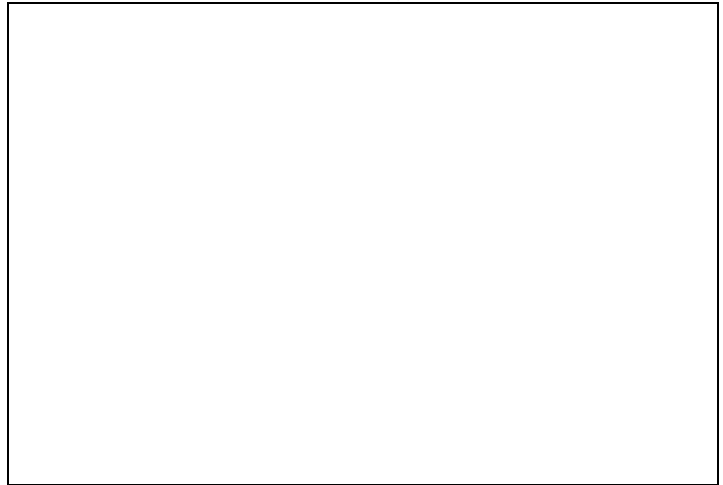
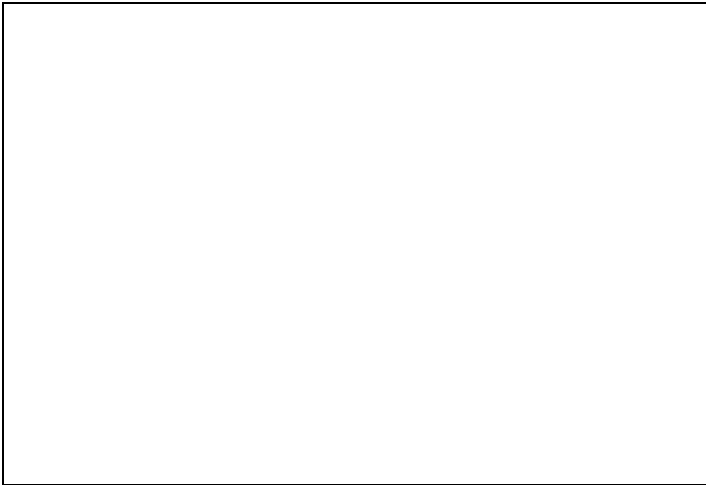
Update



Looking SE from First St.



4456 First Street (right) before 1999 porch addition  
Collection of the Amador-Livermore Valley Historical Society  
Pleasanton, CA



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

NO \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 4536 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4536 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0033-011-00

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

4536 First Street is a single-story, cross-gable dwelling with rear ell. The property has been heavily modified with a series of new rear additions during the late 20<sup>th</sup> and early 21<sup>st</sup> centuries. The property features:

- Compound roof form consisting of gable, hip, and shed slopes
- Prominent front-facing gable section with pedimented gable and louvered diamond-shaped vent
- Partial-length, attached front porch with all new materials
- Front entrance centered on building and fitted with glazed wood door
- New semi-hexagonal bay window on north end of cross-gable
- Addition on the rear elevation of the cross gable (between 1907 and 1929)
- Extension to the rear ell with long, shed roof slope (1981, 2009)
- Louvered diamond-shaped vent at apex of cross-gable section
- 1/1 double-hung replacement windows on most elevations; small square windows on south elevation (2009)

(continued on page 3)

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1921, City of Pleasanton

Btn 1898 and 1903, Sanborn maps

\*P7. Owner and Address:  
Cheryl and Ronald Crone, Trs.  
5890 Stoneridge Dr  
Pleasanton, CA 94588

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property  
Period of Significance: \_\_\_\_\_ Type: Vernacular, cross-gable Applicable Criteria: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4536 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

4536 First street was built between 1898 and 1903. The property was subdivided from the parcel now associated with 101 Neal Street, and contained a series of barns (1898 Sanborn). The builder and early residents are unknown, but by the early 1910s, the Case Family owned the property. Calvin and Adeline Case lived on Neal Street, and Calvin was a local doctor (Pleasanton 1912, US Census 1910, 1920). Sometime between 1920 and 1930, Christine Kolln purchased the property. Kolln, age 75 in 1930, lived at the property into the early 1940s. In 1940, she shared the house with her daughter Helen, who was a clerk at a hardware store, probably Herman G. Koln Hardware on Main Street (US Census 1920, 1930, 1940; Pleasanton 1940).

4536 First Street is an example of a vernacular, cross-gable dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. As originally constructed the house had modest Greek Revival detailing, a prominent end gable block, a perpendicular ell or cross-gable featuring the main entrance, and a partial-length porch. 4536 First Street has lost integrity of design, materials, and workmanship through a series of rear additions and expansions, window replacement, reconfiguration of window openings, and addition of new architectural details such as the bay window on the north elevation. It has lost many of the distinct characteristics of the type, the majority of its original cladding, window and door materials, and wholly replaced elements, such as the front porch. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4536 First Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

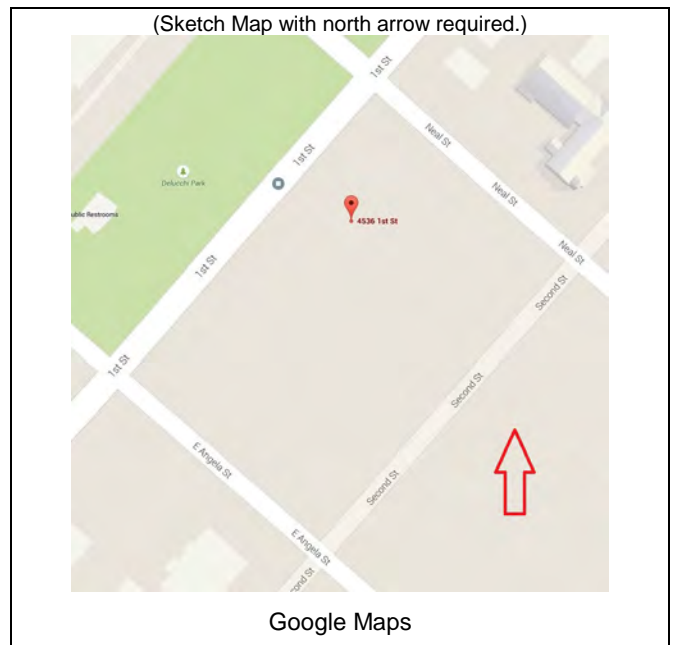
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4536 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Cornice returns on cross-gable section
- New flush-board wood siding (2009)
- New stone veneer at foundation

The property includes a detached garage with original gabled form, new garage doors, and a louvered vent similar to those on the house. Landscape features include a mature tree in the front yard.

**B6. Construction History** (continued from page 2)

4536 First Street was originally constructed as a single-story dwelling with projecting bay and partial length front porch on the main elevation a perpendicular rear ell, and a full length rear porch. The property also included a two-story barn. Sometime between 1907 and 1929, owners added to the north elevation of the ell, widening the ell to be nearly flush with the north elevation of the main block. Owners also partially enclosed the rear porch at that time and constructed a garage north of the house (Sanborn 1903, 1907, 1929, 1943). The property has been altered since 1943 with a series of additions and modifications to the rear ell. In 1981 owners extended the rear elevation of the building by ten feet, which included a reconfiguration of the roofline on the north and south elevations. In 2009, owners constructed an additional 76 square-foot addition on the property, re-sided the house, and replaced nine windows (Pleasanton Building Permits). A new detached garage was constructed in 2009.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

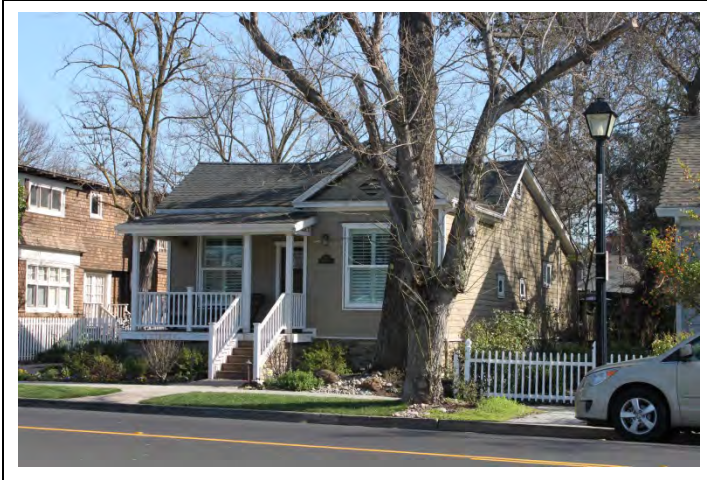
\*Resource Name or # 4536 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

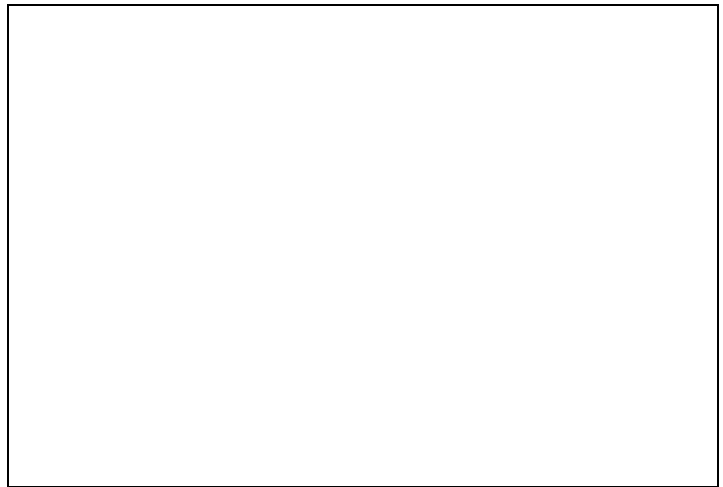
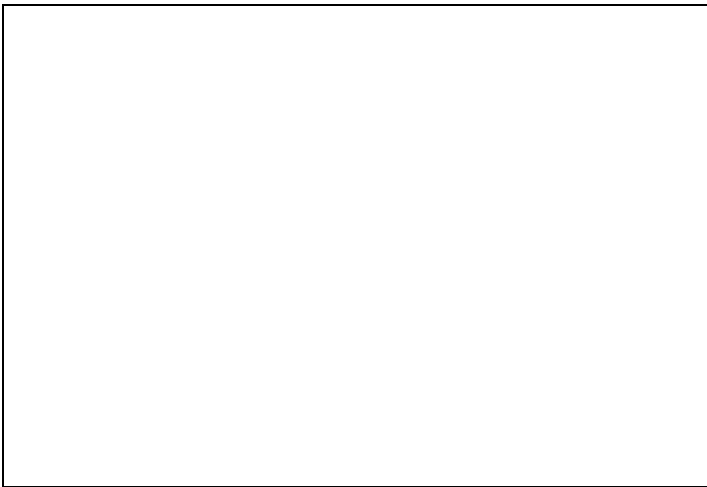
Update



Looking NE from First St, showing modified roofline for rear addition



Looking E from First St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4552 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4552 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0033-010-00

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

4552 First Street is a 1.5-story, side gable dwelling with a series of rear additions with shed roofs. The property features:

- Centered entrance set slightly above grade, fitted with transom light and new paneled and glazed wood door
- Entry porch with gable roof and exposed rafters on square posts, lattice work infilling portions of side openings, and rebuilt brick and concrete steps
- 8/8 double-hung, wood windows flanking main entrance
- 6/6 and 1/1 double-hung wood windows and greenhouse window on secondary elevations
- Arched, divided fixed sash window on north elevation of main block
- Narrow fixed sash window in north gable end
- French doors with transom on north elevation of main block
- Cornice returns at the gable ends of the main block
- Secondary entrance with glazed wood door and transom on first shed addition
- Wood channel board siding

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1890, City of Pleasanton  
After 1929, Sanborn maps

\*P7. Owner and Address:

Renee and Van Culver  
4552 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: \_\_\_\_\_

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

4552 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

4552 First Street was constructed between 1929 and 1943 on property formerly associated with 4568 First Street. In the early 1940s, Helen Kolln, who lived next door with her mother, Christina, at 4536 First Street, owned the property. She rented it in 1940 to August and Charlotte Ricaags, both retired (Sanborn 1907, 1929, 1943; Pleasanton 1940; US Census 1940).

4552 First Street has a side-gable form common in modest housing in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, but is more in line in form with the English Colonial Revival styles popular in the 1930s. The property has modest classical detailing common in this style of dwelling, but lacks any cohesive and consistent ornamental scheme and is therefore not a distinctive example of the style. The property retains some original finish materials and has compatible replacement materials, but has exhibits new and modified door and window openings. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4552 First Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

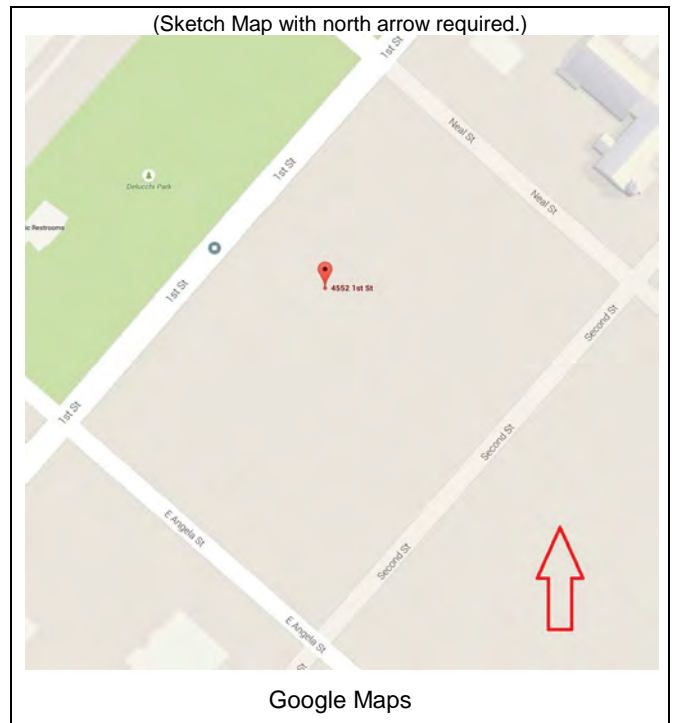
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4552 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The property also includes a small, detached garage with a gable roof. Landscape features include a picket fence enclosing the front and north side yards.

**B6. Construction History** (continued from page 2)

Sanborn map research demonstrates that in 1943, the house was a single-story dwelling with a rectangular footprint and a partial-length engaged rear porch. The lot included a single-story outbuilding at the rear of the lot (Sanborn 1943). Sometime after 1943, owners enclosed and expanded the rear porch and constructed another addition with a shed roof along the rear elevation. The house later had some repairs from fire damage in 1990 (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4552 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

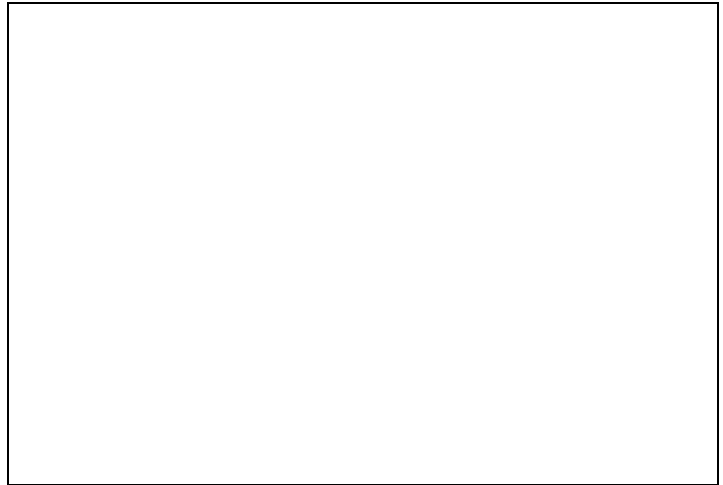
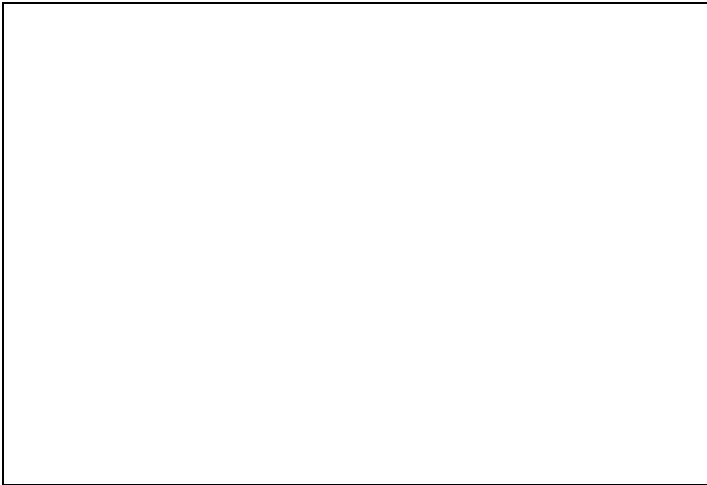
Update



Looking SE from First Street



Looking E from First Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4568 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4568 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0033-009-00

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

4568 First Street is a heavily-altered, 2-story, sidehall dwelling with a wrap-around porch and substantial rear additions. The property features:

- Former sidehall entrance with reconfigured opening, new glazed door, and new sidelights
- Bay window south end of main elevation with all new materials and fixed vinyl sash
- Former wrap-around porch with hipped roof, all new posts and balustrades, and enclosure and incorporation into living space on the north elevation
- New wood product siding
- Double-hung vinyl replacement windows on all elevations
- Two-story rear addition with gable roof and identical finish materials to the main block
- Single-story wing addition on north elevation of rear addition with gable roof, French doors, and exterior wood-sided chimney

The property includes a detached garage (2004) with paneled overhead door. Landscape features include wood fencing around the front yard, privacy fencing enclosing the north and rear yards, and a pergola attached to the north side of the main block.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from First St  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1910, City of Pleasanton  
Before 1893, Sanborn maps

\*P7. Owner and Address:

Stacy & Michael Bushong  
4568 First ST  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Amador House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Post Railroad Subdivision and Development

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, sidehall **Applicable Criteria:** \_\_\_\_\_

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

4568 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

The Amador Family, descendants of Jose Maria Amador, one of the earliest settlers in Alameda county, constructed this house in Pleasanton in the late 19<sup>th</sup> century. In the early 1910s, George Silva owned this property (Pleasanton 1912). Census data for Pleasanton revealed only two George Silvas in the community during the early 20<sup>th</sup> century, one a grain thresher and one a laborer at the Pleasanton Race Track (US Census 1900, 1910, 1920, 1930). By the early 1940s, Robert Schaffer, a widowed watch repairman, owned the dwelling and had a lodger, George Kolb, who worked as a laborer doing street work (US Census 1940, Pleasanton 1940). Sometime after the 1940s, the property contained residential rental units. The property returned to solely residential use in the early 2000s (Pleasanton Building Permits).

4568 First Street is an example of a two-story, sidehall form, an uncommon building type in Pleasanton. The property displays no discernible style, and has lost integrity of design, materials, workmanship, and feeling through extensive renovation, addition, and materials replacement. The property appears to retain no exterior historic materials. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4568 First Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

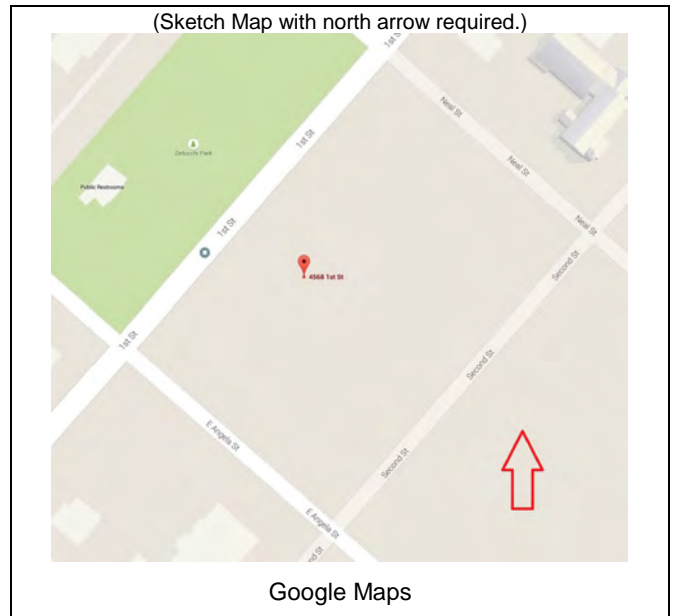
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4568 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

\*P3a. Description (continued from page 1)

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4568 First Street was constructed sometime before 1893. Historic photographs of the property show that it was originally constructed as a 2-story, sidehall dwelling with 2/2 wood windows, transom over the main entrance, and cornice returns on the gable end (see Continuation Sheet). From the early 1890s through the early 1900s, the property was a 2-story dwelling with bay window on front elevation, a single story ell, and an ell porch (Sanborn 1893, 1903). Between 1903 and 1907, owners demolished the rear ell and constructed a new single story addition across the rear elevation. They also constructed a wrap-around porch on the west and north elevations (Sanborn 1907, 1929, 1943). Sometime after 1943, owners raised the rear addition to two full stories and enclosed a portion of the wrap-around porch. In 2004, owners constructed a 112 square-foot addition and substantially remodeled the property. They also constructed a new 254 square-foot detached garage on the property (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 4568 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

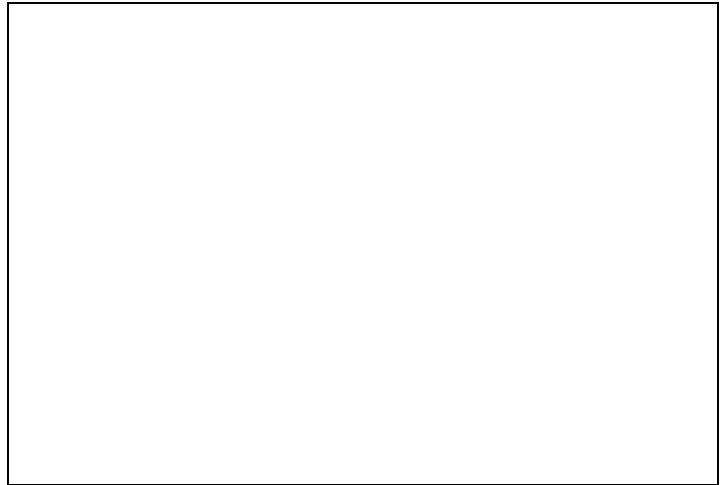
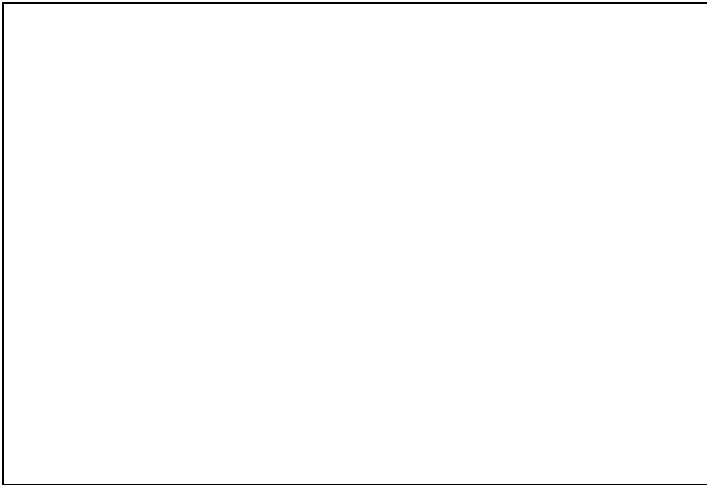
Continuation  Update



Looking SE from First Street, showing rear and side additions



4568 First Street in the late 19<sup>th</sup> century with members of the Amador Family (Wainwright 32)



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4584 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4584 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0033-008-00

Northeast corner of First Street and East Angela Street

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

4584 First Street is a 1.5-story, end-gable form dwelling with stucco cladding. The property features:

- Partial-length, engaged front porch with stuccoed square column supports, parapet walls, eared openings, and replacement tiled steps with wood handrails
- Centered main entrance fitted with a divided, glazed wood door
- Squared bay windows with shed roofs in the west bay of the side (north and south) elevations
- Gable wall dormers on both roof slopes
- Exterior stuccoed chimney on the north elevation
- Semi-hexagonal bay window on the rear (east) elevation
- Replacement, vinyl 1/1 double hung sash throughout

Landscape features include extensive, dense landscape gardens, a gable gate/arbor on square posts marking the sidewalk to the main entrance, privacy fencing enclosing the rear yard, and a wood picket fence surrounding the front and side yards of this sizable corner lot.

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1900, City of Pleasanton

Btn 1907 and 1929, Sanborn maps

\*P7. Owner and Address:  
Valdis and Lloyce Jaunkalneitis, Trs  
4584 First St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Vernacular, end gable Applicable Criteria: \_\_\_\_\_

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

4484 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major landowners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013). The present building at 4584 First Street replaced an earlier dwelling on the lot.

4584 First Street was constructed sometime between 1907 and 1929 (Sanborn 1907, 1929). The owner of the property during this period, and through the early 1940s, was Bertha S. Cope (later Bertha O'Neil). Bertha Cope was married to William H. Cope, the local doctor in Pleasanton. The Copes maintained a home at the corner of Main and Neal streets, which also included Dr. Cope's office. Dr. Cope died sometime between 1910 and 1920, and Bertha then lived with her mother, Katherine Geyser in the Cope Family home (US Census 1910, 1920, 1930). Mrs. Cope rented this dwelling in 1930 to Louis and Anna Fourier (or Fevrier). Louis was a masonry contractor. The couple also had a roomer, John Anderson, a local electrician (US Census 1930). By 1940, Bertha Cope, then age 72, had remarried to John J. O'Neil, and the O'Neils and Bertha's brother, John Schwab, lived in this house (US Census 1940). Bertha O'Neil was reportedly an avid gardener, and the property retains some evidence of her gardens on this sizable corner lot (Trimingham 16-17).

4584 First Street has some hallmarks of the Craftsman style in its form and extant detailing, however the property does not display the distinctive characteristics of the style. The property has been altered with window replacement and possibly with new stucco that obscures or included removal of ornament or finishes from the historic period. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4584 First Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

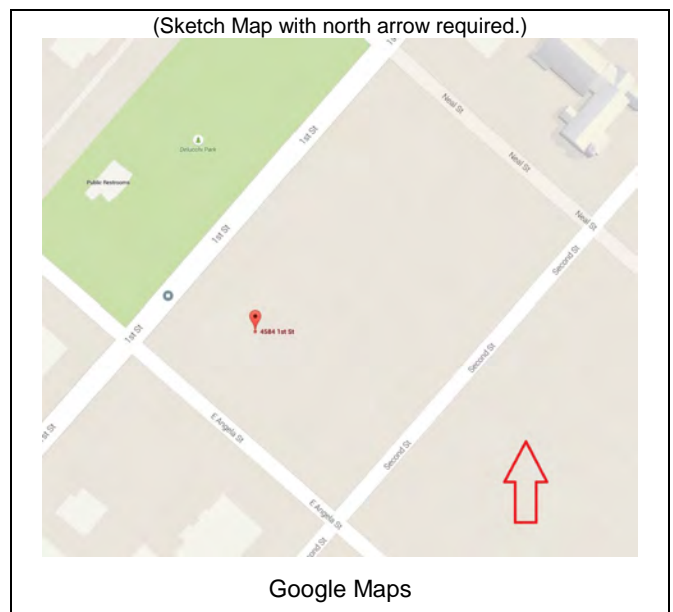
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4584 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4584 First Street was constructed sometime between 1907 and 1929. The property has changed little in form since the early 20<sup>th</sup> century. In 1929 and 1943, the property was a 1.5-story dwelling with an end gable orientation; partial-length, engaged front porch; bay windows on the north and south elevations near the main elevation; a rear extension to the north; and a bay window on the rear elevation. The property also included a single story garage/shed at the northeast corner of the lot (Sanborn 1907, 1929, 1943). Building permit records indicate that the second story of the dwelling was made habitable sometime before 1950, possibly to accommodate a boarder during World War II (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

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

Primary # \_\_\_\_\_  
HRI

Page 4 of 4

\*Resource Name or # 4584 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

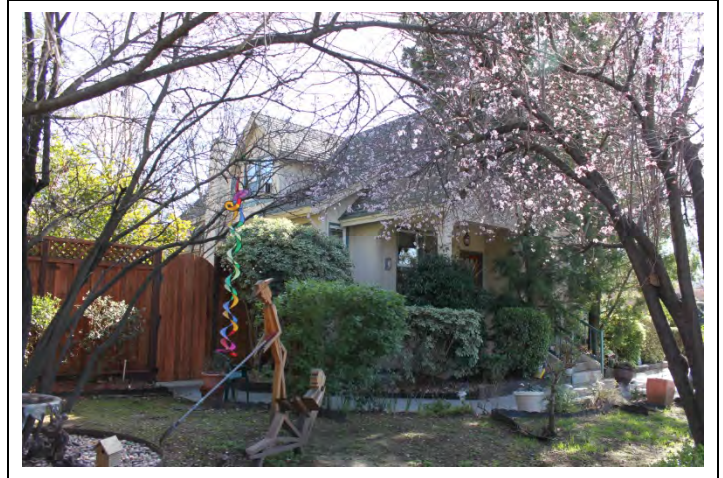
Date: April 2015

Continuation

Update



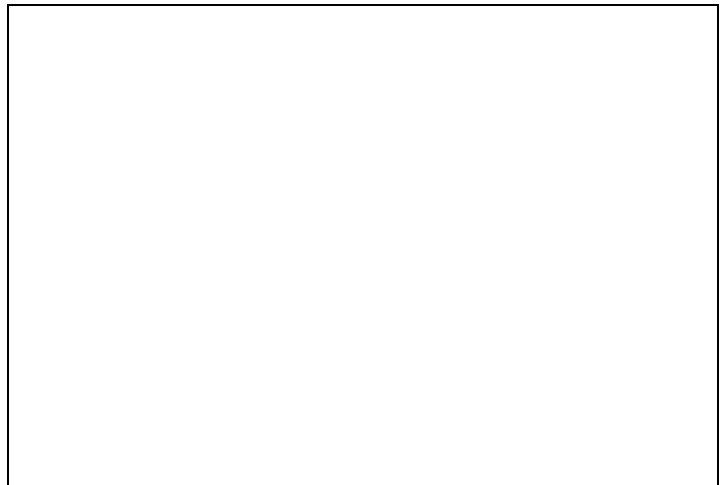
Looking NE from E. Angela Street



Looking SE from First Street



Looking E from First Street, showing extent of corner lot



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4614-4622 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4614-4622 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0032-001-00

Southeast corner of First and E. Angela Sts.

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

4614-4622 First Street is a single-story, 5-unit apartment building with an L-shaped plan, parapeted flat roof, and modest Pueblo Revival styling. The building features:

- Two units in each bent of the L-shaped plan, and a beveled interior bent to create a fifth unit in the corner of the building
- Unit entrances facing an interior courtyard fitted with replacement doors; entrances on L bents have shared concrete steps
- Paired window openings set evenly along courtyard elevation with vinyl replacement windows
- Single-set, vinyl replacement double-hung and sliding sash windows on secondary elevations
- Engaged rear entry porches for each
- textured stucco
- Minimal architectural detailing including textured stucco cladding, post rounds articulated in stucco on primary elevation, and window sills on secondary elevations

Landscape features include stepped patio along the building on the courtyard interior, a plank picket fence enclosing the courtyard along First and East Angela streets, and a new wood framed patio set at the rear intersection of the L-plan.

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic

Prehistoric  Both

Between 1929 and 1943

Sanborn maps

\*P7. Owner and Address:

David H. Fair

3654 35th Ave

Oakland, CA 94619

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Multiple family residential B4. Present Use: Multiple family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Pueblo Revival **Applicable Criteria:** 3/C

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

4614-4622 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013). This building replaced an earlier, single-family residence on the site.

This property was constructed sometime between 1929 and 1943 (Sanborn 1929, 1943). In the early 1940s, Dorothy Davis owned the apartment building and lived on site with her mother, Myra Davis, and her brother, Wilbur. Dorothy Davis taught in the public schools and her brother was a dairy laborer. Davis's father, William T. Davis, was an Alameda County judge; he and Myra Davis divorced in the 1930s, around the time Myra and Dorothy purchased or built and took up residence in this small apartment building (US Census 1930, 1940). Other renters in 1940 included Florence Hodges and her son William; Adolph Andrade, a laborer with the San Francisco Water Department and his wife Anita; Lawrence Woodworth, a mining engineer at an oil well, and his wife Cecille; and Howard Farris, a civil engineer for the state highway department, along with his wife Elsie and mother Hattie (US Census 1940).

4614-4622 First Street is a modest example of the Pueblo Revival style in Pleasanton. The property exhibits features associated with the style, such a square, blocky form; L-shaped plan; flat roof; textured stucco; faux exposed post ends articulated in the stucco along the top of the roofline; and a central courtyard/plaza space. The property has been altered with full door and window replacement, which has eroded some integrity of design, materials, workmanship, and feeling, however the property retains enough of its historic form and materials to convey its significance as a rare example of this eclectic historic style in Pleasanton. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4614-4622 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

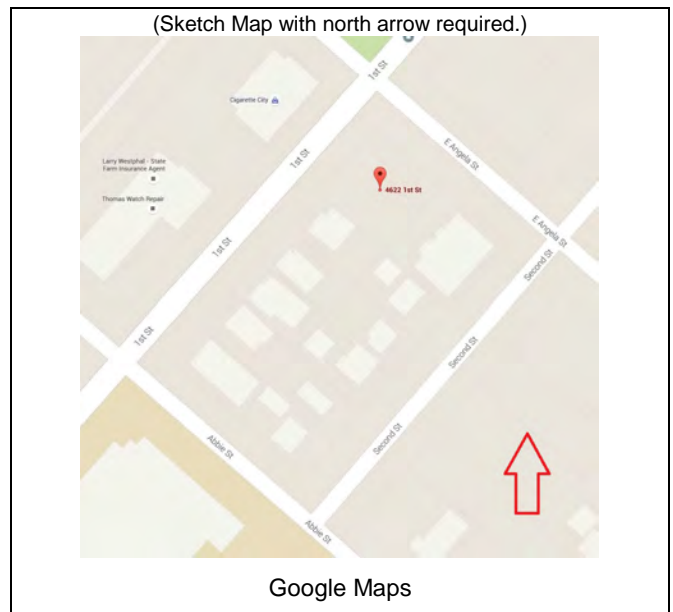
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4614-4622 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

\*P3a. Description (continued from page 1)

## B6. Construction History (continued from page 2)

4614-4622 First Street appears to have changed little in form since construction. In 1943, the property was a 5-unit, single-story apartment building with a footprint identical to the existing building, including the patio platform along the inner courtyard. The property also included a single-story garage at the southeast corner of the property with apparent access from East Angela and First Streets (Sanborn 1943). Later owners replaced all windows and doors in their original openings and constructed a wood patio at the rear corner of the L-shaped plan. Review of City of Pleasanton building permit records revealed no permits of note.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4614-4622 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SE from corner of First and E. Angela Sts.



Detail, courtyard, looking S



Detail, courtyard looking SE



Looking NE from First Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4678 First Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4678 First Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0032-009-00

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

4678 First Street is a single-story dwelling resulting from a substantial program of addition in the early 20<sup>th</sup> century. The property features:

- An end-gable plan main block (before 1893), north addition with a parallel end-gable form (between 1898 and 1903), and a single-story addition consisting of two parallel end gable blocks across the rear elevation (between 1907 and 1929)
- Partial-length, attached front porch with shed roof on plain post supports
- Centered main entrance fitted with new door
- Three-part picture windows set south of the main entrance and on south elevation
- Replacement vinyl sliding and double-hung sash on secondary elevations
- Original wood channel board siding
- Arched attic vents on both gables ends on main elevation

The property includes a modern garage at the rear of the lot. Landscape features include a low brick retaining wall around the front yard.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from First St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1900, City of Pleasanton  
Before 1893, Sanborn maps

\*P7. Owner and Address:

Gladys M. Murray, Tr. Survivors  
Trust and G. Murray et al  
470 Mavis Dr  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

Property  
Period of Significance: \_\_\_\_\_ Type: Vernacular, end gable Applicable Criteria: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4678 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

4678 First Street was built sometime before 1892 and until 1907 was on the same parcel as a larger dwelling immediately to the south at 100 Abbie Street (no longer extant). T.W. Harris, a local attorney owned the property in 1912, but did not live on the property (Pleasanton 1912, US Census 1910, 1920). Harris also owned significant parcels of property east of the Pleasanton town site in the early 20th century, possibly inheriting the parcels from Josefa A. Neal Harris, daughter of Joshua Neal (Prather 1906, Haviland 1915). Charles and Elexis Frager purchased the property sometime between 1920 and 1930 and lived there through the early 1940s. Frager was a rodent inspector for Alameda County and the State of California (US Census 1930, 1940).

4678 First Street is not a distinctive example of historic architectural forms or styles common in Pleasanton in the late 19th or early 20th centuries. Alterations within the historic period altered the building's original form, and alterations from the later 20th century such as porch replacement, new window openings, and replacement windows have eroded integrity of design, material, workmanship, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4678 First Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4678 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

4678 First Street was constructed before 1893 as single-story, end-gable dwelling, or what now comprises the core section of the south block of the existing building. By 1898, owners had constructed a narrow, single-story rear addition on the building. By 1903, the building had taken on its current appearance with the addition of a rectangular block to the north elevation of the original section and a front porch set in the intersection of two blocks. By the early 1940s, owners had constructed a narrow addition across the entire rear elevation of the building (Sanborn 1893, 1898, 1903, 1907, 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Haviland, P. A., and Tribune Publishing Company. "Map of Pleasanton Township: Alameda County, California". Oakland: Tribune Publishing Co., 1915. Collection of the Bancroft Library, University of California, Berkeley, CA.

Prather, E. C. "Map of Pleasanton Township: Alameda County, CA." Oakland, CA: Alameda County Surveyor's Office, 1906. Collection of the Bancroft Library, University of California, Berkeley, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4678 First Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

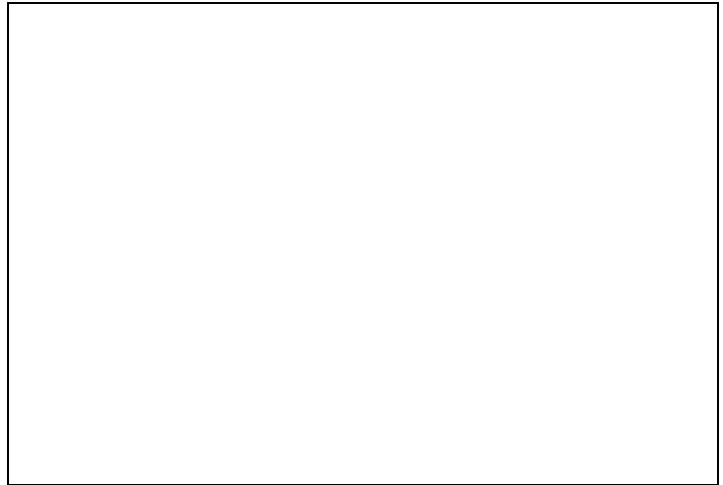
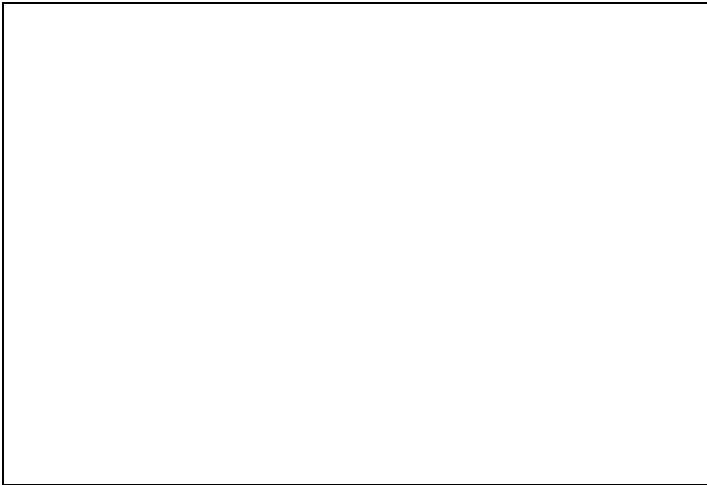
Continuation  Update



Looking SE from First Street



Looking E from First St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4734 Harrison Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4734 Harrison Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0155-019-00

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

4734 Harrison Street is a single-story, square-plan dwelling with a hipped roof. The property is nearly identical in form to the adjacent property at 4758 Harrison St. 4734 Harrison St. is heavily rehabilitated and retains no discernible exterior historic fabric. The property features:

- Full-length attached front porch with hipped roof and all new porch posts and railings
- An off-center main entrance fitted with a new door
- Three-part picture window set south of the main entrance
- Fixed, sliding, and double-hung vinyl replacement sash on secondary elevations
- Narrow rear addition with shed roof
- Stucco cladding

The property also includes a secondary dwelling unit at the rear of the lot addressed as 4746 Harrison St. Because of substantial alterations, this property does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from Harrison St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1926, City of Pleasanton  
Before 1907, Sanborn maps

\*P7. Owner and Address:

Paul and Mary Gamache Trs. and Dani Gamache et al  
16021 Redondo Dr  
Tracy, CA 95304

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

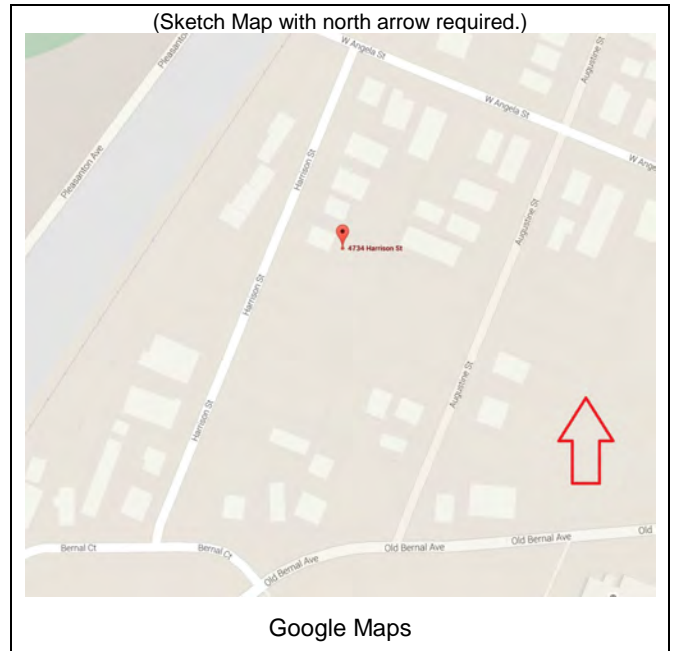
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #

(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #

(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4758 Harrison Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4758 Harrison Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0155-018-00

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

4758 Harrison Street is a single-story, square-plan dwelling with a hipped roof. The property is nearly identical in form to the adjacent property at 4734 Harrison St. 4758 Harrison St. is heavily rehabilitated and retains minimal exterior historic fabric. The property features:

- Centered front entry porch with hipped roof, square column supports, and parapet walls
- An off-center main entrance fitted with a new door
- Double-hung vinyl replacement sash on all elevations
- Narrow rear addition with shed roof
- Stucco cladding

The property also includes a small garage at the rear of the lot. Landscape features include mature ornamental, fruit, and palm trees, hedges along property frontage, and chain link fencing along the lot frontage. Because of substantial alterations, this property does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Harrison st.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1900, City of Pleasanton  
Before 1907, Sanborn maps

\*P7. Owner and Address:

Donald Barnhill, Tr.  
P.O. Box 2080  
Brentwood, CA 94513

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #

(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #

(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4767 Harrison Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4767 Harrison Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0154-001-00

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

4767 First Street is a heavily altered, single-story, cross-gable dwelling with substantial additions and little discernible exterior historic fabric. The property features:

- A partial-length, attached front porch with all new materials; the south portion of the porch has been extended, enclosed, and incorporated into living space
- An off-center main entrance fitted with a new door
- A substantial rear ell dating from the second half of the 20<sup>th</sup> century
- Stucco cladding
- Replacement vinyl sliding sash windows on all elevations

The property contains a separate auxiliary dwelling unit at the rear of the lot. Because of substantial alterations, this property does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Harrison St  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1900, City of Pleasanton

\*P7. Owner and Address:

Michelle and Marc Collopy  
573 La Gonda Way  
Danville, CA 94526

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

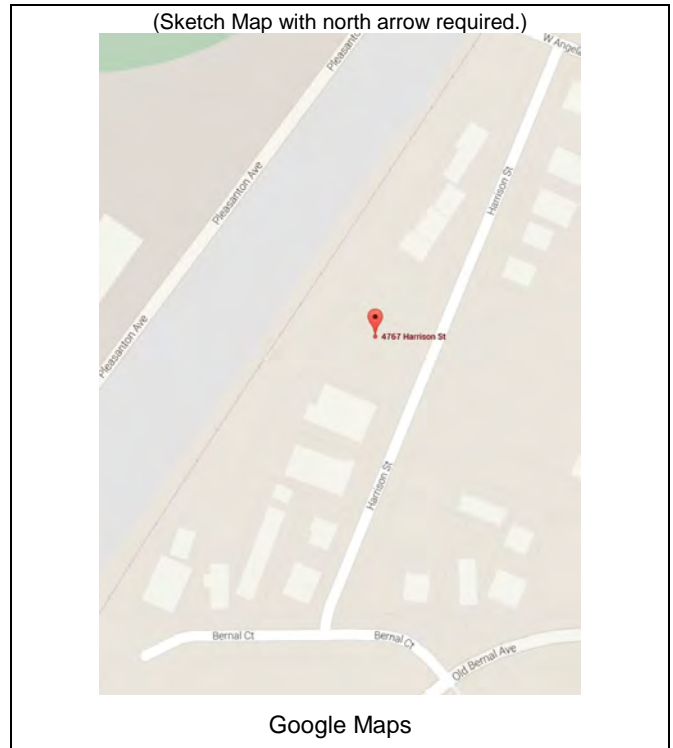
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

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\*Resource Name or #

(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #

(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4779 Harrison Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4779 Harrison Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0154-002-00

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

4779 Harrison Street is a single-story, side gable dwelling with rear ell. The property features:

- Full-length front porch with shed roof, new post supports, concrete deck, and metal brackets applied where the porch meets the wall
- Off-center main entrance fitted with new door
- New vinyl casement windows with new surrounds and ornamental shutters in all openings
- Asymmetrical roofline on the ell indicating extension to the south (before 1943)
- Pergola and concrete block walls enclosing rear patio on rear elevation of ell
- Wood shingle siding

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Harrison St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1895, City of Pleasanton

\*P7. Owner and Address:

Jonathan Sanchez & Jessica Banuelos  
4779 Harrison St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

**\*B5. Architectural Style** \_\_\_\_\_

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

See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Residential Development Area: Post Railroad Subdivision and Development

**Property**

Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: 3/C

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

4779 Harrison Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement). The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Historic Context Statement).

Early owners of 4779 Harrison Street include Manuel R. Louis in the 1910s and Erolinda Richards in the 1930s and 1940s (Pleasanton 1912, US Census 1930, 1940). Manuel Louis does not appear to have lived at the property during his ownership (US Census 1910, 1920). Erolinda Richards was a widow who lived at the home with her six children and one granddaughter. The Richards sons all appear to have worked at the Livermore Veterans Hospital as groundskeepers (US Census 1930, 1940).

4779 Harrison Street is a distinct example of a single-story, side gable vernacular form commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property displays characteristics of the type, including overall form, single-room depth, minimal to no ornament, symmetrical façade (as constructed), and full-length front porch. The property retains readily discernible form, massing, and outline, original door and window openings, and compatible replacement cladding. The property has lost some integrity of design, materials, workmanship, and feeling with porch material replacement and door and window replacement, but retains enough physical integrity to convey its significance as a vernacular dwelling form. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4779 Harrison Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

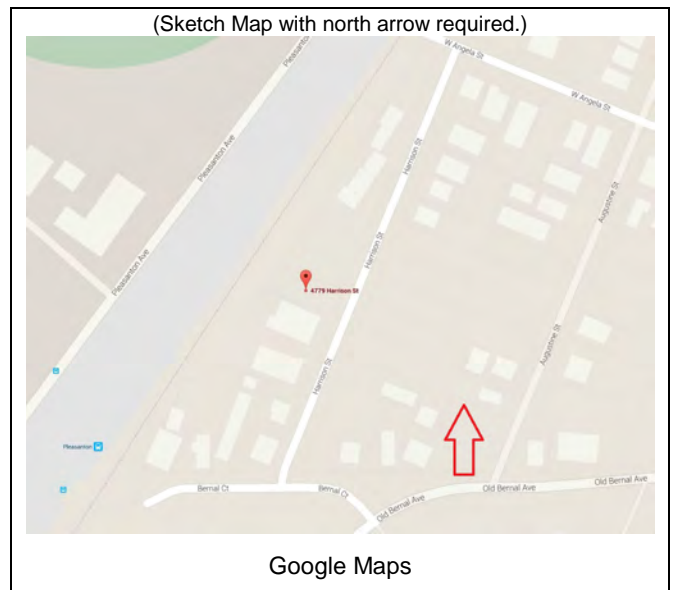
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4779 Harrison Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4779 Harrison Street has changed little in form since the early twentieth century. In 1929 and 1943, the property was a single-story dwelling with a narrow, rectangular front block; large rear ell; and a full length front porch. Owners added a small rear porch between 1929 and 1943 (Sanborn 1929, 1943). At some point in the early twentieth-century, owners appear to have extended the main block and ell to the south, as indicated by the asymmetrical façade and ell roofline. Review of City of Pleasanton building permit records revealed no permits of note.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      4779 Harrison Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4812 Harrison Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4812 Harrison Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0155-014-00

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

4812 Harrison Street is a heavily altered, single-story-over-basement, side gable dwelling with a full-length, attached front porch and narrow rear addition. The property features:

- New square porch posts and balustrade; concrete entry steps with parapet walls
- Slightly off-center main entrance with new door
- Aluminum sliding sash windows on main and south elevations; wood-double-hung sash remain on north elevation
- Aluminum siding
- Engaged entry porch on SE corner of rear extension

The property also includes an auxiliary dwelling unit addressed as 4814 Harrison St. (1966).

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Harrison St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1921, City of Pleasanton  
Btn 1907 and 1929, Sanborn maps

\*P7. Owner and Address:

Carolyn Steele & Eleanor  
Chesterman, Trs.  
766 Emerson Ct  
Fremont, CA 94539

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Manuel and Maria White House

B2. Common Name: \_\_\_\_\_

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

\*B5. **Architectural Style** \_\_\_\_\_

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. **Related Features:** Auxiliary dwelling unit addressed as 4814 Harrison Street

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. **Significance:** Theme: Residential Development Area: Post Railroad Subdivision and Development

**Property**

Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: \_\_\_\_\_

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

4812 Harrison Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement). The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Historic Context Statement).

Manuel and Maria White owned and lived on this parcel from before 1910 through the early 1940s (Pleasanton 1912, 1940). The Whites immigrated to the US from Portugal in 1906. During their time in Pleasanton, Manuel White worked as a laborer doing odd jobs and as a laborer for the Spring Valley Water Company (US Census 1910, 1920, 1930, 1940). The White household included their three children, several boarders, and later grandchildren.

4812 Harrison Street retains its overall form and massing from the historic period, which is consistent with the vernacular side-gable form dwellings commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. However, extensive removal or replacement of historic exterior materials, including siding, main entry door, porch materials, windows, and window openings has eroded integrity of design, workmanship, feeling, and association to such a degree that the property can no longer convey its significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4812 Harrison Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

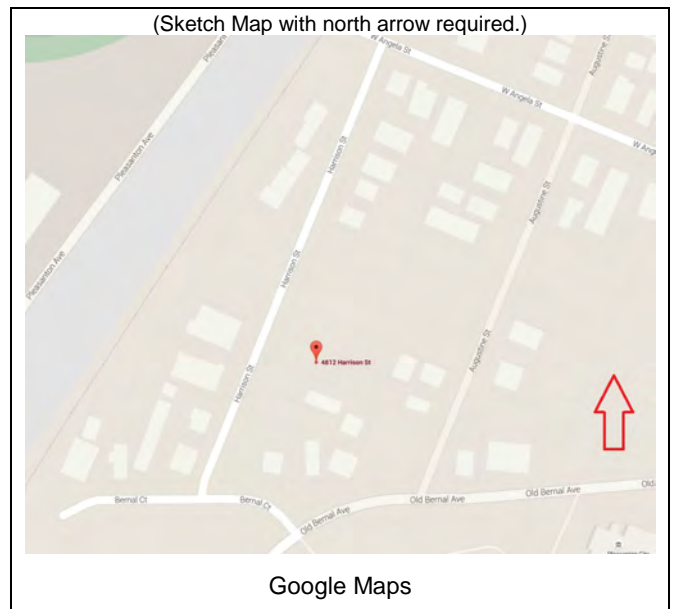
\*B12. **References:** See page 3

B13. Remarks:

\*B14. **Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4812 Harrison Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4812 Harrison Street was originally constructed as single-story-over-basement dwelling with a side gable orientation and full-length front porch. Between 1929 and 1943, the Whites added a narrow, single-story addition along the full length of rear elevation (Sanborn 1929, 1943). In 1966, owners applied aluminum siding to the property, and likely also replaced the windows with aluminum sash. Owners also constructed the rear auxiliary unit in 1966 (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4812 Harrison Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



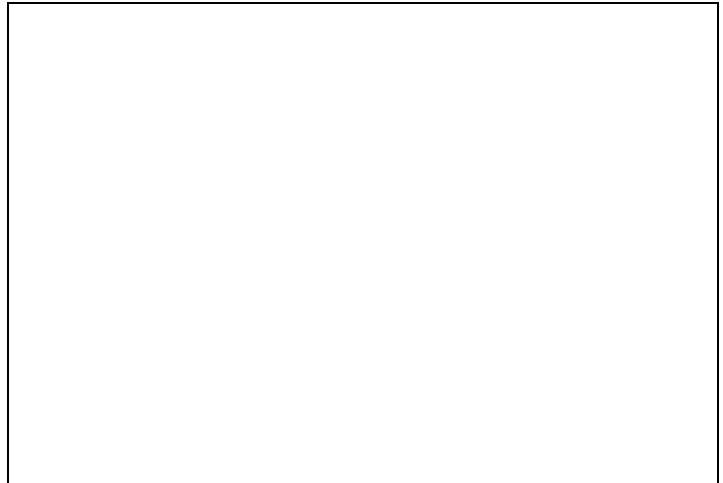
Looking SE from Harrison St.



Looking E from Harrison St.



4814 Harrison St.  
Looking NE



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4834 Harrison Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4834 Harrison Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0155-013-00

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

4834 Harrison Street is a single-story, side gable form dwelling featuring:

- Attached, full-length front porch with shed roof, dimensional lumber posts and balustrade, concrete steps with parapet walls, wood deck
- Slightly off-center main entrance fitted with newer glazed wood door
- 1/1 and 2/2 double-hung, wood windows extant on north elevation, one with pedimented hood
- Small addition with shed roof on north elevation
- Narrow, full-length addition on rear elevation
- Engaged entry porch on north end of rear elevation
- Bulkhead door to basement/cellar on north elevation
- Wood, channel board siding

The property also includes 4840 Harrison Street, a studio apartment building constructed in 1983.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Harrison St  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

Between 1907 and 1929,  
Sanborn maps

\*P7. Owner and Address:

Carolyn and Frank Steele, Trs.  
810 Buckingham Pl  
Danville, CA 94506

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Manuel and Mary Pereira House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Apartment building, 1983

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property  
Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4834 Harrison Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line. The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Historic Context Statement).

Manuel and Mary Pereira (alternatively Ferrari, Prerira) owned and lived on this property from the 1910s through the 1920s. Manuel was a laborer who worked at odd jobs and for the water company. By 1930, Mary Medieros (alternatively Mediuor) owned the property. Mary was a widow with a son and daughter; she worked as a housekeeper. By 1940, Mary had remarried to Victor Chanave, whose mother lived at 4779 Harrison Street. Victor worked at a local gravel pit and stepson Manuel Medieros worked as a gardener (US Census 1930, 1940).

4834 Harrison Street is a distinct example of the side-gable vernacular form dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property has many characteristics of the form, including a single story height, side gable orientation, modest classical or Greek Revival detailing, and a slightly off-center main entrance. The rear additions to the property appear to date from the historic period and are also typical of patterns of addition for this building type in Pleasanton. The property has lost some integrity of setting with the construction of the apartment building on the rear of the lot in 1983. The property has lost some integrity

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4834 Harrison Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 4834 Harrison Street has changed in form since the early twentieth century. In 1929 and 1943, the property was a single-story-over-basement dwelling with a centered rear porch (Sanborn 1929, 1943). Sometime after 1943 owners appear to have lowered the basement story, though the dwelling does still have a basement level. Owners also added a full-length front porch, a narrow, full-length addition to the rear elevation, and a small addition to the north elevation. In 1983, owners constructed the small apartment building on the rear of the lot (Pleasanton Building Permits).

### B10. Significance (continued from page 2)

of design, materials, workmanship, and feeling with the later addition of the porch, though this feature is also characteristic of the side-gable dwelling form in Pleasanton. Overall, however, the property retains discernable form, shape, and massing; original finish materials; original windows and window openings; and some extant ornament.

The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4834 Harrison Street appears eligible for the California Register of Historic Resources under Criterion 3.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4834 Harrison Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

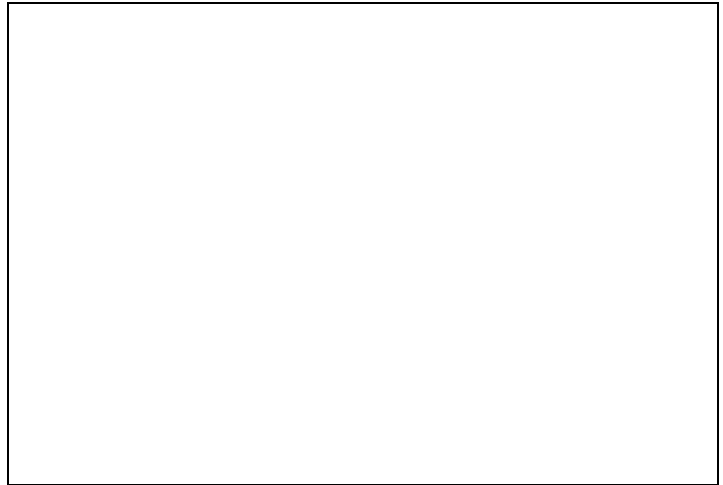
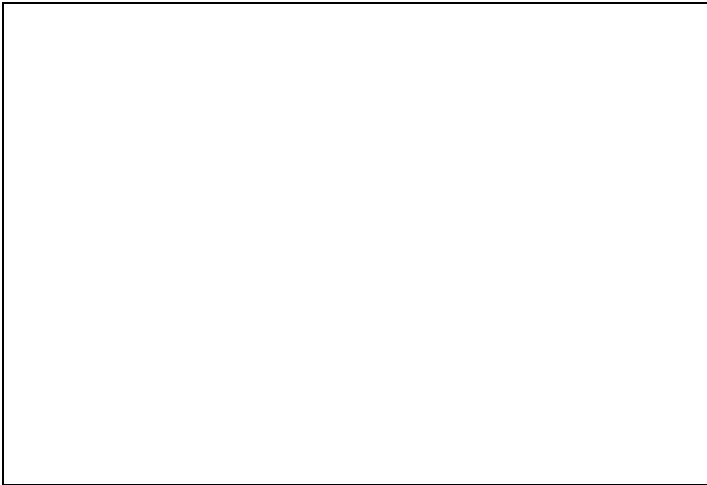
Update



Looking SE from Harrison Street



Looking E from Harrison Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 100 Neal Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 100 Neal Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0036-009-00  
Northeast corner of First and Neal Streets

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

100 Neal Street is a 1.5-story dwelling with an H-shaped plan. The property features:

- Concrete foundation
- Main elevation with end-gable blocks flanking center side-gable section
- Porch platform along the full-length of the center section with new wood balustrade
- Small entry porch consisting of shed roof braced against the building
- Main entrance in the west elevation of west block fitted with a glazed, wood historic door
- Paired windows with replacement 1/1 double-hung wood windows, flat hoods on brackets, blind transoms, and spandrel panels on the end gable blocks
- Four windows on the center side gable section with replacement vinyl, double-hung sash
- 1/1 double-hung and casement sash replacement windows, some with blind transoms on secondary elevations
- Shed dormers and shed additions on east roof slope and elevation (1983)
- Addition on the rear (north) elevation between the east and west blocks (1995)

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from Neal St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1900, City of Pleasanton  
Before 1888, Sanborn maps

\*P7. Owner and Address:  
Marian and Michael Green  
100 Neal St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: United Presbyterian Community Church Parsonage

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Italianate

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

100 Neal Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

100 Neal Street was constructed before 1888 and served as the parsonage for the United Presbyterian Community Church in Pleasanton. The United Presbyterian Community Church was the earliest organized religious group in Pleasanton, founded in the mid-1870s. The church constructed the first church building in Pleasanton in 1876 on land donated by Joshua Neal at the corner of Neal and Second streets. 100 Neal appears to have served as the parsonage for the Presbyterian Church for much of the late nineteenth century and until the congregation left their church building on Neal Street in the late 1970s.

100 Neal Street is the product of several renovation campaigns in the early 20<sup>th</sup> century. The property does retain some Italianate details, but overall does not exhibit the distinct characteristics of an architectural type or style. The property has also lost integrity of design, materials, workmanship and feeling with various additions, removal of bay windows from the main elevation, window replacement, and possibly conjectural detail and reconfigured window openings on the main elevation. The property is associated with the history of the Presbyterian Church in Pleasanton, the oldest religious community in the city, however the property is no longer in use as a parsonage and has been substantially altered in the late 20<sup>th</sup> century. 100 Neal Street does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

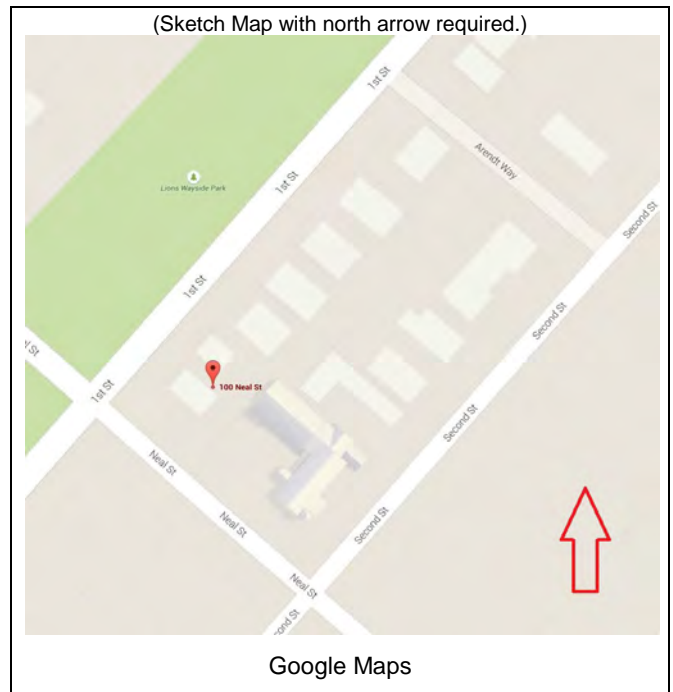
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 100 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Wood, channel board siding
- Exterior, sided chimney on east elevation
- Modern scrollwork at apex of end gable blocks
- Solar panels and skylights on east block (2007)

The property also includes a detached garage set north of the dwelling, oriented to First Street. Landscape features include a wood picket fence enclosing the front and side yards and a pergola gate marking the pedestrian entrance from the sidewalk.

**B6. Construction History** (continued from page 2)

100 Neal Street was originally constructed as a single-story dwelling with a long rectangular plan (short end oriented to Neal Street), and a full-length front porch (Sanborn 1888). By 1898, owners had constructed the west block on the property in its current configuration, with a rectangular bay window on the Neal Street (south) elevation. By 1903, owners constructed the east block, which had a bay window on the east elevation. By 1907, owners had constructed a bay window on the south elevation of the east block. It appears the rooflines were also altered about this time to architecturally unify the property (Sanborn 1907, 1929, 1943). The property maintained this configuration through the late 1970s. In 1983, owners renovated the half-story of east wing for habitation, including adding dormers. In 1998, owners removed an existing carport and replaced it with the current garage on the property. Owners also constructed an addition on the north elevation over an existing patio to create a living room. Solar panels on the roof of the east block date to 2007 (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 100 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

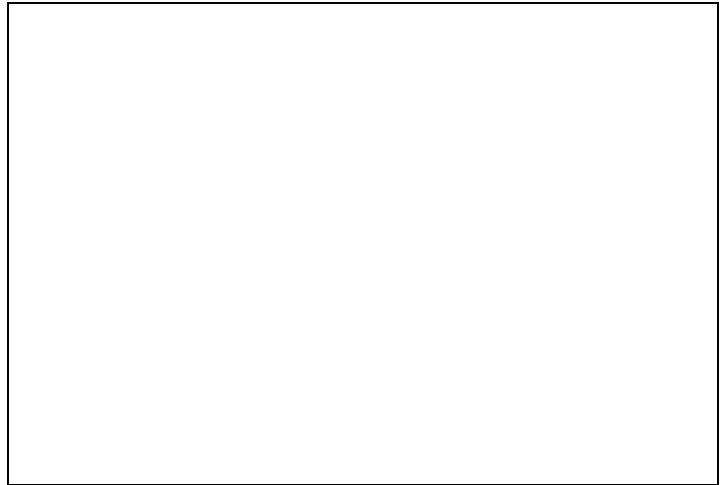
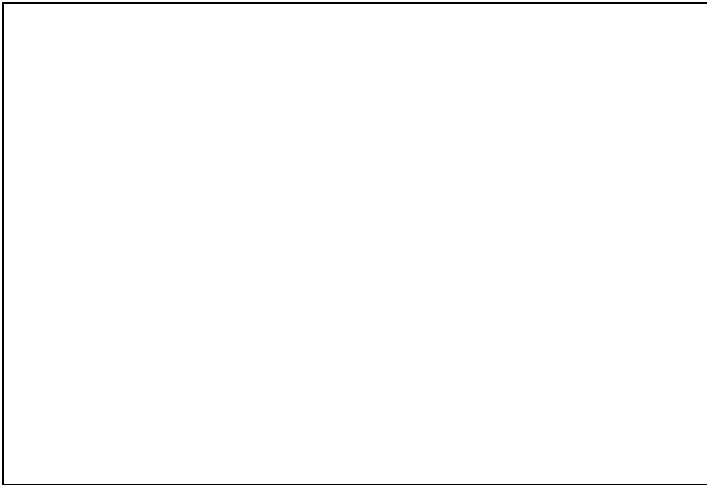
Continuation     Update



East elevation of east block, showing 1983 additions



Looking SE from First Street



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or # (Assigned by recorder) 101 Neal Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 101 Neal Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0033-001-00  
Southeast corner of Neal and First Sts.

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

101 Neal Street is a 1.5-story Bay Region Tradition-style dwelling with a gambrel roof. The property features:

- Full-height projecting central bay on main (north) elevation with porch on first story, flared eaves at the first story height and deep eave overhang on the second story
- Entry porch with paired Tuscan column supports, built-in bench seat, shingled parapet walls, and brick cheek wall and deck
- Centered main entrance with historic, glazed wood door, half-length sidelights, and dentil molding
- Original three-part window with 2/1 and 5/1 double-hung wood sash east of main entrance on first story
- Small, triangular bay window with 3/1 fixed sash and large scrolled bracket support west of entrance on first story
- Shallow bay window with 2/1 and 5/1 double-hung wood sash and large scrolled support brackets on west elevation
- Similar double-hung and fixed wood sash on secondary elevations on both stories
- Broad frieze dividing first and second stories
- Deeply flared eaves creating an overhanging second story
- Shed dormer with 5/1 fixed sash on west side of roof slope on main elevation
- Pointed arch vents at apex of east and west elevations

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)  
Looking SW from Neal St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
Between 1898 and 1903  
Sanborn maps

\*P7. Owner and Address:  
Cynthia Ostle, Tr.  
P.O. Box 936  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Dr. Calvin A. and Adeline Case House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Bay Region Tradition

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Dwelling addressed as 107 Neal Street

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Bay Tradition Applicable Criteria: 3/C

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

101 Neal Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

101 Neal Street was constructed between 1898 and 1903 and was the home of Dr. Calvin and Adeline Case. Calvin Case was a local physician in Pleasanton in the 1910s and 1920s. His office was adjacent to the house at 107 Neal Street (Pleasanton 1912; US Census 1910, 1920). By 1930, Augusta Frost owned the property and ran a private rooming house in the building (US Census 1930). By the early 1940s, Anna Lehman owned the property, which then contained two apartments. The US Census lists Anna Lehman as working as a janitress at the Odd Fellows Hall in Pleasanton (US Census 1940, Pleasanton 1940, Sanborn 1943). In the mid-1960s, Helen Kolln, who also owned several adjoining properties on First Street owned the dwelling (Pleasanton Building Permits).

101 Neal Street is a distinct and well-executed example of a Bay Region Tradition-style dwelling in Pleasanton, and the most developed example of the style in the city. Bay Region Tradition is a regional San Francisco Bay area variant of eastern Shingle style architecture. 101 Neal Street embodies most characteristics of the style, such as smooth wall surfaces clad in continuous wood shingles; minimal architectural ornament largely limited to rooflines and door and window openings; a gambrel roof shape with prominent dormers; porch with classical and shingled details; bay windows; and windows set in pairs or tripartite arrangements. 101 Neal Street has lost some integrity of design with additions from the historic period, however the overall form and massing of the building are readily discernible as an example of Bay Region Tradition style and the building retains a high degree of integrity of design, materials, and workmanship with an outstanding degree of preserved historic fabric. The property is not significantly associated with any historic events or persons in the history of Pleasanton. Dr. Case was a local physician in Pleasanton in the early twentieth century, however there is no evidence that Dr. Case made significant contributions to the history of the town or within the field of medicine. 101 Neal appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

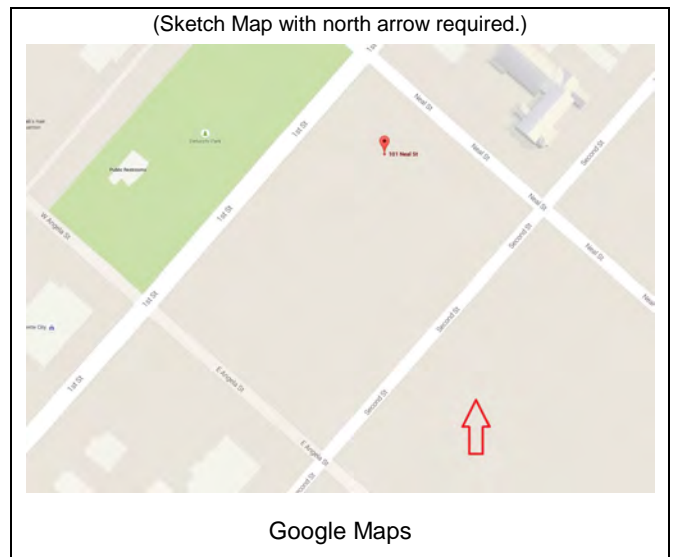
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 5

\*Resource Name or # 101 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Narrow two-story addition across the rear elevation (ca. 1929) with shed and flat roofs, exposed rafters, ganged square windows, and two secondary entrances fitted with glazed wood doors
- Single-story addition on the SE corner of the house with wood awning sash and a covered roof deck with shed roof, square posts and balustrade (ca. 1943) accessible via a rear, exterior wood staircase

The property also includes a small dwelling addressed as 107 Neal St. Landscape features include mature fruit trees and a picket fence enclosing the rear and west side yard.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 101 Neal Street was constructed sometime between 1898 and 1903 (Sanborn 1898, 1903). As originally constructed the property was a 1.5 story dwelling with a full-height, extended center bay with porch on the main (north) elevation, a bay window on the west elevation, and a small porch on the east end of rear elevation (Sanborn 1903). The property was on the same lot as the adjacent building at 107 Neal Street. The rear porch was enclosed by 1907, which began a series of additions to the southeast corner of the building. By 1929, owners had constructed a single-story addition on the southeast corner of the house, a 2-story addition on the west end of the rear elevation, and a single-story addition on the east end of the rear elevation. Owners had raised the southeast corner addition to two stories by 1943, bringing the building to its current configuration. Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 5

\*Resource Name or # 101 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

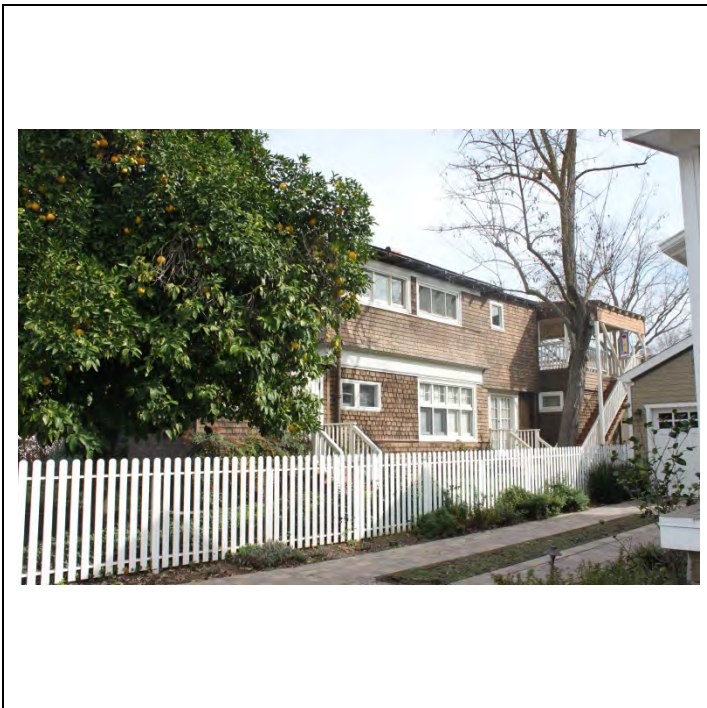
Update



Looking S from Neal St.



Looking SE from corner of Neal and First Sts.



Rear elevation, looking NE from First St.



Porch detail

# CONTINUATION SHEET

Page 5 of 5

\*Resource Name or #      101 Neal Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update



101 Neal Street, early 20<sup>th</sup> century  
Collection of the Amador-Livermore Valley Historical Society,  
Pleasanton

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 107 Neal Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 107 Neal Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0033-001-00

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

107 Neal Street is a small, single-story, end-gable dwelling with a long, rectangular plan and small cross gable set flush with the main (north) elevation (added between 1929 and 1943). The property features:

- Off-center rear entry on front-facing gable section fitted with an older, glazed, wood door and a gable entry porch braced against the building
- 1/1 double-hung wood sash windows on all elevations, some with plank shutters with decorative clover cut-outs
- Wood channel-board siding
- Louvered attic vents on gable ends
- Secondary entrance on north elevation with half-glazed wood door and concrete steps
- Narrow, partial-length addition with shed roof on rear elevation of main block
- Exposed rafters on main block
- Concrete foundation

107 Neal Street is on the same parcel as the adjacent Dr. Calvin and Adeline Case House at 101 Neal Street.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property, HP6. 1-3 Story Commercial Building

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

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Neal St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

Between 1898 and 1903

Sanborn maps

\*P7. Owner and Address:

Cynthia Ostle, Tr.  
P.O. Box 936  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Dr. Calvin A. Case Office  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Multiple family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Early 20<sup>th</sup> Century Expansions and Additions

**Property Type:** \_\_\_\_\_ **Applicable Criteria:** 3/C  
**Period of Significance:** \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

107 Neal Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

107 Neal Street was constructed between 1898 and 1903 and was the office of Dr. Calvin Case, who lived in the adjacent house at 101 Neal Street. Calvin Case practiced medicine in Pleasanton in the 1910s and 1920s (Pleasanton 1912; US Census 1910, 1920). By 1930, owners were renting 101 Neal Street to Augusta Frost, who ran a private rooming house on the site. 107 Neal Street was also converted to residential use between 1907 and 1929 (US Census 1930; Sanborn 1907, 1929, 1943). By the early 1940s, Anna Lehman owned the property. The US Census lists Anna Lehman as working as a janitress at the Odd Fellows Hall in Pleasanton (US Census 1940, Pleasanton 1940, Sanborn 1943). By this period, the house at 101 Neal contained two apartments, and 107 Neal was rented to Danish immigrants Siguard and Ruth Thomsen. Siguard Thomsen worked as a local farm laborer (US Census 1940). In the mid-1960s, Helen Kolln, who also owned several adjoining properties on First Street owned the 101/107 Neal Street property (Pleasanton Building Permits).

107 Neal Street is an example of a small-scale, wood-frame commercial building in Pleasanton and an example of a small-scale, modest housing form in Pleasanton in the early 20<sup>th</sup> century. The property maintains a high degree of physical integrity, retaining form and a full complement of materials from the historic period. The property has some characteristics of vernacular, cross-gable dwellings commonly constructed in Pleasanton in the early 20<sup>th</sup> century, though it is an adapted rather than distinct example of the type.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 101 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

107 Neal Street was constructed between 1898 and 1903 (Sanborn 1898, 1903). As originally constructed the property was a single-story building with a long, rectangular plan, full length front porch, and small, partial-width rear extension. Between 1907 and 1929, owners enclosed the front porch, constructed a long rear addition and a small addition to the west elevation of the main block to expand the building to its current configuration. These changes were likely undertaken with the transition of the property from doctor's office use to residential use during the same period (Sanborn 1907, 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

## B10. Significance (continued from page 2)

107 Neal Street has lost integrity of association with a commercial context due to its conversion from a medical office to residential use in the first quarter of the 20<sup>th</sup> century. The additions and alterations to the building that resulted from its convert to residential use somewhat diminish its integrity of design and feeling. Because of its high degree of material integrity, 107 Neal Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 101 Neal Street  
(Assigned by recorder)

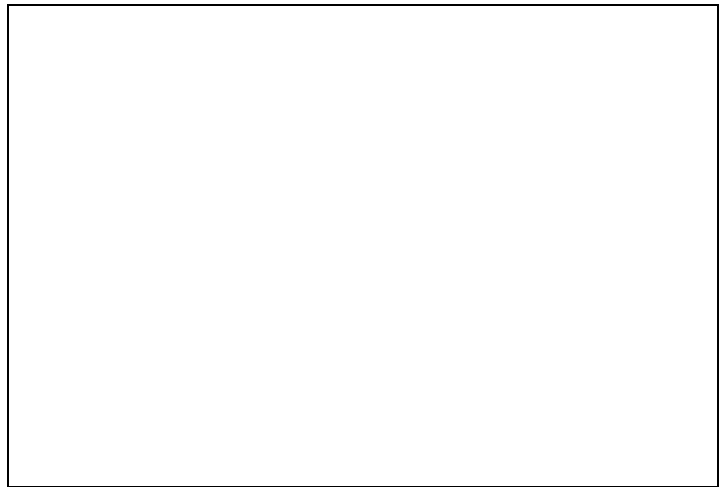
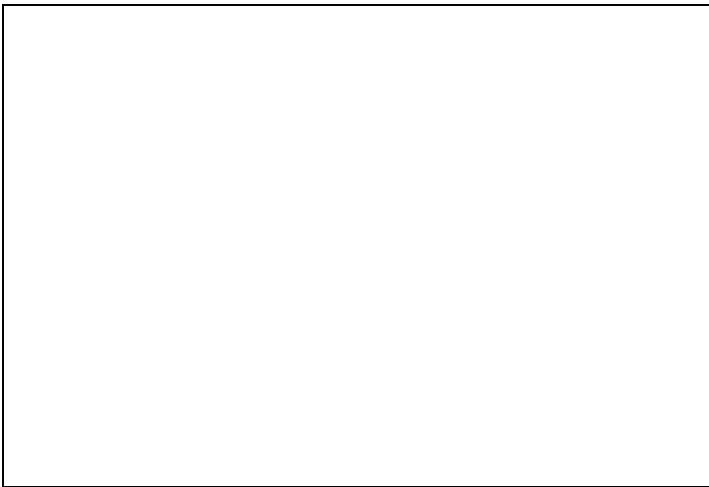
Recorded By: Architectural Resources Group

Date: April 2015

Continuation     Update



Looking SW from Neal St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 113 Neal Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 113 Neal Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0033-002-00

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

113 Neal Street is a 1.5-story, end-gable bungalow form dwelling with Craftsman details. The property features:

- Full-length, engaged front porch with square, stuccoed end columns and replacement square wood columns framing porch entrance; square spindle balustrade, wood deck, and concrete steps with brick parapet walls
- Centered main entrance fitted with decoratively divided, glazed wood door
- Wide, double-hung wood windows flanking the entrance with decoratively divided top sash
- Three-part window in half-story of the main (north) elevation with double-hung wood windows with decoratively divided top sash; similar, but less elaborate double-hung windows on secondary elevations
- Projecting bay with gable roof and two rectangular fixed sash on west elevation
- Exposed rafters on long elevations and false braces set evenly along roofline of gable end and west projecting bay
- Exterior brick chimney on east elevation
- Stucco cladding

The property includes a detached garage at the southeast corner of the lot.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Neal St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1912, City of Pleasanton

\*P7. Owner and Address:

Cynthia Ostle, Tr.  
P.O. Box 936  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman Applicable Criteria: 3/C  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

113 Neal Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

113 Neal Street was constructed in 1912; before that date the parcel was largely vacant except for a hay barn (Sanborn 1907, 1903, 1898, 1893). Pleasanton assessment records list an O. Abbott as the owner of this parcel in the early 1910s, but US Census records do not record anyone by that name residing in Pleasanton in the early 20<sup>th</sup> century (Pleasanton 1912, US Census 1910, 1920, 1930). By 1940, John and Theresa Delucchi owned and lived in the house. John was the local chief of police in Pleasanton during the 1940s (and the town's only police officer) (Trimingham 12, US Census 1940, Pleasanton 1940). The Delucchis owned the property into the mid-1960s (Pleasanton Building Permits).

113 Neal Street is a distinct and well-preserved example of the Craftsman style in Pleasanton. The property exhibits common characteristics of the style, including an end gable bungalow form; single-story height with a minimally lit attic story; low-pitched gable roof; wide unenclosed eave overhang, and full-width engaged porch. The property also exhibits exposed rafter ends and false braces at the eaves; square column porch supports; and stucco cladding. 113 Neal retains a high degree of integrity, maintaining its original form, window and door openings and materials, and decorative features. The property has lost some integrity of design, materials, and workmanship with the replacement of two porch posts, but the replacement posts are generally compatible in material and style with the Craftsman design of the building. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

113 Neal Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

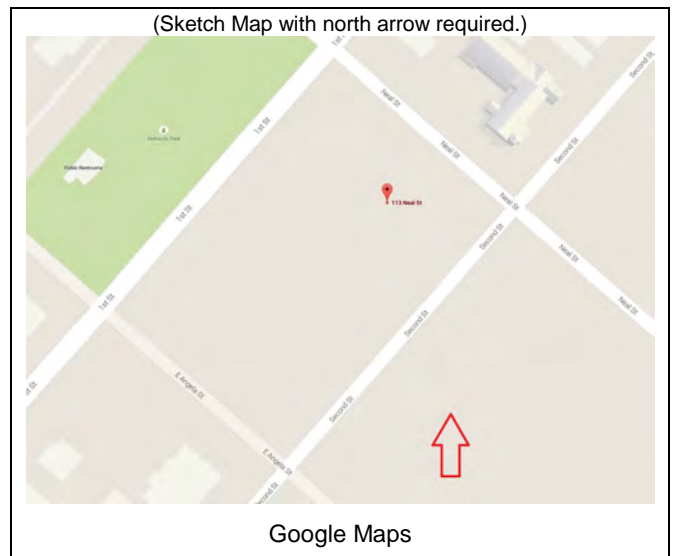
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            113 Neal Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 113 Neal Street has changed little in form since construction in 1929 and 1943 the property was a single-story dwelling with an end-gable orientation, full-length engaged front porch, and projecting bay on the west elevation. The property was on the same lot as 119 Neal Street as late as 1943 (Sanborn 1929, 1943).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 113 Neal Street  
(Assigned by recorder)

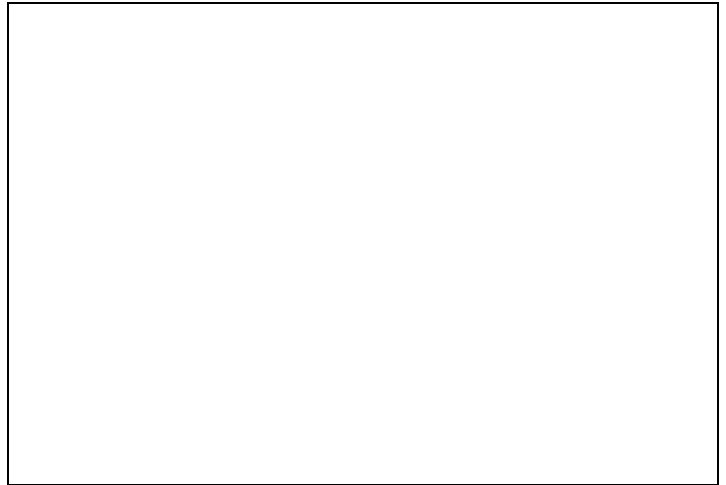
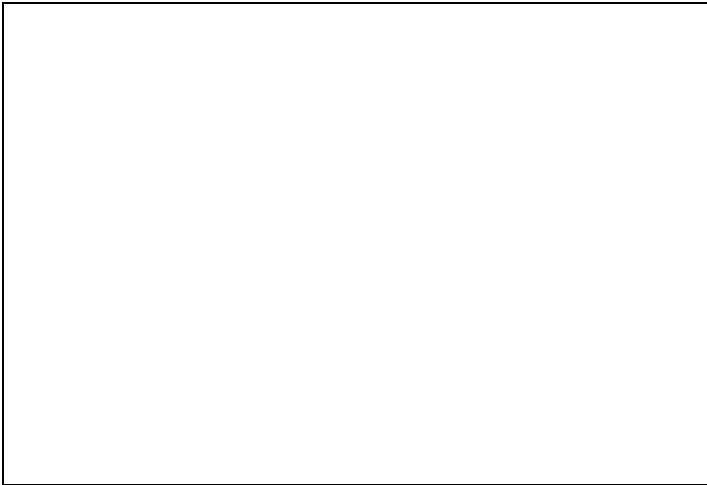
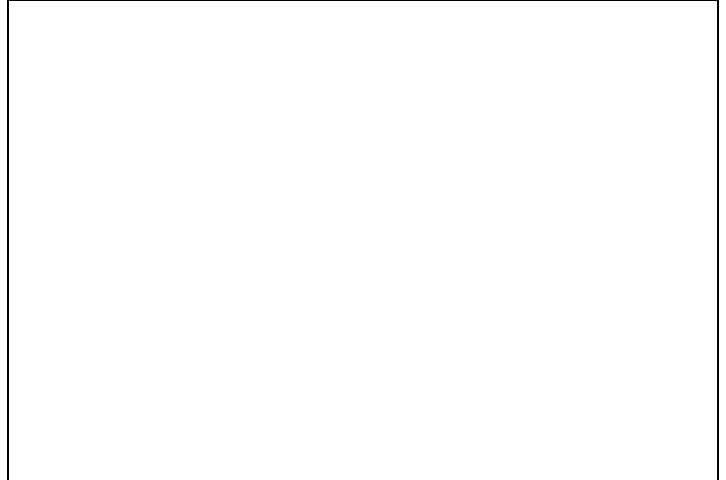
Recorded By: Architectural Resources Group

Date: April 2015

Continuation     Update



Looking SW from Neal St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 119 Neal Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 119 Neal Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0033-003-00  
Southwest corner of Neal and Second Sts.

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

119 Neal street is a 1.5-story bungalow dwelling with a hipped roof and Craftsman details. The property features:

- Engaged entry porch on the northwest corner with stuccoed square column support, stuccoed parapet walls, brick porch steps and decking; and newer metal handrails
- Main entrance on the east side of the porch fitted with historic front door
- Semi-hexagonal bay window centered on the main (north) elevation with double-hung wood sash with diamond pattern decoratively divided top sash
- Similar sash of various sizes set singly, in pairs, and in sets of three on primary and secondary elevations
- Rectangular bay window with flared hipped roof, exposed shaped rafters, and support brackets on west elevation
- Semi-hexagonal bay window and squared projection set under the eaves on the east elevation
- Projecting section on the west side of the rear (south) elevation with hipped roof
- Two story addition extending the rear elevation of the main block by one bay (included under an expanded hipped roofline)
- Secondary entrances with shed entry porches on posts and parapet walls on east end of rear elevation and east elevation of rear extension

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Neal St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1912, City of Pleasanton

\*P7. Owner and Address:  
Anne and Noel Messenger, Trs.  
119 Neal St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Herman and Norma Kolln House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman Applicable Criteria: 3/C  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

119 Neal Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Herman Kolln owned this parcel in the early 1910, around the time the house appears to have been constructed (Pleasanton 1912). Herman Koln was one of the proprietors of Cruikshank and Kolln Hardware in Pleasanton, later Herman G. Kolln Hardware, which opened at 600 Main Street in 1905. Herman Kolln took over the business on his own in 1931 (Pleasanton Downtown Association Historical Preservation Committee, 2). In 1910 and 1920, Herman and his wife Norma lived in a house on Second Street (US Census 1910, 1920). By 1930, however, the Kolln Family had moved to this house, where they lived through the early 1940s (Us Census 1930, 1940; Pleasanton 1940).

119 Neal Street is a distinct example of the Craftsman style in Pleasanton. The property exhibits common characteristics of the style, including a bungalow form; low-pitched hipped roof; wide unenclosed eave overhang; off center, partial-width engaged porch; and asymmetrical façade arrangement. The property also exhibits exposed rafter ends at the eaves; square column porch supports; solid balustrades; and stucco cladding. 119 Neal retains a good degree of physical integrity, maintaining the bulk of its original form, window and door openings and materials, and decorative features. The property has lost some integrity of design, materials, and workmanship with the 2003 addition to the rear elevation and additional dormers, but the addition and dormers are generally compatible in scale, material, and style with the original portions of the building. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 119 Neal appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

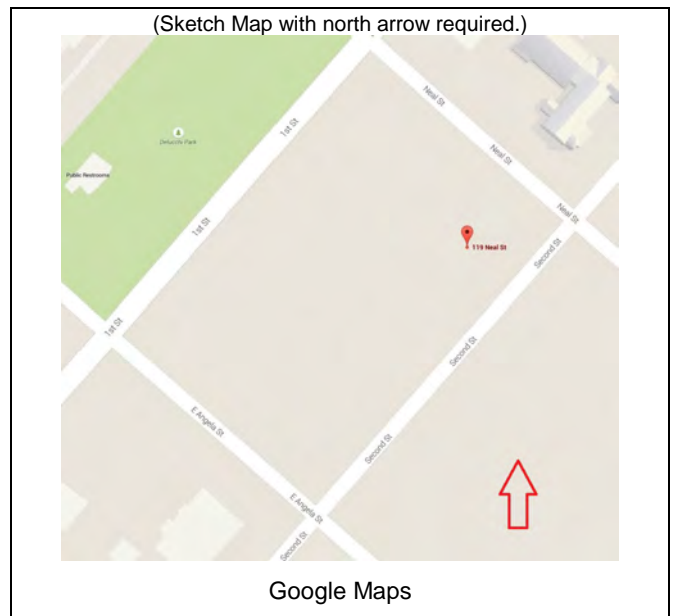
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 119 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Stucco cladding
- Large hipped dormers with undivided casement sash on south and west roof slopes; smaller hipped dormers with historic, decoratively divided casement sash on north and east roof slopes
- Wide eave overhangs with exposed rafters

The property includes a detached, 2-car garage oriented to Second Street (1977). Landscape features include a picket fence enclosing the front, side, and rear yards and a pergola marking the entrance to the yard from Neal Street.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 119 Neal Street appears to have changed little in form since the early 20<sup>th</sup> century. In 1929 and 1943, the property was a 1.5-story dwelling with a generally square plan; engaged porch in northwest corner; centered bay window on the main elevation; two bay windows on the east elevation and one on the west; and a small rear extension. The property also included a garage fronting on Second Street in a position similar to the existing garage (Sanborn 1929, 1943). In current garage on the property dates to 1977. In 2003, owners constructed a 277 square-foot addition to the rear elevation, renovated the attic story to make it habitable, and added large hipped dormers to the south and west roof slopes (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 119 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



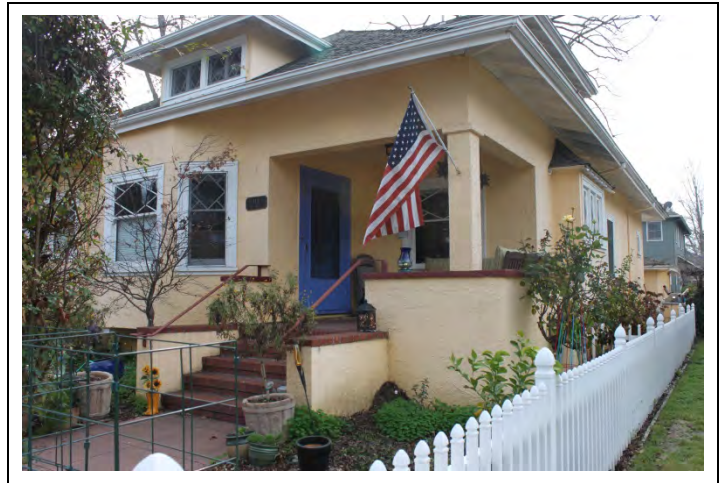
Looking SW from corner of Neal and Second Sts.



Rear elevation, looking NW from Second St.



Garage, looking NW from Second St.



Detail, main entrance



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 206 Neal Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 206 Neal Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0014-061-00

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

206 Neal Street is a single-story side gable dwelling with a rear ell and modest, early 20<sup>th</sup>-century period revival details. The property features:

- A front-facing gable peak on the west end of the main elevation set flush with the wall surface
- Partial-length front porch with shed roof and all new materials (1994)
- A centered main entrance
- 8/8 double-hung wood sash windows in most openings; new sliding vinyl sash on west elevation of ell
- Exterior brick chimney with arched cap and paneled, shouldered base on west elevation of main block
- 1.5-story addition on the rear elevation of the ell with gable roof set parallel to the ell ridge, multi-story wood deck and staircase on rear elevation (1994)
- Newer stucco cladding

The property also includes a detached, two-car garage set west of the dwelling on Neal Street and two other dwellings addressed as 4484 and 4492 Second Street. Landscape features include a picket fence along the lot frontage and garden in east side yard.

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from Neal Street  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

Between 1907 and 1929,  
Sanborn maps

\*P7. Owner and Address:

Donna Verdeck & Violet Masini

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Period Revival, unspecified

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Dwellings at 4484 and 4492 Second Street, detached two-car garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Period Revival,  
Type: unspecified Applicable Criteria: \_\_\_\_\_

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

206 Neal Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

The property now associated with 206 Neal Street was originally part of the Stover and Wells Family property, which encompassed the entire northwest corner of Neal and Second streets into the first decades of the twentieth century. Joshua Neal sold this property to John and Annie Stover in the late nineteenth century, and the property later passed to Mary Philips (possibly a Stover daughter) and the John and Annie Stover's daughter, Bessie Stover Wells and her husband, Lee Wells (ARG 2003; Pleasanton 1912, 1940). Lee Wells raised stock, operated a the last remaining stable in Pleasanton livery stable at the corner of Main and Division Streets until the 1940s, and served as the Alameda County Assessor in the 1940s (US Census 1910, 1920, 1930, 1940; Trimmingham 24). Before 1907, this property contained two small dwellings fronting on Neal Street that appear to have been associated with Wells Family members (no longer extant) (Sanborn 1907, 1903, 1898). This dwelling was constructed sometime between 1907 and 1929, likely as a rental property in tandem with 4484 and 4492 Second Street, also owned by the Wells. In 1940, the Wells rented the property to Clyde and Lorraine Kirkpatrick. Kirkpatrick was a proprietor of a local variety store (US Census 1940).

206 Neal Street exhibits some features of Tudor or Medieval Revival architecture, such as a faux cross-gable peak on the main elevation and substantive exterior chimney, however, overall the property is not a distinct example of the style. The property has also lost integrity of design, materials, workmanship and feeling with porch and rear additions in 1994 that are out of scale with the historic portion of the building or conjectural elements. The property exhibits no characteristic ornament; such ornament may have been removed or obscured with replacement of the exterior stucco cladding. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 206 Neal does not appear eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Source

# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 206 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates in the early 20<sup>th</sup> century, 206 Neal Street was a single-story dwelling with a long, rectangular plan (narrow end oriented to Neal Street), and a bay window on the east elevation (Sanborn 1929, 1943). In 1994, owners constructed a partial-length front porch and a 1.5-story addition on the rear elevation. Owners also constructed the adjacent two-car detached garage at an unknown date (Pleasanton Building Permits).

## B12. References: (continued from page 2)

Architectural Resources Group. DPR 523 A and B Forms for 4466 Second Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      206 Neal Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 215 Neal Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 215 Neal Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0034-009-02

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

205 Neal Street is a 1.5-story side gable dwelling with rear ell. The property features:

- Partial-length attached porch with shed roof and new square posts; enclosed porch section at northwest corner and wrapping around to west elevation, fitted with new casement sash
- A slightly off-center entrance fitted with a new glazed, wood door
- New semi-hexagonal bay window with hipped roof on east elevation
- 1/1 double-hung replacement windows
- Off-center gable dormer on main (north) roof slope
- Exterior brick chimney on east elevation of ell
- Wood channel board siding
- Pergola on east elevation of ell

Landscape features include wood privacy fencing enclosing the rear yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Neal St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1895, City of Pleasanton

\*P7. Owner and Address:

Francine and David Cunningham,  
Trs.  
215 Neal St, Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Donahue-Hall House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Post Railroad Subdivision and Development

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, side gable **Applicable Criteria:** \_\_\_\_\_

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

215 Neal Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

The folklore associated with this property claims that attorney and later judge W. H. Donahue purchased the underlying land for \$10 in gold coins in a quick claim transaction from Norma Ramos Serpa. Donahue reportedly commissioned the house in the 1890s (ARG 2003). The Donahue Family was living elsewhere by 1912 when local butcher and later, car dealer Thomas Ziegenfuss owned the house (Pleasanton 1912). The Ziegenfuss Family lived on Second Street and likely rented the property to others (US Census 1910, 1920). By 1930, Fran and Emma Hall had purchased the property (US Census 1930). The Hall Family were among the three largest grain and hay merchants in Pleasanton in the late 19th and early 20th centuries. By the late 1880s, large grain warehouses operated by H. Arendt & Co., Chadbourne, and Hall lined the Central/Southern Pacific Railroad tracks; the Halls took over the Chadbourne company's properties sometime before 1907 (Pleasanton Downtown Historic Context Statement). Fran and Emma Hall move from their earlier home on Second Street to this property (US Census 1920). Son Beauford "Boo" Hall took over the family business from his parents in 1944 and operated the Hall Feed Store/B.H. Hall Co. located in the old Arendt Building at 450 Main Street (ARG 2003, Trimmingham 20). In 1940, Beauford was living in the house with his parents and aunt, Elizabeth Sweeney (US Census 1940). By the mid-1940s, the family had sold the property to Marguerite Rogers (Pleasanton 1940). At that time the property included land now associated with 205 and 221/225 Neal Street.

215 Neal Street is an example of a side-gable, vernacular dwelling commonly constructed in Pleasanton in the late 19th and early 20th century. The property has hallmarks of the form, including a single-room depth; minimal ornament; symmetrical façade with slightly off-center main entrance, and attached porch. However, 215 Neal Street has been heavily altered during and after the historic period with the demolition of the east wing, enclosure of portions of the wrap around porch, addition of a new bay window, new porch materials, (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

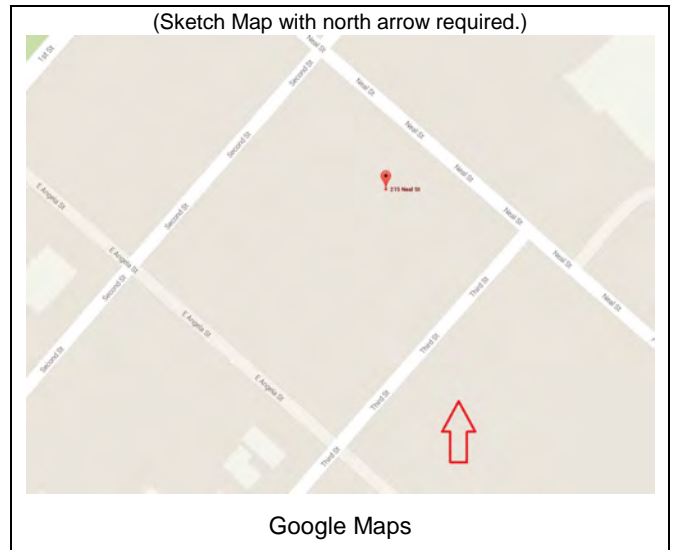
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 215 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

215 Neal Street is the product of numerous campaigns of renovation, demolition, and addition. In the late nineteenth and early twentieth century, the property consisted of a 1.5 or 2-story main block with a single story wing. The dwelling had a full-length porch on the west elevation of the main block and on the north side of the ell (Sanborn 1893, 1898). By 1907, the property had a wraparound porch on the main block. The property also included a barn, shed, and tank house (Sanborn 1907). Between 1907 and 1929, owners demolished the wing and extended the wrap around porch to a portion of the east elevation. The house also had an engaged entry porch on the southeast corner; all outbuildings had also been demolished (Sanborn 1929, 1943). The existing property appears to be the main block of the historic dwelling with some of the wrap around porch removed and other portions enclosed and incorporated into living space. Review of City of Pleasanton building permit records revealed no permits of note.

### B10. Significance (continued from page 2)

and window and door replacement. The property no longer retains any historic materials and has lost integrity of design, materials, workmanship, and feeling. The property is associated with the Hall Family, prominent grain merchants in Pleasanton, however it was not the Hall's main residence during the time they were building their business. The property is not significantly associated with any historic events in the history of Pleasanton.

215 Neal Street does not appear to be eligible for the California Register of Historic Resources.

### B12. References: (continued from page 2)

Architectural Resources Group. DPR Form 523 A and B for 215 Neal Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 215 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

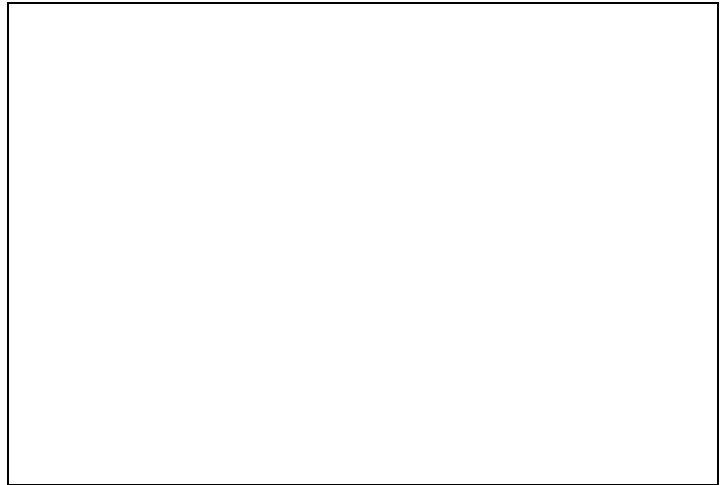
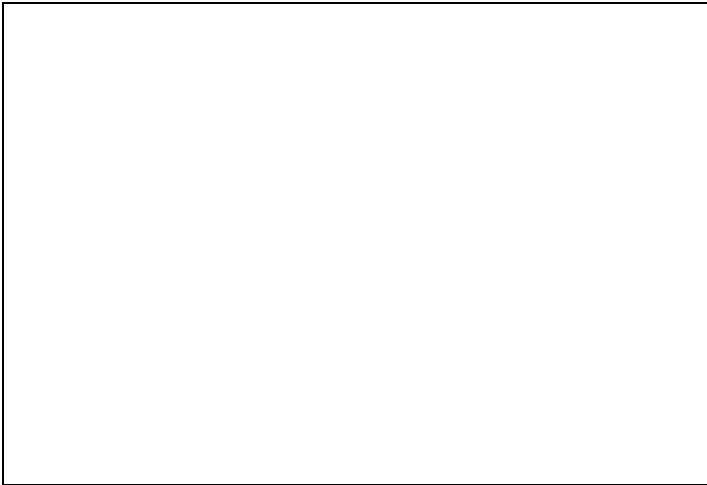
Update



Looking S from Neal St.



Looking SE from Neal St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6

\*Resource Name or # (Assigned by recorder) 303 Neal Street

P1. Other Identifier: Benedict-Gale House

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 303 Neal Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0014-043-00  
Northeast corner of Neal and Third Sts.

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

303 Neal Street is a 1.5-story, Queen Anne style dwelling composed of a prominent, end gable section oriented to Neal Street, a 2-story wing with hipped roof extending west from the main block; an octagonal corner tower on the northwest corner of the main block with bell-shaped roof; and a small, square-plan, 2-story block inserted in the intersection of the main block and ell. The property features:

- Wrap-around porch on northwest corner of main block with square column supports, square-spindle wood balustrade and railings, brick steps, segmented roof, and gable peak marking the porch entrance
- Off-center main entrance fitted with historic, glazed wood door and storm door
- Bay window with hipped roof east of main entrance with double-hung wood sash featuring lattice work top sash
- Windows set singly, in pairs, and in sets of four on secondary elevations with historic 1/1, 3/1, and 6/1 and newer 6/6 double-hung wood windows, many with lattice work top sash
- Flared hood over ganged windows on first story of west elevation of wing and slight flare in wall surface over windows on top story of front-facing gable
- Narrow, pointed arch, 1/1, double-hung wood sash window with architrave surround and prominent sill with bracket

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from corner of Neal and Third Sts., January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1890, City of Pleasanton

\*P7. Owner and Address:

Kevin G & Kadi G Montler  
303 Neal St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Benedict-Gale House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Charles Bruce b. Builder: Charles Bruce

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne Applicable Criteria: 3/C

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

303 Neal Street is situated on property that was originally owned by the Neal family, one of the major land owners in the vicinity of the Pleasanton town site in the late nineteenth century. Angela Bernal Neal, daughter of the Bernal family that held the original Rancho del Valle de San Jose and wife of Joshua Neal, owned this property in 1878 (Thompson 1878, ARG 2003). The parcel is located just outside the bounds of the 1868 Neal Plan for Pleasanton, an area of residential subdivision west of Main Street between Division and Abbie streets. The Neals began subdividing and selling property in the division plan as early as 1863, and with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013). The Neal Family also sold selected parcels adjacent to the bounds of the Neal Plan, and this property, including this parcel. The Neal Family appears to have sold the property to Edward and Anna Benedict shortly before 1890 (ARG 2003).

The Benedict Family commissioned and constructed 303 Neal Street ca. 1890, using the services of local carpenter-builder Charles A. Bruce (ARG 2003). Edward Benedict was the owner of the Bank of Pleasanton. The family lived in the house with their two daughters and a series of housekeepers in the early 20<sup>th</sup> century. By 1940, a widowed Anna Benedict, age 89, lived at the home alone with a nurse (US Census 1910, 1920, 1930, 1940). The Benedict Family sold the house to the Gale Family in the mid-1940s (ARG 2003, Pleasanton 1940). Charles A. Gale was a local attorney and justice of the peace who his law office at 62 West Neal Street. His nephew and law partner, William Gale followed in his footsteps and also appears to have inherited or purchased the property from Charles Gale (Trimingham 20; Pleasanton Downtown Association Historical Preservation Committee, 6; ARG 2003). The Vierra Family owned the property by the early 1960s, and they sold the house to the present owners, the Kirchbaums, in the mid -1970s (ARG 2003).

Carpenter-builder Charles A. Bruce (d. 1955) was one of Pleasanton's best-known and most prolific designers and builders in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

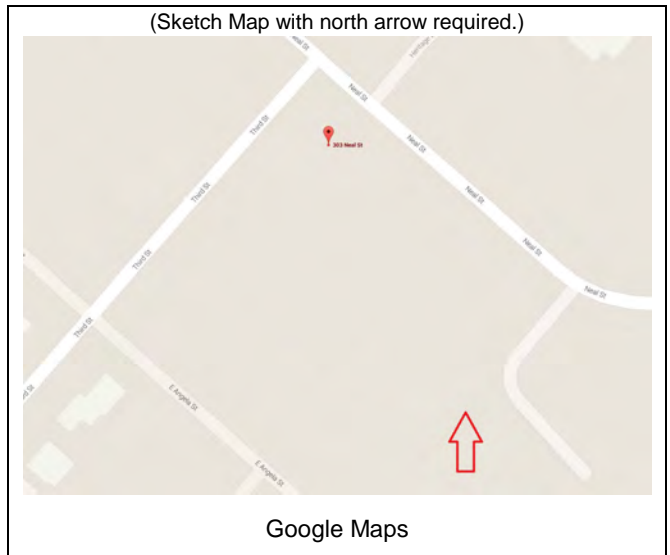
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 6

\*Resource Name or # 303 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Replacement 1/1 vinyl windows on northwest corner of first story of main block and on south end of east elevation
- New bay window with shed roof and 6/6 double-hung wood
- Series of blocky additions with flat and hipped roofs on second story of southeast corner of dwelling with secondary entrances accessing braced balcony
- Hipped dormers on east roof slope, one converted to entrance to second-story balcony
- French doors and sliding doors on rear elevation of wing and main block accessing wood deck across rear elevation
- Brick chimney on south roof slope of wing
- Wood channel board siding on first story and wood shingle siding on second story

303 Neal Street is set on a large corner lot. Landscape features include mature palms in the front yard, wood privacy fencing enclosing the rear yard and swimming pool (1988). Secondary buildings on the property include a pool house and detached 2-car garage accessible via Third St. (both 1988).

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 303 Neal Street has changed little in form since the early 20<sup>th</sup> century. In 1907, the property was a 2-story dwelling a rectangular main block with a wrap-around porch on the northwest corner, a bay window on the north elevation, a square-plan wing on the southwest corner of the main block, and a single-story section in the southeast intersection of main block and wing (Sanborn 1907). In 1929 and 1943 the property remained consistent with the 1907 form. Outbuildings included a 1.5-story barn with single story shed addition, a second single-story building used as a chauffeur's quarters, and a garage with an underground gas tank (Sanborn 1929, 1943). Historic photographic evidence shows that at some point in the mid-20<sup>th</sup> century, the roof of the corner tower on the property had been removed; it was later replaced in kind. At some point in the mid-late 20<sup>th</sup> century, owners also raised the single-story block at the intersection of main block and wing to two stories and added a balcony to the east elevation. In 1988, owners installed a swimming pool, constructed a new two-car garage and a new pool house and replaced an old guest cottage on the property. In 2006, owners replaced four windows on the second story of the house (Pleasanton Building Permits).

**B10. Significance** (continued from page 2)

His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Historic Context Statement).

303 Neal is a distinct and highly-developed example of the Queen Anne style in Pleasanton and one of the most elaborate and well-preserved examples of the style in the community. The dwelling exhibits many hallmarks of the Queen Anne style including a complex compound roof form, asymmetrical plan, corner tower, and decorative wall surface treatments, wrap-around porch, and complex window forms with decorative sash. The property has lost some integrity of design, materials, and workmanship with additions to the southeast corner of the building and limited window replacement. However, the overall physical integrity of the building is substantial, and the property has not lost its ability to convey its significance as an example of the Queen Anne style. 303 Neal Street is also associated with the Benedict and Gale families, two prominent families in Pleasanton banking and law, respectively. However, there is no evidence that members of either family made significant contributions to the development of Pleasanton in the course of their professional lives or to their respective professions. The property is not significantly associated with any historic events in the history of Pleasanton.

303 Neal appears to be eligible for the California Register of Historic Resources under Criterion 3.

**B12. References:** (continued from page 2)

Architectural Resources Group. DPR 523 A and B Form for 303 Neal Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

# CONTINUATION SHEET

Page 4 of 6

\*Resource Name or #            303 Neal Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

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

Primary # \_\_\_\_\_  
HRI

Page 5 of 6

\*Resource Name or # 303 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

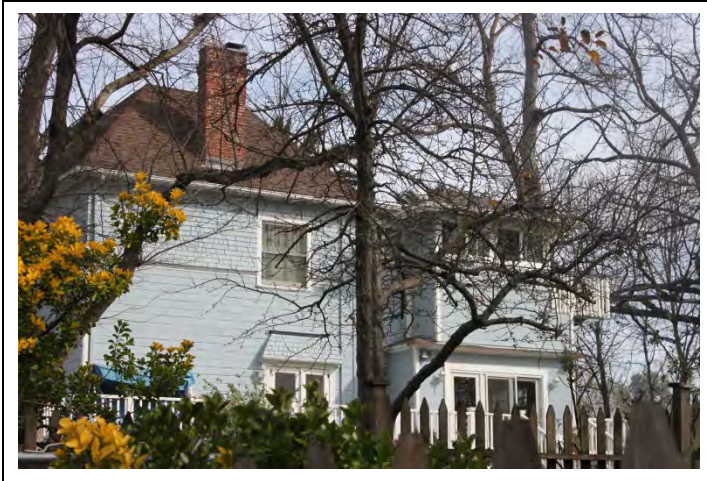
Continuation  Update



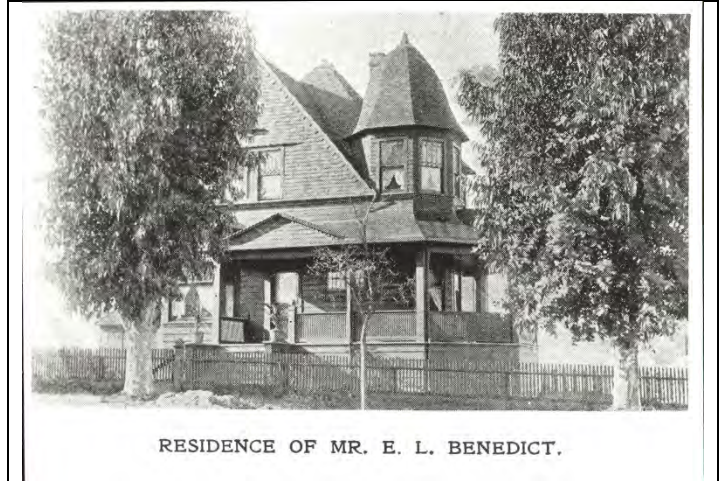
Looking SW from Neal St.  
January 2015



Looking SW from Neal St.  
January 2015



Rear (south) elevation  
Looking NE from Third St.  
January 2015



Ca. 1900  
Collection of the Amador-Livermore Valley Historical Society



Page 6 of 6

\*Resource Name or # 303 Neal Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

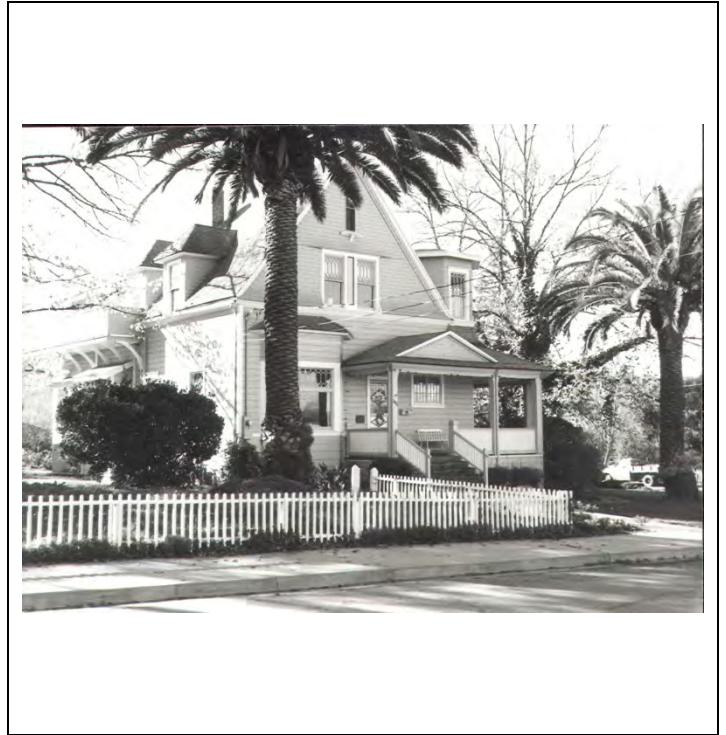
Date: April 2015

Continuation

Update



Mid-late 20<sup>th</sup> century  
Collection of the Amador-Livermore Valley Historical Society



Mid-late 20<sup>th</sup> century  
Collection of the Amador-Livermore Valley Historical Society

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4239 Pleasanton Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4239 Pleasanton Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0119-002-01  
SW corner of Pleasanton Ave. and St. John St.

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

4239 Pleasanton Avenue is a 2-story, Tudor Revival dwelling with a substantial new rear addition. The historic main block of the property features:

- Cross-gable form with steeply-pitched rooflines; shingle ornament and narrow louvered vent in prominent front-facing gable
- Centered main entrance recessed under a shallow entry porch
- Original window openings fitted with replacement vinyl casement sash, some with transom lights; articulated lintels over some openings
- Entry porch with steeply pitched gable roofline resting on shaped brackets, faux half-timbering in the gable, new paneled wood door, brick steps and low stuccoed parapet walls
- Slight overhang to second story on the south end of the main elevation with false rafter ends
- Gable wall dormer with clapboard in the apex and projecting false joist ends
- Small single-story gable section extending from south elevation with similar windows as main elevation
- Extension of roofline on north end of the gable, ending in gate to small walled patio

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from Pleasanton Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1930, City of Pleasanton

\*P7. Owner and Address:

Westerhoff David A & Westerhoff  
Theresa L Trs  
4239 Pleasanton Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Brenner House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Tudor Revival

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Tudor Revival Applicable Criteria: 3/C

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

4239 Pleasanton Avenue is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. Pleasanton Avenue, originally laid out as Downey Street, was not officially opened until that time (Pleasanton Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early twentieth century, and many of them built substantial period revival homes in the district.

In the 1910s, James Downing owned the land associated with this property, though Downing does not appear to have lived in Pleasanton (Pleasanton 1912; US Census 1910, 1920). In the 1940s, Francis William Brenner and his wife Zelda owned the dwelling at 4239 Pleasanton Ave. Brenner was a bookkeeper at a local winery (US Census 1940; Pleasanton 1940). At that time, the dwelling was on the same parcel as the adjacent property at 4251 Pleasanton Ave. (Sanborn 1943). The Brennens may have been the original builders of the house; they owned the property until at least the mid-1960s (Pleasanton Building Permits).

4239 Pleasanton Avenue is a distinct example of the Tudor Revival style in Pleasanton and one of the most highly-developed examples of the style in the downtown area. The property exhibits characteristic features of the style such as a cross-gable plan with a prominent cross gable on the main elevation; steeply pitched gable rooflines; stucco wall cladding; decorative half-timbering; and groupings of narrow windows, often with casement sash. The property has lost some integrity of design, materials, workmanship, and feeling with window replacement and a large addition to the property in 1997. However, the property retains most of its character defining-features, including readily-discernible Tudor Revival form and architectural ornament, and original door and window openings. (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

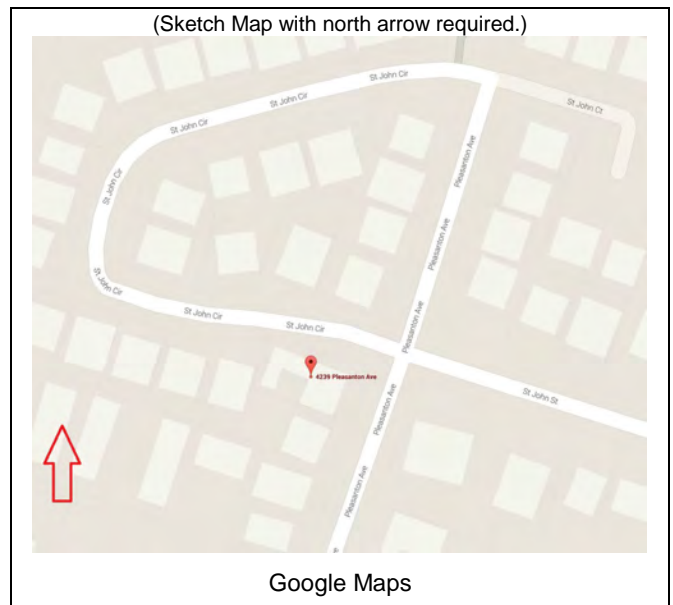
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4239 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The rear additions to the building include living space and an attached two-car garage with living space above. The additions echo many features of the historic portion of the dwelling, including patterns of window arrangement, articulated lintels, and faux half-timber ornament. The addition appears to include an extension of the north elevation of the main block, a large gable dormer on the north roof slope, and a hyphen between house and garage with arched secondary entry door. The property also appears to rise to a full two stories on the rear elevation of the main block. All portions of the property feature stucco cladding and slate shingle roofing. Landscape features include a stone pillar and plank fence enclosing the north side yard, an arbor marking the north entrance, and wood privacy fencing around the rear yard.

**B6. Construction History** (continued from page 2)

4239 Pleasanton Avenue has changed substantially in form since construction. In 1943, the property was a 2-story dwelling with a footprint consistent with the main block of the existing building; the footprint included a single-story section centered on the rear elevation (Sanborn 1943). In 1997, owners carried out a large-scale rehabilitation of the property interior and constructed an 800 square-foot side and rear addition, a 400 square-foot attached garage addition, and a detached cabana (Pleasanton Building Permits). The historic main block of the property also appears to have been expanded to a full two stories on the rear elevation.

**B10. Significance** (continued from page 2)

The rear additions to the property are compatible in scale and massing to the historic portion of the property, and appear to generally meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4239 Pleasanton Avenue appears eligible for the California Register of Historic Resources under Criterion 3.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4239 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

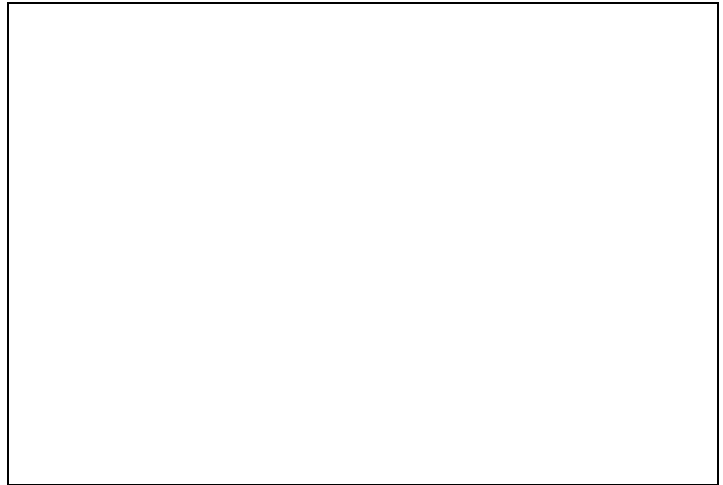
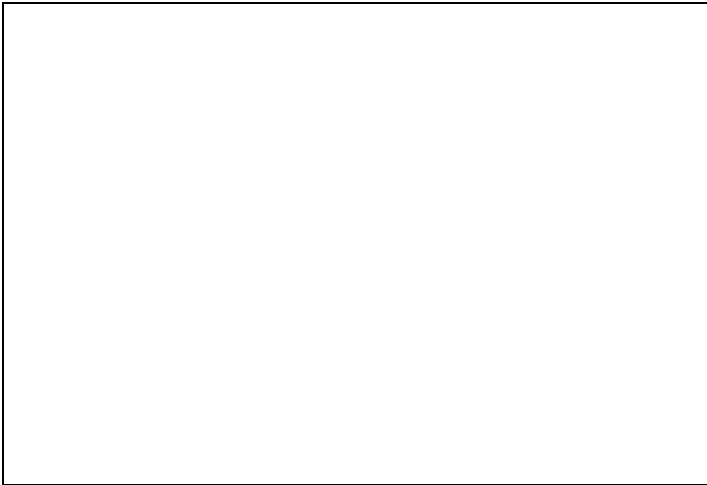
Update



Looking SW from corner of Pleasanton Ave and St. John St.



Looking SE from St. John St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4251 Pleasanton Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4251 Pleasanton Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0118-003-02

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

4251 Pleasanton Avenue is a heavily-altered, 2-story dwelling with a low-pitched hipped roof. Owners added the second story to the original, small bungalow form dwelling in 1998 (Pleasanton Building Permits). The property features:

- A projecting rectangular block with pent, hipped roof on the north end of the main (east) elevation
- Engaged entry porch with single square post support and new balustrade and hand rail
- Off-center main entrance fitted with newer, glazed wood door
- Projecting rectangular block on the second story echoing first story form with balcony and new French doors with sidelights
- Windows set in pairs on the main elevation and singly and in pairs on secondary elevations fitted with double-hung and sliding vinyl replacement sash
- Single awning sash on south elevation of main block, flanking a rebuilt exterior brick chimney

The property also includes a detached, two-car garage with pyramidal hipped roof at the NW corner of the lot. Because of substantial alterations, this property does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

References: City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Pleasanton Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1938, City of Pleasanton

\*P7. Owner and Address:

Atkinson, Brian & Alyson  
4251 Pleasanton Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

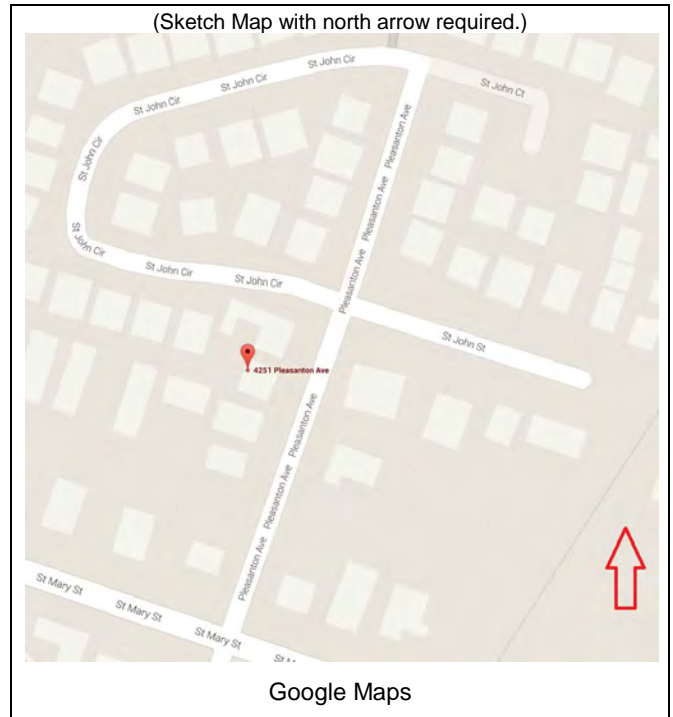
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4251 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.



Page 4 of 4

\*Resource Name or # 4251 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

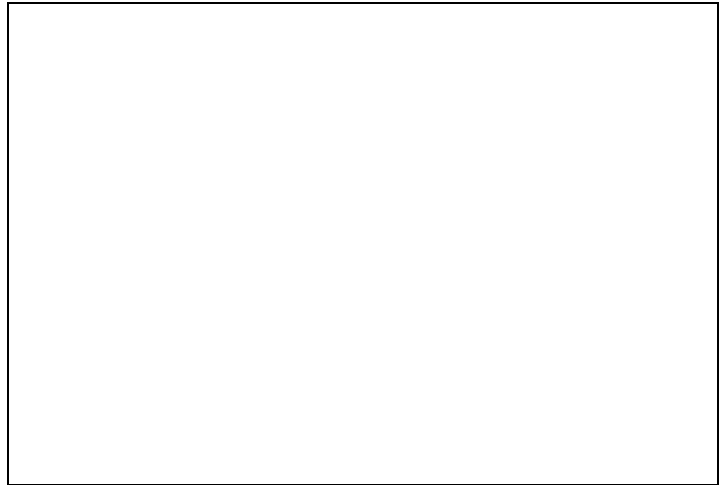
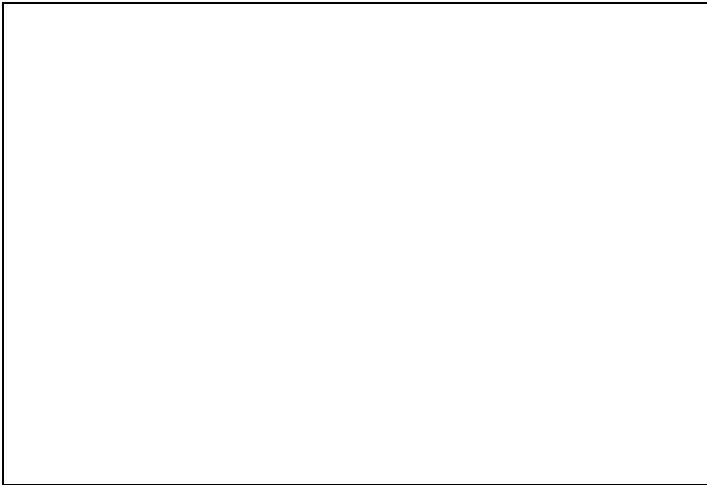
Update



Looking W from Pleasanton Ave.



Looking NW from Pleasanton Ave.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4260 Pleasanton Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4260 Pleasanton Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0120-010-00

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

4260 Pleasanton Avenue is a single-story, rectangular plan dwelling with a low-pitched gable roof and modest Spanish Colonial Revival detailing. The property features:

- An engaged, partial-length front porch with arched openings, concrete steps and decking, and stuccoed parapet walls
- Main entrance set on the north elevation of the porch and fitted with a newer door
- Arched, three-part wood window with fixed center sash, side casement sash, and decorative iron balustrade
- Lattice vent with quatrefoil surround at apex of gable
- Double-hung, 6/1 and 1/1 wood windows set singly, in pairs, and in one group of three on secondary elevations
- Porte-cochere with arched openings and hipped roof set flush with the main elevation and extending south
- Narrow rear addition with gable roof on south end of rear elevation
- Deep overhanging eaves with exposed plate ends
- Wood deck (1970) on rear elevation

The property also includes a detached garage with car port at the southeast corner of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from Pleasanton Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1926, City of Pleasanton

\*P7. Owner and Address:

Nickeson, Robert  
4260 Pleasanton Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Hansen House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

\*B5. Architectural Style Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Spanish Colonial Revival Applicable Criteria: 3/C

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

4260 Pleasanton Avenue is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. Pleasanton Avenue, originally laid out as Downey Street, was not officially opened until that time (Pleasanton Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early twentieth century, and many of them built substantial period revival homes in the district.

This dwelling was constructed in 1926, most likely by the Hansen Family who owned the property from the early 1940s through at least the early 1970s (Pleasanton 1940, Pleasanton Building Permits). Hans and Della Hansen's home (1921) was located on an adjoining parcel at 541 St. Mary St. The Hansens owned one of the largest dairy farms in the region. Hans Hansen immigrated to Pleasanton from Denmark before World War I and worked at the local Heath-Davis Dairy. Hansen bought out the dairy in 1921 with co-worker Thomas Orloff. The partners eventually owned three separate dairy ranches totaling about 5,000 acres. Orloff and Hansen ended their partnership in 1947, and the Hansens continued operating a dairy in partnership with son Howard Hansen and Bill Giger (or Geiger) (Davis 21; Wainwright 50, 67, 68).

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4260 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 4260 Pleasanton Avenue has changed little in form since the early 20<sup>th</sup> century. In 1943, the property was a single-story dwelling with a rectangular plan; engaged porch on the southwest corner of the façade; and a small porte-cochere extending from the south elevation. The property included a garage at the southeast corner of lot (Sanborn 1943). The Hansens constructed a deck on the rear elevation in 1970 (Pleasanton Building Permits).

### B10. Significance (continued from page 2)

No information on the occupants of the property in 1930 is available via public records, however in 1940, Edwin Orloff, son of the Hansens' partner Thomas Orloff and dairy foreman, was renting the house with his wife Amy (US Census 1940). At that time, the property was on an L-shaped lot that extended north to St. John Street (including property now associated with 670 St. John St.) (Sanborn 1943). Later in the 1940s, Hans Hansen's son Harold Hansen owned the property with his wife Anne. Harold worked as an Alameda County Sheriff's Deputy in 1930 and later purchased and ran an auto garage at the corner of Rose Avenue and Main Street (Hagemann 44). Harold Hansen lived at the property into the early 1970s (Pleasanton Building Permits).

4260 Pleasanton Avenue is a distinct and well-preserved example of a modest Spanish Colonial Revival style dwelling in Pleasanton. The property has many characteristic features of the style including a low-pitched gable roof line, arched window openings; arched porch openings; the quatrefoil latticework vent at the apex of the gable; and stucco cladding. The property retains a high degree of integrity of setting, workmanship, design, materials, and feeling with intact historic form, materials, and ornamental scheme. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4260 Pleasanton Avenue appears eligible for the California Register of Historic Resources under Criterion 3.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 4260 Pleasanton Avenue  
(Assigned by recorder)

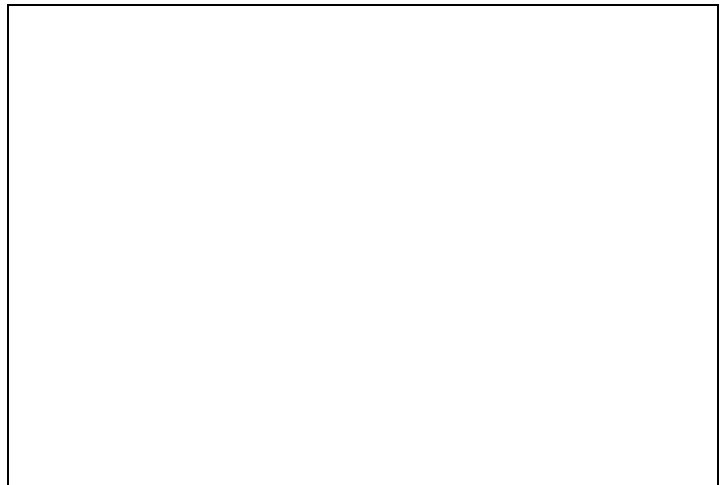
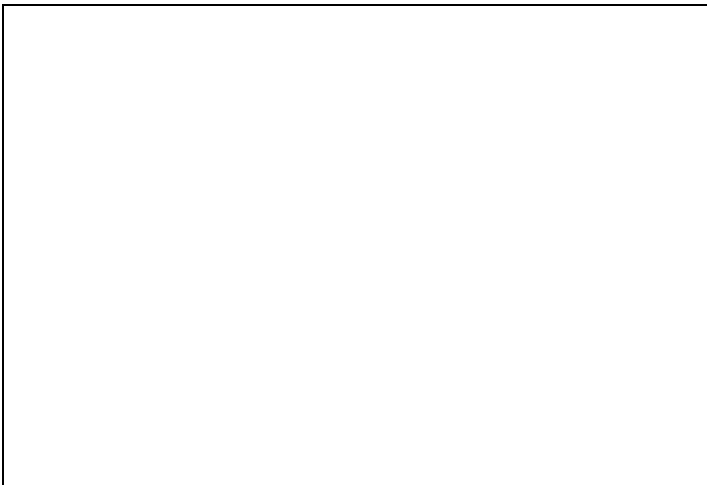
Recorded By: Architectural Resources Group

Date: April 2015

Continuation     Update



Looking NE from Pleasanton Ave.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4336 Pleasanton Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4336 Pleasanton Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0125-004-00  
Southeast corner of Pleasanton Ave and St. Mary St.

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

4336 Pleasanton Avenue is a single-story, hollow clay tile dwelling with a rectangular plan and hipped roof. The property features:

- An engaged entry porch on the NW corner with arched openings and parapet walls
- Main entrance set on the west elevation of the porch fitted with a historic, glazed wood door and full-length, divided sidelights
- Projecting bay with hipped roof on the east end of the St. Mary St. elevation fitted with a shallow bay window with fixed sash window
- Windows openings set singly, in pairs, and in sets of three fitted with 1/1 vinyl replacement double-hung and casement sash
- Secondary entrance on the rear elevation
- Exterior, shaped stuccoed chimney on the east elevation piercing the roofline
- Below-grade basement.

The property includes a detached two-car garage with parapeted gable roof and double-leaf, glazed doors.

\*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 #)

Looking S from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
1920, City of Pleasanton

\*P7. Owner and Address:  
Apperson, William W & Ann D Trs  
530 St Mary St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman Applicable Criteria: 3/C  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4336 Pleasanton Avenue is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910 (Pleasanton Historic Context Statement).

The original builder and owner of the property is unknown, but by the early 1940s, George A. and Cora M. Patterson owned the property. George Patterson was a local teacher and the football coach at Amador High School (US Census 1940; Trimmingham, 4). The Apperson Family has owned the property for much of the later 20<sup>th</sup> and early 21<sup>st</sup> centuries, along with all the parcels on the block bounded by St. Mary Street, Pleasanton Avenue, Division Street, and the Western Pacific Railroad tracks.

4336 Pleasanton Street is a well-preserved example of a bungalow form dwelling with modest Craftsman styling in Pleasanton. The property exhibits characteristic features of the form and style including a low-pitched hipped roof; wide unenclosed eave overhangs; partial-width, off-center engaged porch; asymmetrical facade arrangement; and stucco cladding. The property has lost some integrity of design, materials, and workmanship with window replacement, but the property retains its historic form, original cladding materials, original window openings and configurations, and original ornament. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4336 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4336 Pleasanton Avenue retains its historic form and footprint. In 1929 and 1943, the property was a single-story dwelling with footprint consistent with existing. The property also included a single-story garage behind the house also consistent with the existing garage building (Sanborn 1929, 1943).

## B10. Significance (continued from page 2)

4336 Pleasanton Avenue appears to be eligible for the California Register of Historic Resources under Criterion 3.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.



Page 4 of 4

\*Resource Name or # 4336 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

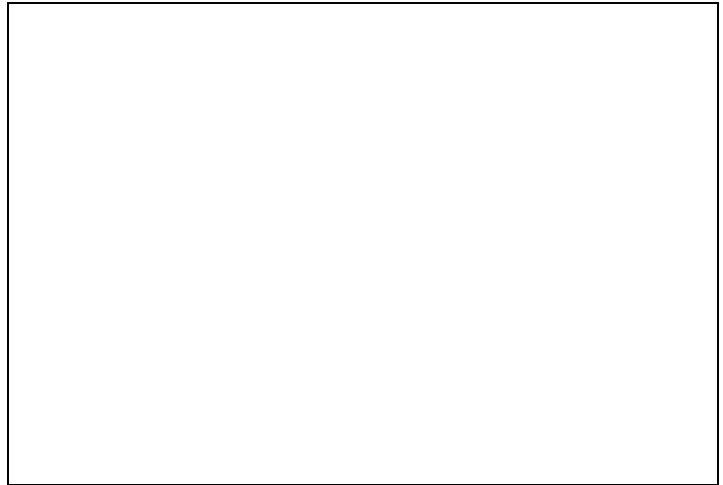
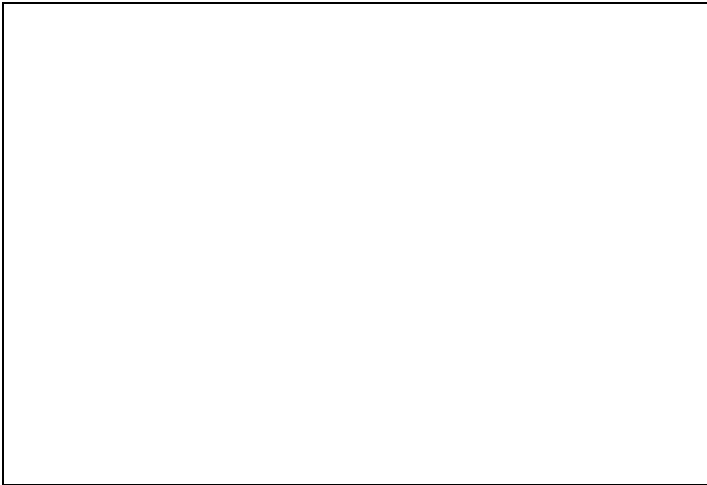
Continuation  Update



Looking SW from St. Mary St.



Looking NE from Pleasanton Ave.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 4372 Pleasanton Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4372 Pleasanton Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0125-006-02

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

4372 Pleasanton Avenue is a single-story, end gable dwelling with a rectangular plan. The property is set on a large, T-shaped lot with access via Pleasanton Avenue, Division Street, and St. Mary Street. The property features:

- Main block and attached front section with hipped roof
- Centered main entrance with glazed, paneled wood door
- Rows of divided, wood awning sash on front extension
- Secondary entrance on north elevation with newer glazed vinyl door and divided, full-length sidelights
- Narrow rear addition with shed roof
- Wood shingle siding
- Exposed rafters along the roofline on all elevations

The lot also contains an in-ground pool which appears associated with 530 St. Mary's Street and a new barn or outbuilding.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Pleasanton Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1900, City of Pleasanton

Btn 1907 and 1929, Sanborn maps

\*P7. Owner and Address:

Apperson, William W & Ann D Trs  
530 St Mary St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Vernacular, end gable Applicable Criteria: \_\_\_\_\_

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

4372 Pleasanton Avenue is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910 (Pleasanton Downtown Historic Context Statement).

4372 Pleasanton Avenue was constructed sometime between 1907 and 1929, likely by the Apperson Family, who owned all of the property on the block bounded by St. Mary St., Pleasanton Ave, Division St. and the Western Pacific Railroad tracks. In 1930, Christian and Minnie Jensen rented the property. Elizabeth and R.W. Apperson are listed as the owners of the property in the early 1940s (Pleasanton 1940). In 1940, Mary Mancezes and her daughter Virginia rented the property. Mary worked as an ironer in a local laundry (US Census 1940).

4372 Pleasanton Avenue is a modest end gable dwelling that does not embody the distinctive characteristics of a type or period of construction. The property has an end gable form, but is not consistent with other vernacular end gable dwellings of the period in Pleasanton. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4372 Pleasanton Avenue does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

\*Resource Name or # 4372 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4372 Pleasanton Ave has changed little since construction in the early 20<sup>th</sup> century. In 1929 and 1943 the property was a single story dwelling with footprint consistent with the existing building (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4449 Pleasanton Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4449 Pleasanton Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-076-00

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

4449 Pleasanton Avenue is a single-story, side-gable dwelling with rear ell. The property features:

- Full-length front porch with shed roof, square posts, slat balustrade, wood steps, and dimensional lumber handrails
- Slightly off-center main entrance with historic glazed and paneled wood door
- 1/1 double-hung vinyl sash in all window openings
- Rear ell with two parallel gable ridges; north section extends past rear elevation of the south section
- Rear addition with flat roof situated in the intersection of the rear ells
- Wood channel board siding

Landscape features include wood privacy fencing enclosing the south side and rear yards.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Pleasanton Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1900, City of Pleasanton

\*P7. Owner and Address:

Shawver, Mark & Denise Trs.  
4449 Pleasanton Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: 3/C

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

The property associated with 4449 Pleasanton Avenue was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Downtown Historic Context Statement).

4449 Pleasanton Avenue was constructed before 1907. Research did not identify early inhabitants, but in 1912, Anna G. Donahue owned the property; she does not appear to have lived in Pleasanton at that time (Pleasanton 1912, US Census 1910, 1920). By 1930, Peter and Anne Koopman owned and lived in the dwelling. Peter worked as a carpenter and painter. They lived in the house through at least the early 1940s.

4449 Pleasanton Avenue is an example of a vernacular, side-gable dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property is consistent with the form, measuring a single room deep, exhibiting minimal or no ornament, an asymmetrical façade with a slightly off-center main entrance, and a full-length, attached front porch. 4449 Pleasanton Avenue has a slightly diminished level of integrity of design, materials, workmanship and feeling with porch and window replacement, but the property retains its overall historic form, door and window openings, and exterior siding. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4449 Pleasanton Avenue appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

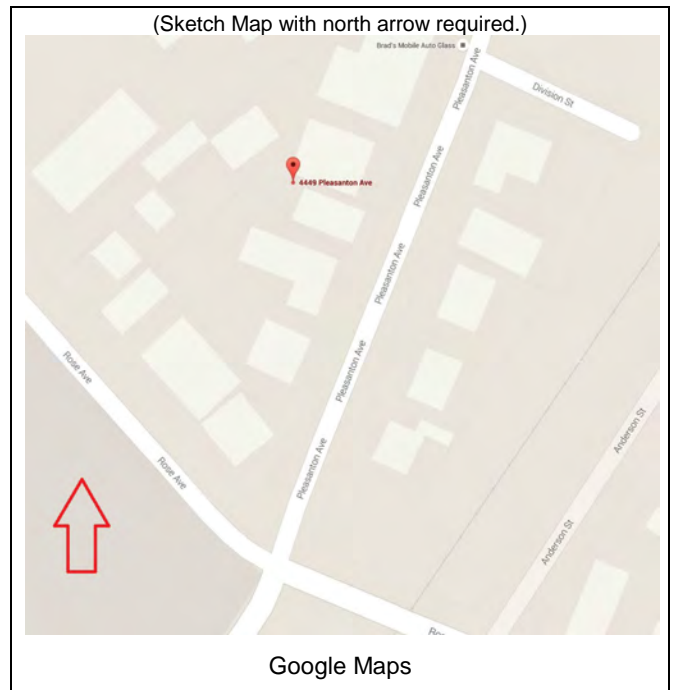
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4449 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

Sanborn maps indicate that 4449 Pleasanton Avenue remains fairly consistent with its historic form. For much of the early 20<sup>th</sup> century, the property was a single-story dwelling with a rectangular plan, full-length front porch; and small rear porch (Sanborn 1907, 1929, 1943). In 2001, owners constructed a 384 square-foot addition to the rear elevation. In 2011, owners replaced seven windows (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4449 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

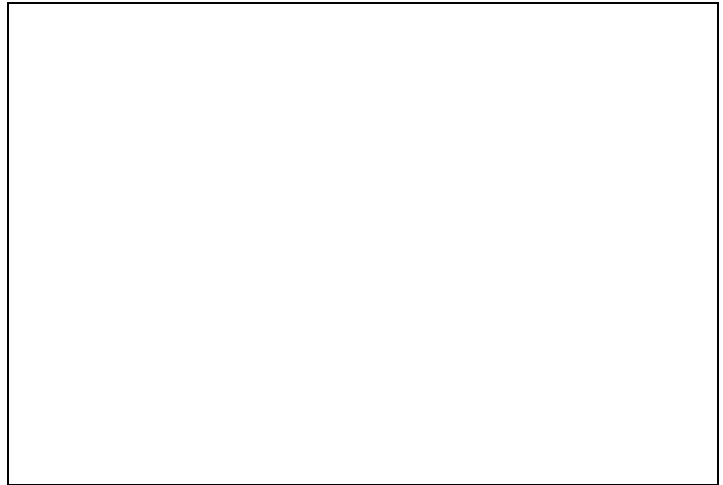
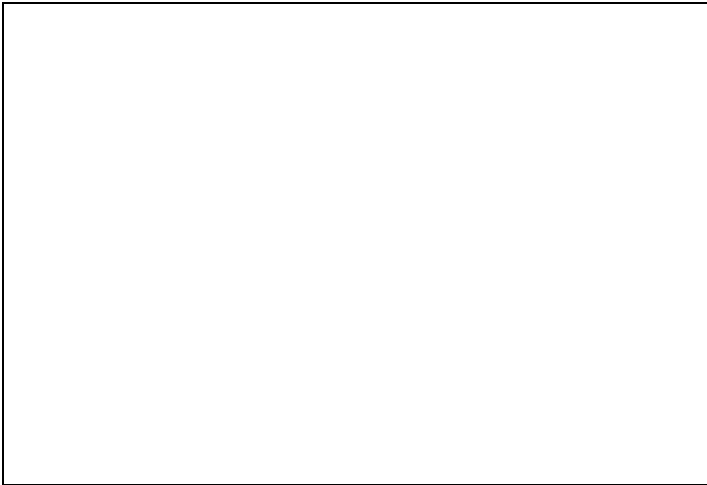
Continuation  Update



Façade, looking W from Pleasanton Ave.



Looking NW from Pleasanton Ave.





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4463 Pleasanton Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4463 Pleasanton Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-075-00

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

4463 Pleasanton Avenue is a single-story, end gable dwelling featuring:

- Projecting gable bay on the main elevation with pent roof enclosing the gable and cutaway bay window
- Partial-length, attached front porch with flared hipped roof, column supports, parapet walls, and pillar and balustrade handrails
- Main entrance fitted with new glazed, paneled wood door
- Wood product clapboard siding
- 1/1 double-hung wood sash with decorative mullions in upper sash; porch columns on front elevation
- Addition to rear elevation with hipped roof (2007)
- Attached two-car garage with hipped roof on south elevation (2007)

The property includes a detached garage converted to other use.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Pleasanton St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1907, City of Pleasanton

Btn 1907 and 1929, Sanborn maps

\*P7. Owner and Address:

Litvinoff, Eugene  
4463 Pleasanton Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Frank and Tillie Peters House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property associated with 4449 Pleasanton Avenue was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Downtown Historic Context Statement).

4463 Pleasanton Avenue was constructed between 1907 and 1929. The owner in 1912 was John Peters. By 1920, Peter and Tillie Peters owned and lived at the property. Frank Peters worked as a superintendent for the Spring Valley Water Company and a superintendent for the San Francisco Agricultural Division (US Census 1920, 1930, 1940; Pleasanton 1940).

4463 Pleasanton Avenue is an end gable dwelling with some modest features of Queen Anne styling such as the projecting bay, bay window, and porch details. The property has lost integrity of design, materials, workmanship, and feeling with residing, apparent removal of original ornament, and substantive additions. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4463 Pleasanton Avenue does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

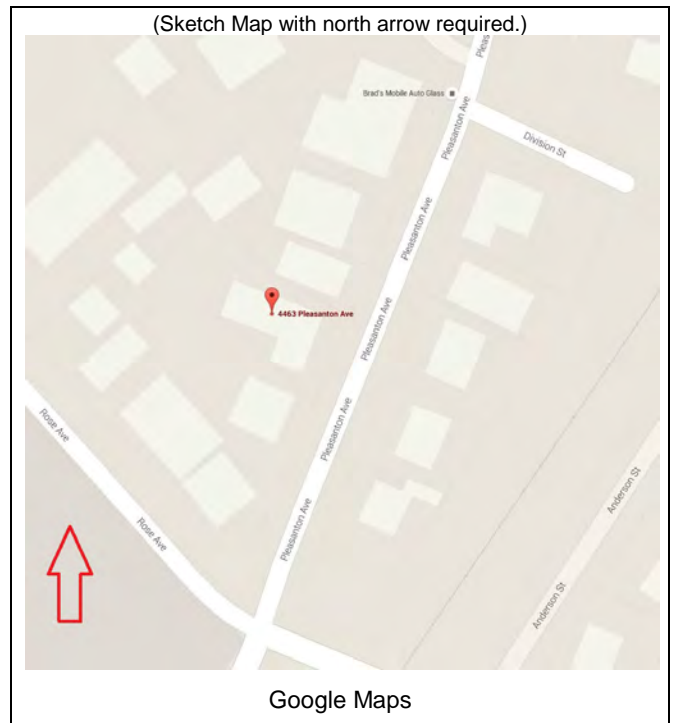
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4463 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4463 Pleasanton Avenue was originally constructed as a single-story dwelling with a projecting front bay and partial-length front porch on the main elevation, a bay window on north elevation (Sanborn 1929, 1943). In 2007, owners constructed a rear addition containing a master bedroom, new bath, and kitchen. Owners also constructed a 348 square-foot garage addition on the south elevation and replaced the foundation (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #            4463 Pleasanton Avenue  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

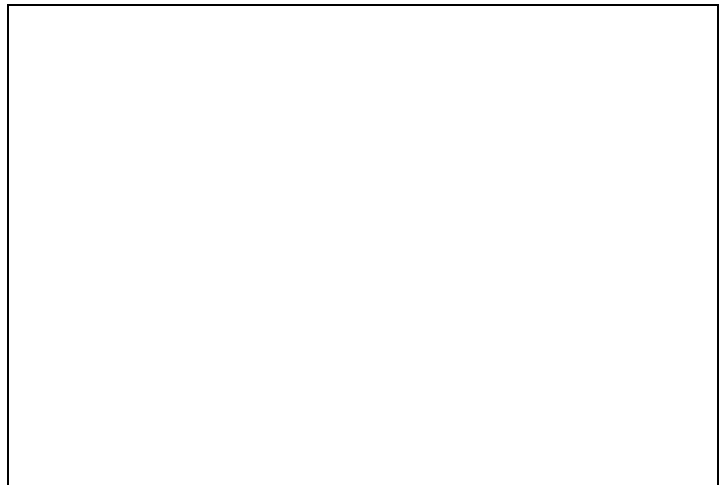
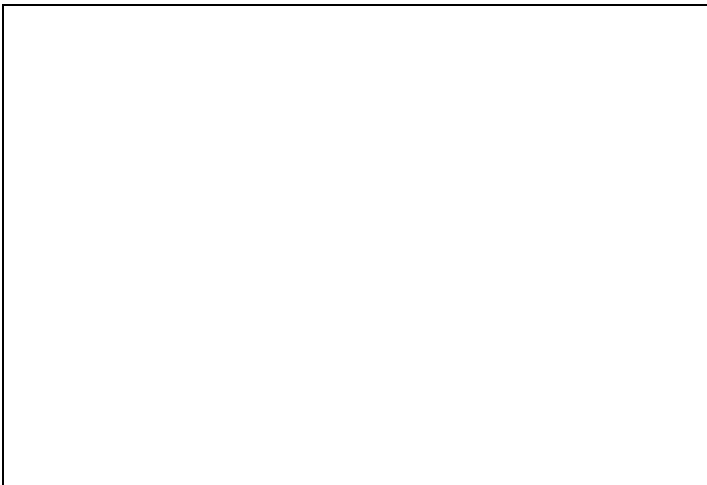
Date: April 2015

Continuation

Update



Looking W from Pleasanton Ave.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4482 Pleasanton Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4482 Pleasanton Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0151-019-00

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

4482 Pleasanton Avenue is a single-story, side gable dwelling featuring:

- Centered entrance fitted with glazed, paneled wood door and concrete steps
- Gable door hood with shaped verge board and massive scrolled brackets
- Sets of three narrow window openings flanking entry fitted with divided wood casement windows
- 1/1 double-hung wood sash on side elevations
- Narrow redwood clapboard siding
- Small extension on south elevation with finish materials consistent with the main block
- Large gable façade dormer on rear elevation (later addition)

The property also includes an outbuilding with end gable orientation; glazed sliding door; and narrow redwood clapboard siding similar to the dwelling. Landscape features include a wood picket fence with brick piers lining the lot frontage.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Pleasanton Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1922, City of Pleasanton  
Btn 1929 and 1943, Sanborn maps

\*P7. Owner and Address:

Hopkins, Jeffrey M & Jenny E  
4482 Pleasanton Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: 3/C  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property associated with 4482 Pleasanton Avenue was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Downtown Historic Context Statement).

Research did not identify the original owner or builder of 4482 Pleasanton Ave. Oral history given by the current owner states that the house is a kit home produced by a Los Angeles-based company. In the 1940s, Peter Holzreiter owned the property, though he does not appear to have lived in Pleasanton (Pleasanton 1940, US Census 1940).

4482 Pleasanton Avenue is an example of a modest, side-gable dwelling with historic revival details. The property has a high degree of physical integrity, retaining a discernible historic form and historic architectural details and materials. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4482 Pleasanton Avenue appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4482 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that in 1943 the property was a single story dwelling with a side gable orientation, an engaged porch on the northeast corner, and a stepped rear elevation (Sanborn 1943). The property appears to have had an addition to the rear elevation after 1943 that infilled the stepped rear elevation to create a squared plan. Review of City of Pleasanton building permit records revealed no permits of note.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 4482 Pleasanton Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation     Update



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 159 Ray Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 159 Ray Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0109-009-00

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

159 Ray Street is a 1.5-story cross gable dwelling with substantial late 20<sup>th</sup>-century additions. The property features:

- Historic, cross-gable main block with large rear addition (1982) and east addition (2006-2007)
- Engaged entry porch on the front facing gable of the main block with square post support
- New wrap-around porch on southeast corner of building (2006-2007)
- Main entry fitted with historic, glazed wood door and transom light
- 1/1 double-hung wood windows and selected 1/1 metal and vinyl double-hung and sliding sash windows
- Scrollwork ornament at the apex of front-facing gable
- Wood channel board siding
- Secondary entrance fitted with French doors, accessing porch double door to porch
- Deck on the rear elevation

The property also includes a detached garage with a flat and pent roof.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from Ray St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1900, City of Pleasanton

\*P7. Owner and Address:

Michael, Jeffrey D & Cherie A  
159 Ray St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Sinclair House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, cross gable **Applicable Criteria:** \_\_\_\_\_

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

159 Ray Street is situated on land originally owned by John Kottinger, son-in-law to Juan Bernal, title holder to the Rancho del Valle de San Jose (Thompson 1878, Pleasanton Downtown Historic Context Statement). The area east of Main Street between Spring Street and the Arroyo del Valle was part of Kottinger's home site in Pleasanton as late as 1878. After the Kottinger Family moved to San Jose in the 1880s, they sold the remaining portions of their holdings in Pleasanton (Pleasanton Downtown Historic Context Statement).

159 Ray Street was constructed sometime before 1907. In 1912, Hugh and Mary Sinclair owned and lived on the property. Hugh Sinclair worked as a janitor in the local schools, but in 1920 and 1930 was the city engineer for Pleasanton. He also served on the town Board of Trustees in 1902 (Hagemann 43). By the 1940s, Hugh Sinclair's son, Leonard Sinclair and his wife Joy owned the house and lived on site. Leonard Sinclair also worked as the city engineer for Pleasanton (US Census 1900, 1910, 1920, 1930, 1940; Pleasanton 1912; Pleasanton 1940).

159 Ray was originally constructed as a vernacular, cross-gable dwelling but the property no longer retains its historic form because of numerous campaigns of addition in the late 20<sup>th</sup> century (see Construction History). The property has lost integrity of design and materials with window replacement, the reconfiguration of some window openings, and porch construction. The property is associated with Hugh and Leonard Sinclair, two of Pleasanton's city engineers, however research does not indicate that either person made significant contributions to Pleasanton in their respective roles or to the field of engineering. The property is not significantly associated with any important events or broad patterns of events in the history of Pleasanton.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 159 Ray Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that between 1907 and 1943, 159 Ray Street consisted only of the front portion of the main block of the present dwelling. As then configured, the property had a projecting front gable bay with engaged entry porch and a small porch along the set-back section of the main block. Between 1929 and 1943, the Sinclairs enclosed the second porch and incorporated it into living space (Sanborn 1907, 1929, 1943). In 1982, owners constructed a family room addition on the rear elevation. In 1995, owners installed two skylights. In 2006-2007, owners constructed a 428 square-foot addition on the east elevation and the present wrap-around porch on the building. The renovation included removal of three existing windows, replacement windows in other openings, and a new vinyl and wood patio door (Pleasanton Building Permits).

### B10. Significance (continued from page 2)

159 Ray Street does not appear to be eligible for the California Register of Historic Resources.

### B12. References: (continued from page 2)

- City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.
- City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.
- Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.
- Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.
- Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.
- Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 159 Ray Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

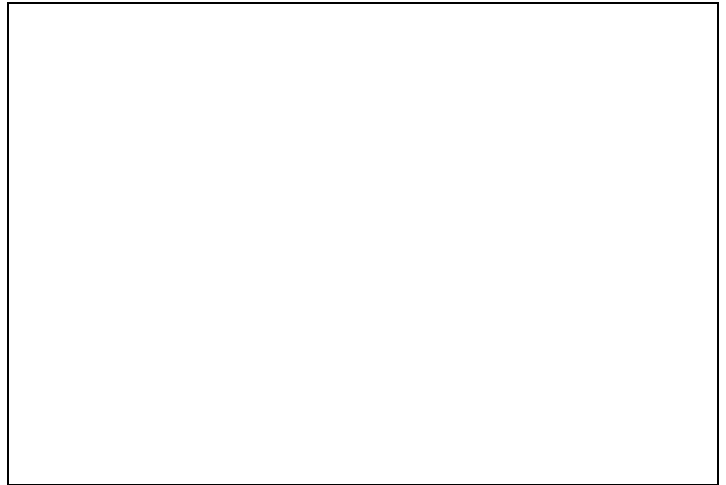
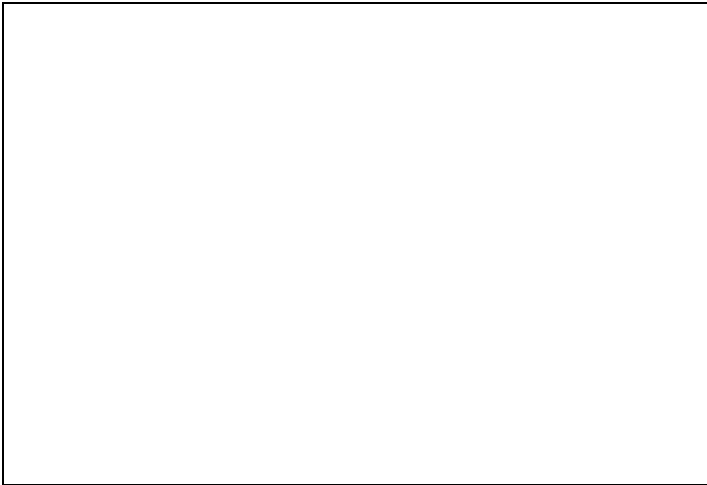
Date: April 2015

Continuation

Update



Looking NE from Ray St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 315 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 315 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0151-032-00

Northwest corner of Rose and Peters avenues

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

315 Rose Avenue is a single-story, side gable dwelling with a rear ell. The property features:

- Projecting gable bay on the west end of the main (south) elevation with paired window openings
- Partial-length, attached front porch with shed roof, square column post, and new wood balustrade
- Slightly off-center main entrance fitted with new wood door
- Fixed, divided wood picture window set east of the main entrance
- 6/1 and 2/2 double-hung wood sash
- Wood channel board horizontal siding and vertical, scalloped board siding in all gable ends and along the eaves
- Small shed addition on rear elevation of ell

The property also includes a detached, two-car garage (2000). Landscape features include a wood picket fence enclosing the front and side yards.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from corner of Rose and Peters avenues, January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1915, City of Pleasanton

Before 1888, Sanborn maps

\*P7. Owner and Address:

Ribovich, John & Alba, Lisa

315 Rose Ave

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: 3/C

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

This property was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold off parcels off in various acreages. 315 Rose was among a set of small house lots Nevis laid out on the north side of Rose Avenue, fronting on what was then the race track (Thompson 1878).

315 Rose Street appears to have been constructed before 1888, making it one of the earliest extant properties in the downtown area of Pleasanton. Research did not reveal the original builder or occupants of the building, but by the 1910s, Sarah Kelly owned the lot and house. Kelly does not appear to have lived in Pleasanton at the time (Pleasanton 1912, US Census 1910, 1920). In 1930, Joseph and Mary Amaral owned the dwelling. Joseph is listed in the US Census for that year as a farmer. They lived in the house with their four children and Mary's mother, Rose Caito (US Census 1930). In the early 1940s, Frank and Isabel Avila, both in their late 60s, owned the property, but lived down the street at 367 Rose Avenue (US Census 1940, Pleasanton 1940).

315 Rose Avenue was originally constructed as a vernacular, side-gable dwelling form common in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property has had additions and alterations over time. Changes made prior to 1929, within the period of significance, are reflective of broader, local trends. Later, 20<sup>th</sup> century remodeling has resulted in a somewhat diminished degree of integrity of design, materials, workmanship, and association. Overall, its massing and scale convey its early origins. The property is not significantly associated with any historic events or persons in the history of Pleasanton. Because 315 Rose Avenue appears to be one of downtown Pleasanton's earliest extant properties, it appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

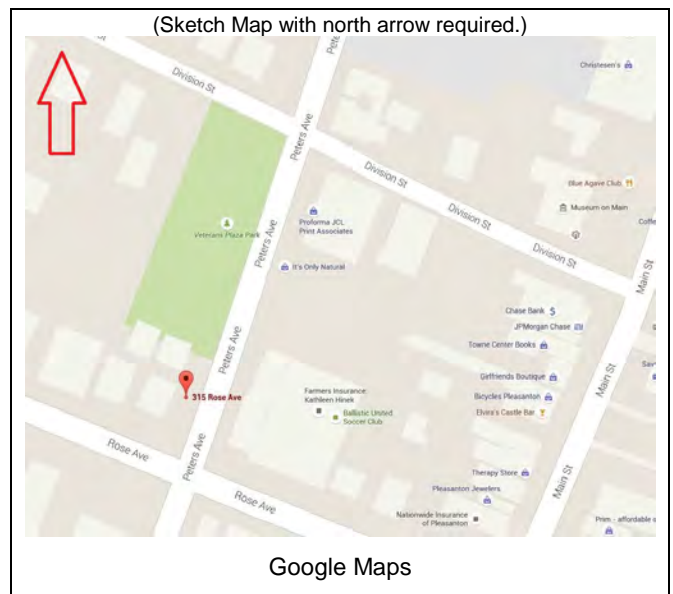
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 315 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn research indicates that 315 Rose Avenue was originally constructed as a single-story, side gable dwelling with a full-length front porch, and a small shed addition on the west side of the rear elevation (Sanborn 1888, 1893, 1898, 1903, 1907). Sometime between 1907 and 1929, owners constructed a rear ell and a small shed addition in the intersection of the ell and main block. Sometime after 1943, owners removed the front porch and constructed the projecting gable bay and small entry porch on the main elevation. They also appear to have enlarged the rear ell to span the entire rear elevation of the main block and updated the architectural ornament in a common mid to late 20<sup>th</sup> century scheme of scalloped vertical boards. The current garage on the property dates to 2000 (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 315 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

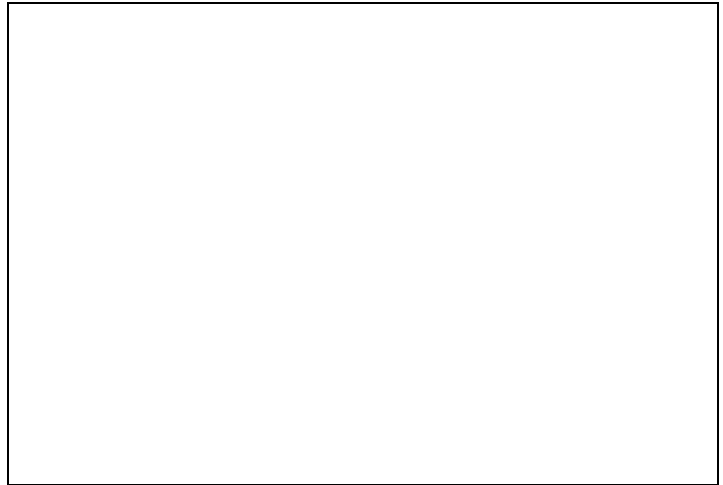
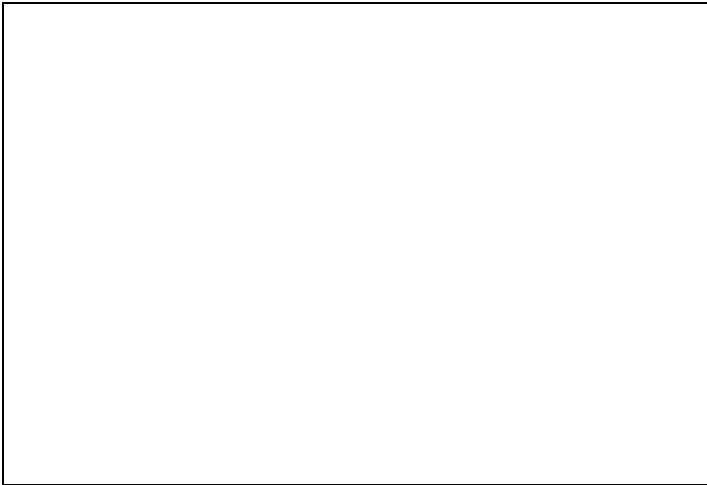
Update



Looking NW from Peters Avenue



Looking NE from Rose Avenue





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 339 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 339 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0151-011-00

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

339 Rose Avenue is a one and one-and-a-half-story building composed of a 1.5-story rear block with a gable roof and a single-story perpendicular end gable section oriented to Rose Avenue. The property features:

- Attached, partial-length front porch with gable roof, column supports, stuccoed parapet walls and concrete deck and steps
- Original, deeply recessed entry alcove altered with unit entrances set on side wall surfaces
- Three-part aluminum sash replacement windows with side casement sash set in the end bays and gable of the façade; metal sliding sash replacement windows on secondary elevations
- Projecting bay window with gable roof on west elevation with exterior brick chimney
- Small extension on rear elevation with hipped roof
- Shaped joist ends set evenly along the rooflines of all gable ends
- Original stucco cladding

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property; HP16. Religious building; HP13. Community Center/ Social Hall

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

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from Rose Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1915, City of Pleasanton

\*P7. Owner and Address: Isaacs, Randolph & Aldrich, Wanda G Tr.  
408 Division St, Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: St. Augustine's Social Hall, American Legion Hall

B2. Common Name: \_\_\_\_\_

B3. Original Use: Religious building, social hall B4. Present Use: Multiple family residential

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Civic, Religious, and Institutional Development Area: Religious Organizations, Civic and Fraternal Organizations

Property Type: Social Hall, Church Applicable Criteria: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property associated with 339 Rose Avenue was originally part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold off parcels off in various acreages (Thompson 1878). The property remained vacant until after World War I when the American Legion constructed the building as their social hall (Sanborn 1907, 1929). With the construction of the Pleasanton Veterans Memorial on Main Street in 1933, the American Legion vacated this building (Pleasanton Downtown Historic Context Statement).

The local Roman Catholic parish, St. Augustine's, appears to have taken over the building from the American Legion in the 1930s, using it as a social hall. The Catholic community in Pleasanton organized as the St. Augustine Mission in 1882. The congregation constructed a one-and-a-half-story, wood-frame, Gothic Revival church just across Rose Avenue from the future site of 339 Rose Avenue the same year. Clergy from Mission San Jose in Fremont served the congregation until Pleasanton became a parish in 1901. Shortly after that time, the church constructed a rectory on Rose Avenue (moved to 471 St. Mary Street in 1978). The St. Augustine's church building on Rose Avenue remained in use until 1968 when the parish constructed a new church east of downtown on Bernal Avenue and demolished earlier church building (Pleasanton Downtown Historic Context Statement).

Historic photographic evidence indicates that 339 Rose Avenue continued in religious use after 1968 as an Episcopal mission named St. Clare's. The mission, which later became St. Clare's Episcopal Church of the Valley, opened in 1974 (St. Clare's 2014). The property was converted into a residential duplex in 1982 (Pleasanton Building Permits).

339 Rose Avenue exhibits some characteristics of the Craftsman style, including a partial-length attached porch with parapet walls, deep eave overhangs, and shaped joist ends along the gable rooflines. The building retains its historic form and massing, but has lost integrity of association, design, workmanship, and feeling with alterations to convert the property to multiple family residential use,

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

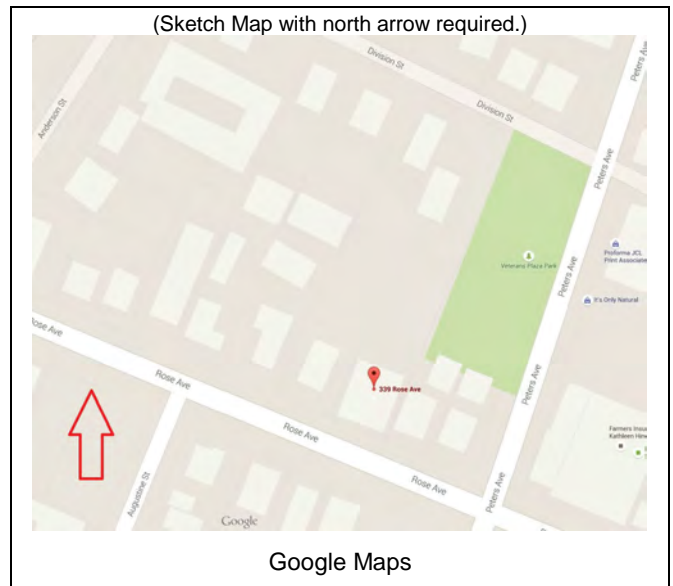
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 339 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 339 Rose Avenue has remained consistent in form since construction in the early 20<sup>th</sup> century. In 1929 and 1943 the property had a 1.5 story rear block and a single-story front section, a centered entry porch, a bay window on the west elevation, and a single-story extension addition on the west end of the rear elevation (Sanborn 1929, 1943). In 1982, owners converted the building to a residential duplex (Pleasanton Building Permits). This included full window replacement, reconfiguration of many window openings, reconfiguration of the entrance alcove, and sealing of the original hall entrance. Roof replacement also eliminated the exposed rafter ends on all side gable elevation rooflines.

### B10. Significance (continued from page 2)

window replacement, the reconfiguration of many window openings, and removal of Craftsman-style exposed rafter ends. 339 Rose is associated with the history of civic and religious institutional development in Pleasanton, but has lost association with these contexts through conversion to residential use and erosion of physical integrity. The property is not associated with any important persons in the history of Pleasanton.

339 Rose Avenue does not appear eligible for the California Register of Historic Resources.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

St. Clare's Episcopal Church. "About St. Clare's, Congregation History." <http://www.stclarespleasanton.org/about-st-clares/>. Accessed May 2015.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

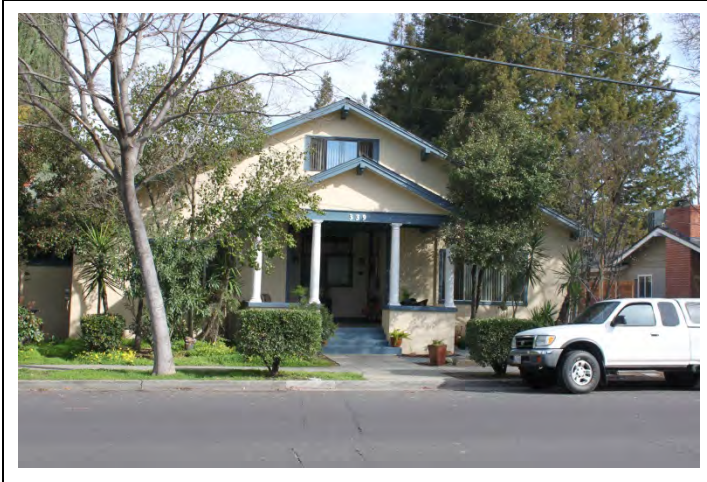
\*Resource Name or # 339 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



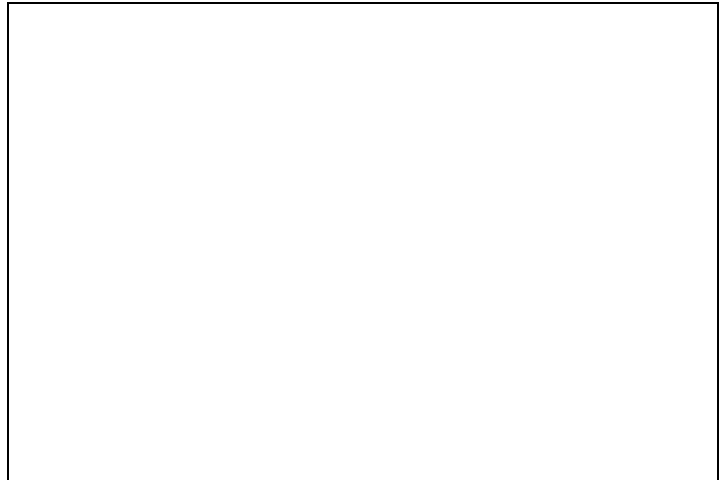
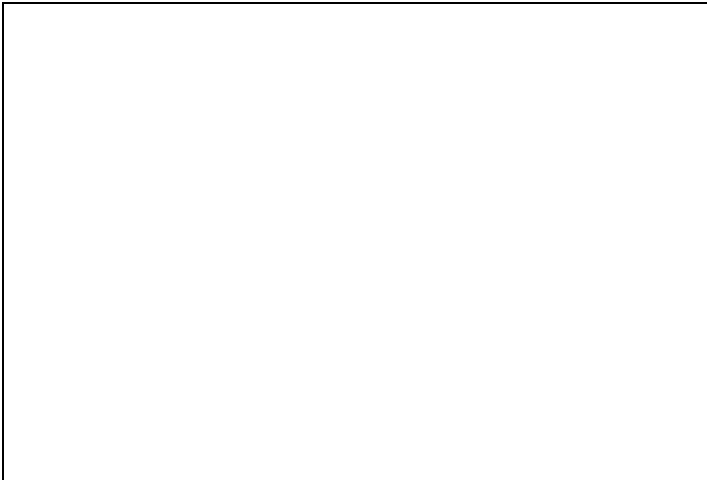
Looking N from Rose St.  
January 2015



Ca. 1970  
Collection of the Amador-Livermore Valley Historical Society  
Pleasanton



Ca. 1980  
Collection of the Amador-Livermore Valley Historical Society  
Pleasanton



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 367 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 367 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0151-013-00

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

367 Rose Avenue is a heavily-altered, single-story-over-basement dwelling with a rectangular plan and hipped roof. The property features:

- Centered main entrance fitted with a newer wood door and transom light, concrete steps and metal railings
- Remnants of bay window on the west side of the main elevation fitted with single aluminum sliding sash window
- Three-part, aluminum picture window east of main entrance, infilling former porch area
- Aluminum sliding sash and three-part windows on secondary elevations of first and basement story
- Stucco cladding and no visible architectural trim
- New secondary entrance on west end of basement story on main elevation
- Attached two-car garage with flat roof on west elevation

Due to a series of expansions and additions, 367 Rose Avenue does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Rose Avenue  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1912, City of Pleasanton

\*P7. Owner and Address:

Busier, Gilman R  
367 Rose Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

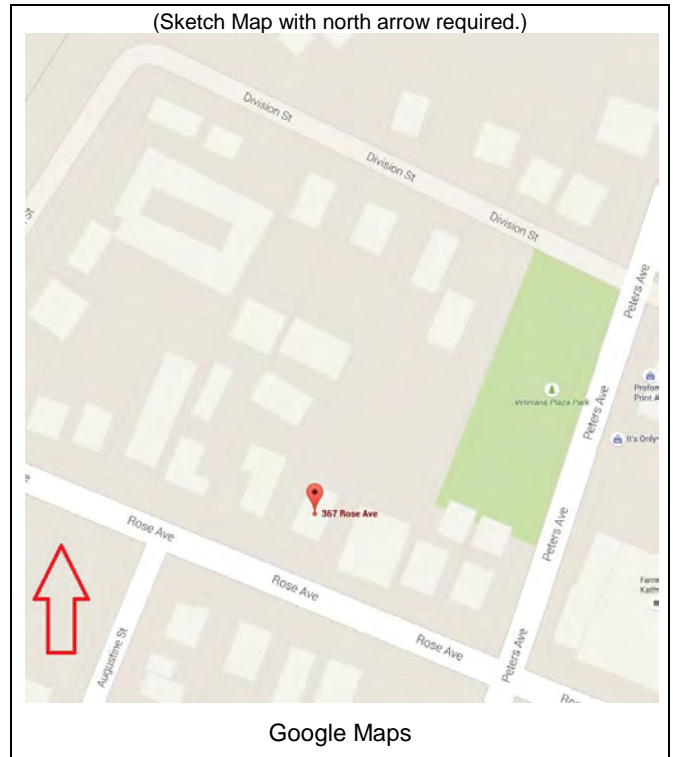
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #

(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #

(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 380 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 380 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0152-020-02

Southeast corner of Rose Avenue and Augustine Street

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

380 Rose Avenue is a single-story, side gable dwelling featuring:

- Projecting gabled bay on east end of main elevation with three pipe vents at apex
- Stepped setback along main elevation creating partial length, recessed porch
- Main entrance set on west elevation of one of façade setbacks, fitted with new wood door
- Exterior, stepped brick chimney continuing through the overhanging eave on west end of main elevation
- Replacement vinyl and sash slider windows
- Rear porch recessed between pair of gabled, projecting bays at rear
- Stucco cladding

The property includes a detached, single-car garage with gable roof and replacement overhead door at rear of lot. Landscape features include picket fence enclosing front and side yards and privacy fencing around rear yard. 380 Rose Avenue was constructed after 1943 as it does not appear on the Sanborn map of that year.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Rose Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both

1940, City of Pleasanton  
After 1943, Sanborn maps

\*P7. Owner and Address:

Woodward, Kimberly M  
380 Rose Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

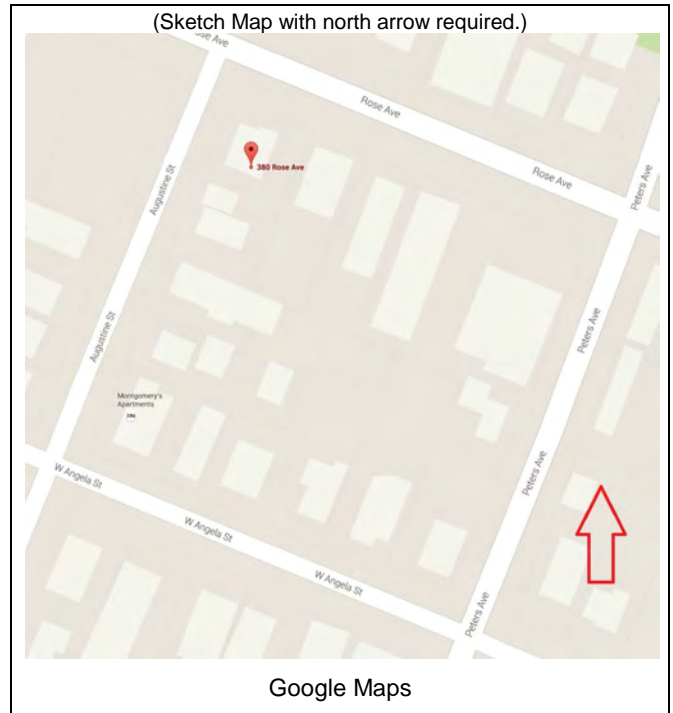
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 380 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B12. References:** (continued from page 2)

- City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.
- City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.
- Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.
- Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.
- Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.
- Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 380 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



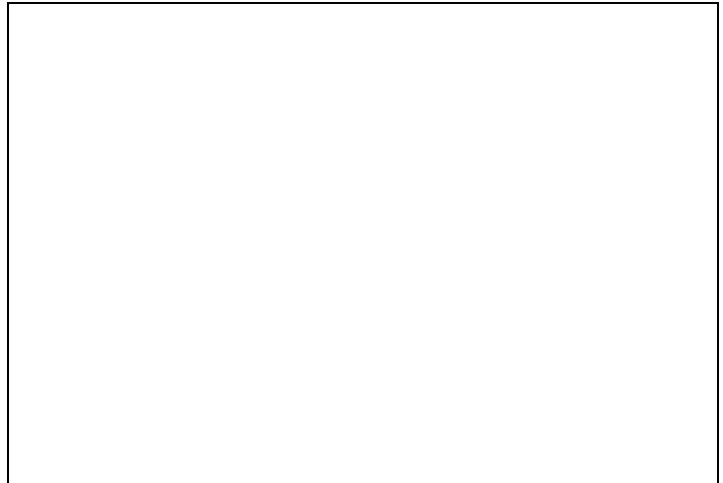
Looking S from Rose Avenue



Looking NE from Augustine St.



Looking NE from Augustine St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 434 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 434 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0153-011-00

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

434 Rose Avenue is a heavily-altered, single-story, cross-gable dwelling featuring:

- Partial-length attached porch with shed roof and all new post, balustrade, and stair materials
- Narrow addition with shed roof on east end of rear elevation
- Small gable addition on west end of rear elevation
- Off-center main entrance fitted with new door
- Vinyl sliding, double-hung, and picture windows on all elevations
- Stucco cladding

Because of substantial alterations, this property does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Rose Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1905, City of Pleasanton

\*P7. Owner and Address:

Ruth Edwards  
434 Rose Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. **Architectural Style** \_\_\_\_\_

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. **Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. **Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(continued page #)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. **References:** See page 3

B13. Remarks:

\*B14. **Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #

(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #

(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 450 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 450 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0153-010-00

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

450 Rose Avenue is a single-story, end-gable, bungalow-form dwelling. The property features:

- Full-length, engaged front porch with square, stuccoed column supports and parapet walls
- Centered main entrance fitted with replacement door
- Vinyl double-hung and sliding sash windows on all elevations, many in reconfigured openings
- Shallow bay window on east elevation
- False braces at apex and eaves of main elevation roofline
- Deep eave overhang
- Stucco cladding

The property also includes a detached, multi-car shelter at the SW corner of the lot. Landscape features include picket fencing enclosing the front yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Rose Avenue  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1890, City of Pleasanton  
After 1907, Sanborn maps

\*P7. Owner and Address:

Alves, Jose F. Tr.  
458 Rose Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

450 Rose Avenue was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Antonio Bernal, a member of the Bernal Family, who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Downtown Historic Context Statement).

450 Rose Avenue appears to have been constructed between 1907 and 1929 on property owned by the partnership of Cruikshank and Kolln. Cruikshank and Kolln owned a local hardware store on Main Street (Sanborn 1907, 1929; Pleasanton 1912). Early owners of the property, and likely builders, were Joseph and Maria Secada. Joseph was a hardware salesman, possibly at Cruikshank and Kolln (US Census 1910, 1920, 1930). The Secadas owned the property through the early 1940s, but later rented it to Manuel and Margaret Azevido (US Census 1940, Pleasanton 1940). Manuel worked as a gardener at a local country club.

450 Rose Avenue is an example of an end-gable bungalow with Craftsman details in Pleasanton. The property has many hallmarks of the form, including low-pitched gable roof, wide unenclosed eave overhangs, full-width engaged porch, false braces at the eaves, square column porch and solid balustrade, and stucco cladding. However, the property has lost integrity of design, materials, and workmanship with extensive window replacement and removal of most historic exterior details with new stucco cladding. The property is not significantly associated with any important events or broad patterns of events in the history of Pleasanton.

450 Rose Avenue does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

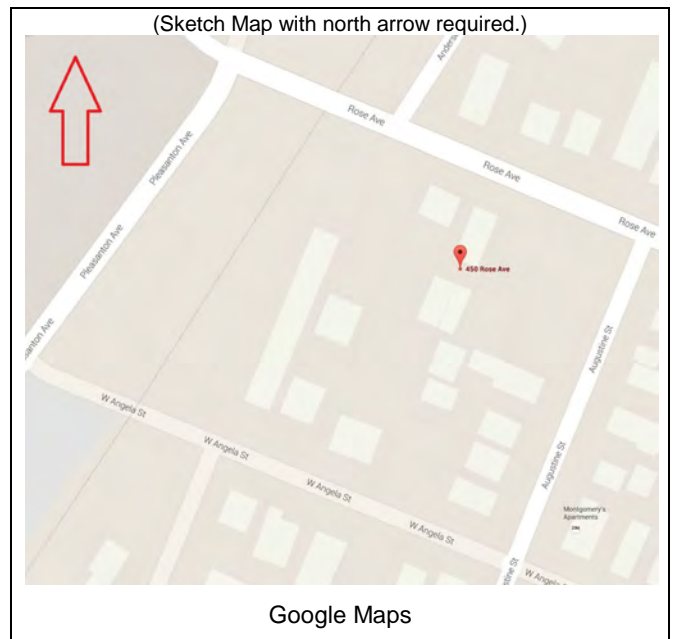
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 450 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 450 Rose Avenue has changed little in form since the early 20<sup>th</sup> century. In 1929 and 1943, the property was a single-story dwelling with a full-length front porch and a single-story addition along full length of rear elevation. Sometime after 1943, owners extended the rear elevation of the building. Review of City of Pleasanton building permit records revealed no permits of note.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Spring Valley Water Company. "Property Owners in the Vicinity of Pleasanton", 1910. Collection of the Earth Sciences and Map Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 450 Rose Avenue  
(Assigned by recorder)

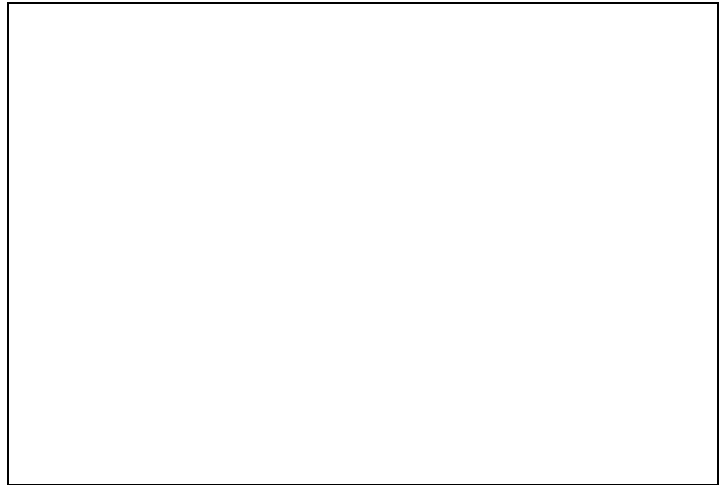
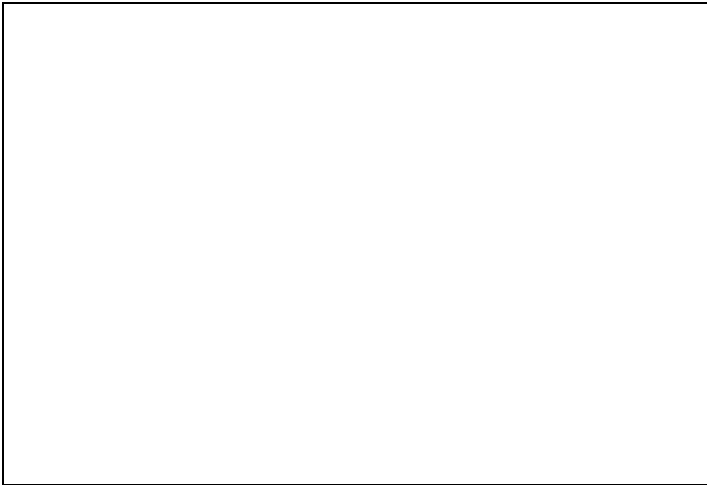
Recorded By: Architectural Resources Group

Date: April 2015

Continuation     Update



Looking SE from Rose Avenue



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 469 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 469 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0151-018-00

Northwest corner of Rose Avenue and Anderson Street

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

469 Rose Avenue is a two-story, multiple family dwelling with a hipped roof and long, single-story gable ell. The property features:

- Off-center main entrance with replacement door
- Asymmetrical arrangement of windows on main elevation
- All windows fitted with replacement vinyl sliding or double-hung sash
- Unit entrances set unevenly on east and west elevations of the ell
- Wood clapboard siding
- Original shaped rafter ends on the eaves of the main block

The property also includes a detached garage with gable roof now converted to an ancillary dwelling unit. Landscape features include a large paved parking area at the rear of the lot.

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property; HP6. 1-3 Story Commercial Building

Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Rose Avenue  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
Prior to 1907, Sanborn Maps

\*P7. Owner and Address:

Aldrich, Wanda G Tr  
381 Rose Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Multiple family residential, Commercial B4. Present Use: Multiple family residential

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Former garage, now converted to ancillary dwelling unit

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

469 Rose Avenue was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Antonio Bernal, a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Downtown Historic Context Statement).

469 Rose Street was constructed sometime before 1907 near the Western Pacific Railroad line, just across the tracks from the station at the corner of Pleasanton and Rose avenues. In 1907, the main block of the property was a saloon (Sanborn 1907). By 1929, the building had been converted to residential use (Sanborn 1929). In the 1930s and 1940s, Louis and Louisa Glazer (alternatively Glaser) owned the property. The Glaser Family operated Glaser's Saloon on Main Street (Pleasanton 1940, Trimmingham 15). In 1940, Robert and Anna Spichtig rented 469 Rose Avenue. Robert was a dairy laborer (US Census 1940). The property contained three apartments in 1943, but other renters could not be identified. The Glasers owned 469 Rose Avenue until at least the mid-1960s (Pleasanton Building Permits).

469 Rose Avenue is an example of a modest, 1-3 story commercial or mixed use building in Pleasanton, constructed adjacent to the Western Pacific Railroad line. The property has been heavily altered and no longer retains any historic features aside from overall form and massing and remnant eave brackets. The property has lost integrity of design, materials, workmanship, and feeling due to materials replacement, reconfiguration of window and door openings, and conversion to multi-family residential use. The property has also lost association with a commercial context with this conversion. The property is not significantly associated with any important events or broad patterns of events in the history of Pleasanton.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

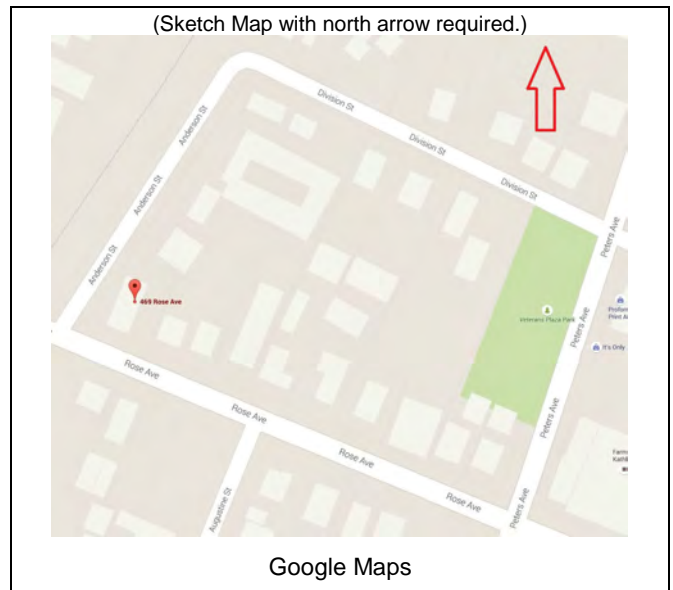
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 469 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 469 Rose Avenue has changed little in form since the early 20<sup>th</sup> century. From 1907 to 1943, the property was a two-story structure with a long, single-story ell. The property had a single-story addition on the east side of the main block, which has since been removed (Sanborn 1907, 1929, 1943). The ancillary dwelling on the property was constructed sometime between 1907 and 1929 and was originally used as a garage (Sanborn 1929, 1943). By 1964, the main property contained four apartments, and by 2001, contained five apartments. Owners replaced all windows, re-sided the building, and constructed new brick porches in 2001 (Pleasanton Building Permits).

### B10. Significance (continued from page 2)

469 Rose Avenue no longer appears to be eligible for the California Register of Historic Resources.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

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

Primary # \_\_\_\_\_  
HRI

Page 4 of 4

\*Resource Name or # 469 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

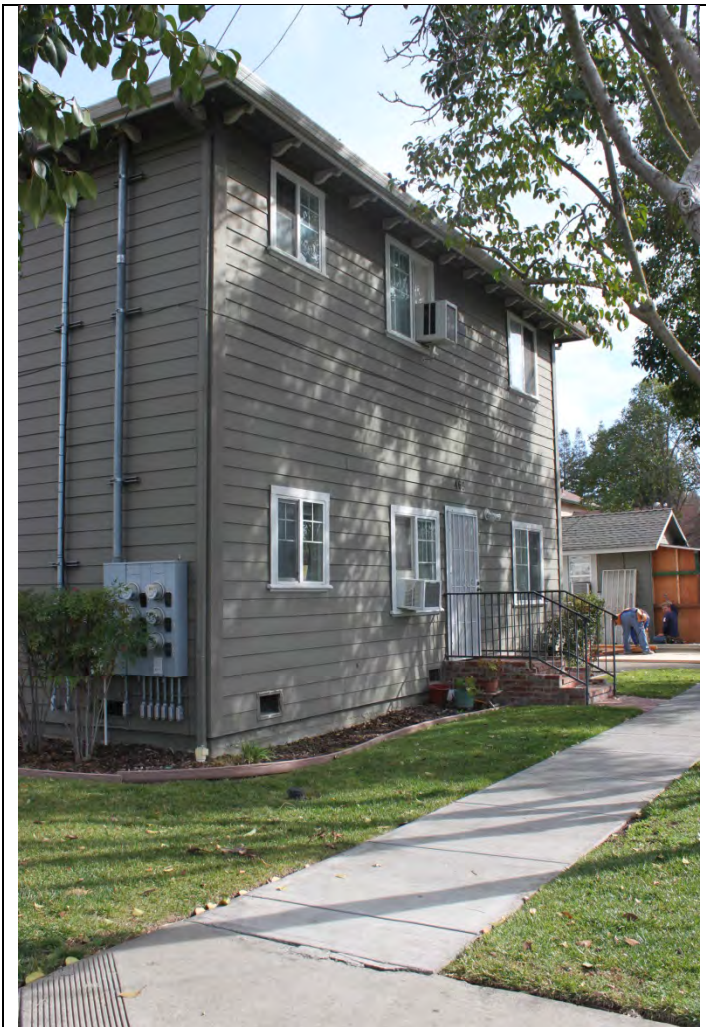
Update



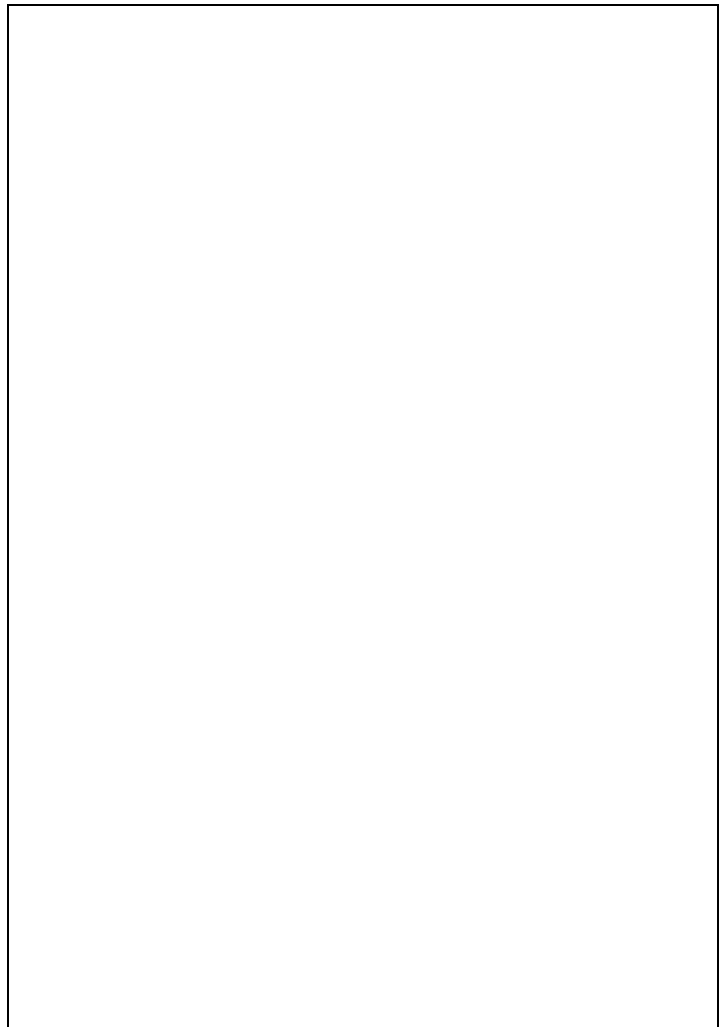
Looking NW from Rose Ave.



Looking S from Anderson St.



Looking NE from Rose Avenue





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 482 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 482 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0153-008-00

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

482 Rose Avenue is a heavily-altered, single-story, end-gable dwelling featuring:

- Partial-length, engaged entry porch with concrete deck and metal pipe support post (part of 1969 front addition)
- Main entry set on side elevation of entry porch, fitted with new door
- Vinyl replacement three-part picture window east of porch
- Vinyl replacement sliding sash in other window openings
- Asbestos tile siding
- Rear, single-story addition with low-pitched gable roof, newer double-leaf doors, rear door to deck, and wood siding (1978)

The property also includes a detached garage at the southwest corner of the lot. Landscape features include metal sidewalk railing and privacy fencing enclosing the rear of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Rose Avenue  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:

Pedraza, Ralph J & Jacqueline M  
Trs.  
407 Junipero St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

\*NRHP Status Code

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Bungalow, end gable Applicable Criteria: \_\_\_\_\_

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

482 Rose Avenue was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). This property was later associated with the Nevis Family, owners of the adjacent Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Downtown Historic Context Statement). In the early 1910s, a horse trainer at the Pleasanton Racetrack owned this property and the land between this parcel and the railroad tracks. Dunlap does not appear to have lived on site, however (Pleasanton 1912, US Census 1910, 1920). In the early 1940s, Simon and Marie Toulouse, local laundry owners, owned this parcel and dwelling. They rented the house to George and Rose Rogers in 1940 (US Census 1940; Pleasanton 1940).

482 Rose Avenue is a heavily-altered dwelling now taking the form of an end-gable bungalow. The property is not a distinct example of a type, period, or method of construction in Pleasanton, and has lost integrity of design, materials, workmanship, and feeling with substantive late 20<sup>th</sup> century additions and renovations. The property no longer retains any historic materials. The property is not significantly associated with any important events or broad patterns of events in the history of Pleasanton.

482 Rose Avenue does not appear eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

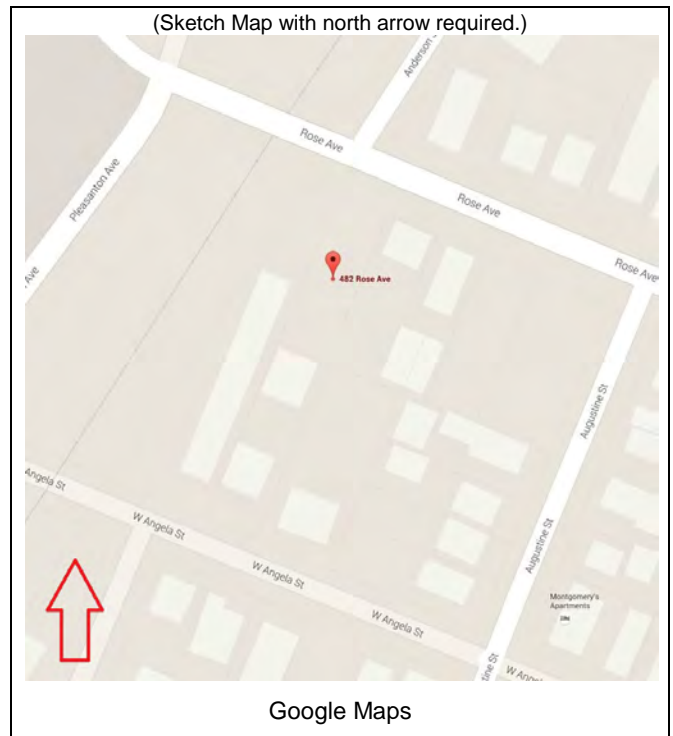
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 482 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 482 Rose Avenue has been substantially altered since construction. In the early 20<sup>th</sup> century, the dwelling was a single-story structure with a full-length front porch. After 1929, owners constructed a single-story addition along the full length of the rear elevation (Sanborn 1907, 1929, 1943). In 1969 owners constructed a front addition on the dwelling with a gable roof and aluminum windows. In 1978 owners added another rear addition with a bedroom and utility room (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #            482 Rose Avenue  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 607 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 607 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-031-00

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

607 Rose Avenue is a 2-story, side-gable dwelling with an off-set, single-story ell. The property features:

- Centered, enclosed gable section on first story with dimensional lumber braces at the eaves, off-center main entrance with new door, and replacement vinyl sliding sash window
- Undivided picture windows flanking entry bay on first story of main elevation
- Replacement vinyl double-hung sash windows set singly and in pairs on second story of main elevation and all openings on secondary elevations
- Wide eave overhang with false braces at eaves and apex of gable ends
- Newer stucco cladding
- vinyl windows
- Wood double-hung windows on offset ell

The property also includes a large detached building at the rear of the lot that is not visible from the street. Landscape features include metal fencing with brick piers enclosing the front yard, a small palm tree in the front yard space, and paved lot frontage for additional parking.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from Rose Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1930, City of Pleasanton

\*P7. Owner and Address:

Wong, Chui K & Diana M Trs.  
P.O. Box 2902  
Dublin, CA 94568

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached outbuilding, not visible from street

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

Residential Development; Civic,  
Religious, and Institutional

\*B10. Significance: Theme: Development Area: Residential: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Craftsman Applicable Criteria: \_\_\_\_\_

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

The property associated with 607 Rose Avenue was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold off parcels off in various acreages (Thompson 1878, Pleasanton Downtown Historic Context Statement).

In the early 1910s, this property was owned by Colonel John C. Kirkpatrick (1856-1914) of San Francisco who used the site as a country residence (Pleasanton 1912). Kirkpatrick was the managing director of the holding company that operated the Fairmont and Palace hotels in San Francisco and an avid race horse breeder and trainer. Kirkpatrick kept a stable of trotters and pacers at the Pleasanton Racetrack, just across Rose Avenue from his country home. Kirkpatrick was well-connected politically in northern California, and served as a San Francisco Harbor Commissioner and Park Commissioner. He also served as a director of the Southern Pacific Railroad, Wells Fargo Bank, and Associated Oil Company. Kirkpatrick also chaired the California Agricultural District Fairs committee in the 1910s (Well Known Hotel Man, 1914). The Kirkpatricks occupied the adjacent property at 620 Rose Avenue.

The property at 607 Rose Avenue was constructed sometime between 1907 and 1929, most likely in connection with the Home for Unusual Problematical Children (also known as the Rose Avenue Cottages) that occupied the Kirkpatrick site from 1924 until the late 1930s (US Census 1930; Pleasanton 1940). The facility was a residential program for children suffering from mental illness. The house at 607 Rose Avenue may have served as the residence for the facility director and physician, Dr. Vaclav H. Podstata and his family, and later for other facility supervisory staff. Dr. Podstata founded the Rose Avenue Cottages in Pleasanton after tenure at the Livermore Sanitarium, a cottage-style hospital also dedicated to the treatment of mental illness. Dr. Podstata began his psychiatric career in Illinois where he supervised and modernized several mental health institutions in the state. After arriving in California in 1910, he also lectured in psychiatry at the University of California. Dr. Podstata and his family lived on site on Rose Avenue until at least 1940 (US Census 1940).

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

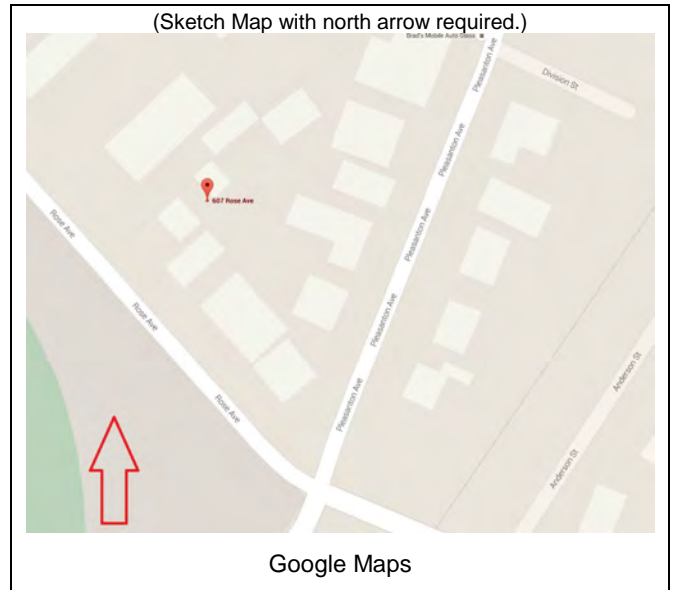
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



Page 3 of 3

\*Resource Name or # 607 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 607 Rose Avenue was originally constructed as a two-story dwelling with a centered, enclosed entry porch and a narrow, single-story addition along the rear elevation. Sometime after 1943, owners constructed a single-story, off-set rear block with a hipped roof on the northwest corner of the main block (Sanborn 1929, 1943).

**B10. Significance** (continued from page 2)

By the early 1940s, Arthur and Hazel Hansen owned the dwelling, and the property was on a separate lot from the adjacent Kirkpatrick property. Arthur Hansen owned one of the local automobile garages in Pleasanton. The Hansens do not appear to have lived on the property in 1940 (US Census 1940, Pleasanton 1940).

607 Rose Avenue exhibits some hallmarks of the Craftsman style, including a wide eave overhang and bracing at the roofline, but is not a distinctive example of the style. The property has also been altered with new stucco cladding, possible removal of original architectural ornament and trim, and window and door replacement. The property no longer retains enough integrity of design, materials, workmanship, or feeling to convey its association with Craftsman style architecture. The property may be associated with the Home for Unusual Problematical Children that operated on the former Kirkpatrick property in the 1920s and 1930s, but given the loss of physical integrity it is unlikely the property would contribute to a historic district associated with the facility. The home may also be associated with Dr. Vaclav H. Podstata, a prominent psychiatrist in California specializing in the treatment of mental illness in children. If the Podstatas lived in this house while operating the Home for Unusual Problematical Children, the property may be eligible under this context. However, the property has lost integrity of design, materials, workmanship, and feeling since the end of the period of significance for this context in the early 1940s.

607 Rose Avenue does not appear eligible for the California Register of Historic Resources.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

"To Hold Benefit Garden Party." *Livermore Journal*, Volume 8, Number 38, June 8, 1927, p. 2. California Digital Newspaper Collection. <http://cdnc.ucr.edu/cgi-bin/cdnc?a=d&d=LMJ19270608.1.2#>. Accessed 6/1/2015.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

"Well Known Hotel Man Passes Away: Colonel John C. Kirkpatrick of Palace Company Succumbs to a Brief Illness." *San Francisco Chronicle*, November 6, 1914, p. 16.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6

\*Resource Name or # (Assigned by recorder) 627 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 627 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-032-00

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

627 Rose Avenue is a 1.5-story, multiple family dwelling (2 units) with a gable roof and long, rectangular plan. The property features:

- Engaged porch on the southwest corner with round posts on square pedestals, square balustrade, fretwork under the balustrade, and steps with parapet wall, metal pipe railings, and temporary framing of unknown purpose
- Historic main entrance on the west elevation under the porch with broad, three-part transom and sidelights
- Secondary entrance (to second dwelling unit) and engaged porch on the west elevation near the rear of the block with historic paneled and lit wood door and transom light; original balustrade, square newel posts with ornamented caps, and steps with parapet walls
- French doors set on both sides of main entrance fitted with casement screens
- 1/1 double-hung, wood windows in most openings
- Semi-hexagonal bay window on west elevation between entrances
- Engaged screen porch on east elevation, noting historic extent of front wrap-around porch (now partially enclosed on SE corner)
- Secondary entrance with landing on south end of east elevation

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Rose Avenue  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1900, City of Pleasanton

\*P7. Owner and Address:

Schwaegerle, Gary & Phoebe F.  
189 W Angela St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: John C. and Mary Kirkpatrick House; Home for Unusual Problematical Children (Rose Avenue Cottages)

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

Residential Development; Civic, Religious, and Institutional  
Residential: Early 20<sup>th</sup> Century Expansions and Additions; Civic: School; Agriculture:

\*B10. Significance: Theme: Development; Agriculture Area: Horse Breeding and Racing

Arts and

Property Type: Crafts/Craftsman, Sanitarium

Period of Significance: \_\_\_\_\_ Applicable Criteria: 1/A

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

The property associated with 627 Rose Avenue was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold of parcels off in various acreages (Thompson 1878; Pleasanton Downtown Historic Context Statement).

In the early 1910s, this property was owned by Colonel John C. Kirkpatrick (1856-1914) of San Francisco, who used the property as a country residence (Pleasanton 1912). Kirkpatrick was the managing director of the holding company that operated the Fairmont and Palace hotels in San Francisco and an avid race horse breeder and trainer. Kirkpatrick kept a stable of trotters and pacers at the Pleasanton Racetrack, just across Rose Avenue from his country home. Kirkpatrick was well-connected politically in northern California, and served as a San Francisco Harbor Commissioner and Park Commissioner. He also served as a directory of the Southern Pacific Railroad, Wells Fargo Bank, and Associated Oil Company. Kirkpatrick chaired the California Agricultural District Fairs committee in the 1910s (Well Known Hotel Man, 1914).

By 1924, the former Kirkpatrick House was in use as the Home for Unusual Problematical Children (also known as the Rose Avenue Cottages). The institution was a residential program for children suffering from mental illness and occupied the site until the late 1930s (US Census 1930; Pleasanton 1940). Dr. Vaclav H. Podstata (1870-1947) founded the Rose Avenue Cottages in Pleasanton in 1924 after tenure at the nearby Livermore Sanitarium, a cottage-style hospital also dedicated to the treatment of mental illness. Dr. Podstata began his psychiatric career in Illinois where he supervised and modernized several mental health institutions in the state. He also lectured in psychiatry at the University of California from about 1910 until at least the early 1930s (University of California, Berkeley; various).

(continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP2. -- Single Family Property; HP15. -- Educational Building; HP41. -- Hospital

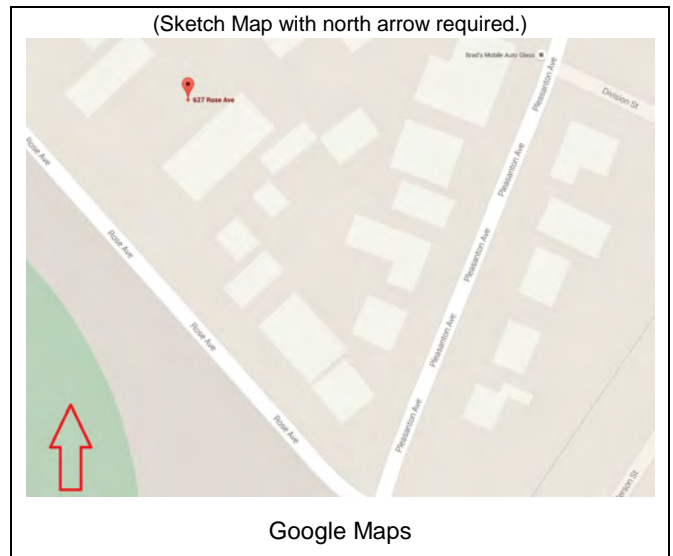
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 6

\*Resource Name or # 627 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Narrow addition with shed roof on rear elevation
- Wood shingle siding
- Two interior brick chimneys, one on each roof slope toward rear elevation

The property also includes:

- a historic, single-car garage with gable roof and wood shingle siding and metal overhead door at the street frontage
- A tank house base (no tank) behind the main dwelling with wood shingle siding, a new shed roof and deck on the rooftop of an attached shed
- A new single-family ranch form dwelling with stucco cladding and all new materials at the rear of the lot
- A historic shed of unknown use with gable roof, shaped window trim, stucco siding, and new vinyl sliding sash
- A single-story, three-unit dwelling with gable roof along the west lot line
- Series of small sheds
- New car port at west end of lot, at street frontage
- Trash shelter with gable roof at center of lot, on Rose Avenue

Landscape features include metal fencing along Rose Avenue, interior paved drives, and natural rock lining main drive.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates a series of changes to 627 Rose Avenue since the early 20<sup>th</sup> century. In 1907, the property was a single-story dwelling with an irregular, rectangular plan and a wrap-around porch on the south, east and west elevations of south half of the building. The property also had an engaged porch, consistent with existing, along a portion of the west elevation. The property at that time included a shed at the northwest corner of the lot, the tank house, the shed currently on site in the center of the lot, and a 2-story barn or stable northeast of the dwelling (Sanborn 1907). By 1943, the barn and water tank were gone, and the shed in the northeast corner of the lot was used as a small garage. At this time, the lot appears to include the property now at 607 Rose Avenue (Sanborn 1929, 1943).

Historic photographic evidence indicates that the house originally had wavy wood shingle cladding consistent with rustic ornament popular during the Arts and Crafts movement of the early 20<sup>th</sup> century. The house also had coved and wrapped eaves, providing for a characteristic, continuous shingle treatment. The property was heavily landscaped and had an elaborate square pale fence with tall, square columns topped with orbs (See Continuation Sheet).

Sometime after 1943, owners enclosed the southeast portion of the wrap-around porch, probably in conjunction with converting the house to two-family use. Owners also enclosed the rear porch and constructed a small shed addition on the rear elevation. Review of City of Pleasanton building permit records revealed no permits of note.

**B10. Significance** (continued from page 2)

The Rose Avenue Cottages was a progressive, free institution for the education and treatment of mentally ill children. A 1929 news article about the program stated, "Here was to be tried out the power of combined science and love for the cure of the nervously unadjusted child" (Parents Reading Circle 1929). The cottages hosted no more than 24 children at a time to allow for individual care. In 1930, the only year where census data is available for the home, the Rose Avenue Cottages hosted twenty children ranging in age from five to fifteen. Staff included Maude Stedman, a registered nurse and managing director of the facility; Edward Holzrter, a gardener; Louise Douglas, a housekeeper; and Phyllis Young, teacher (US Census 1930). While at the institution, children participated in a variety of outdoor activities, including horseback riding, swimming, and various outdoor sports. They also learned dancing, music, drama, and handicrafts ("Dr. Podstata Guides," 1935). Dr. Podstata shared his institutional model in a small book on the Rose Avenue Cottages in 1926 titled, *The Rose Avenue Cottages: for the Study and Re-Education of Unusual Children, Pleasanton, California*. The facility appears to have enjoyed support from local Pleasanton charitable interests during its operation, with the Bruce, Benedict, Briggs, Hartwell, and Hansen families supporting the institution ("To Hold Benefit," 1927).

The Podstata Family appears to have lived on site, either in the Kirkpatrick house or the later residence at 607 Rose Avenue until 1940 (US Census 1940). After 1940, Sam and Lena Whiting owned the property, but neither appears to have lived in Pleasanton previously (Pleasanton 1940). The Whitings owned the property through at least the mid-1960s (Pleasanton Building Permits).

627 Rose Avenue is associated with the history of horse racing and breeding in Pleasanton, serving as the county residence for regional breeder and racer J.C. Kirkpatrick adjacent to the Pleasanton Racetrack. This building and the Heathcote-MacKenzie House at 4501 Pleasanton Avenue (National Register) are the only two identified extant properties in Pleasanton associated with this context. The property is also associated with the history of institutional development in Pleasanton and the Amador-Livermore Valley as the site of the Home for Unusual Problematical Children, also known as the Rose Avenue Cottages, a progressive facility for the treatment and education of mentally ill children. This building and the Schween-West House at 309 Neal Street are the only extant, identified properties in Pleasanton associated with hospital use, and 627 Rose is the only historic property associated with regional health care in Pleasanton. 627 Rose Avenue retains integrity of location, but has diminished integrity of design, materials, workmanship, feeling, and setting due to conversion to multiple family use, porch enclosure, loss of some ornamental features such as decorative shingles, minor

## CONTINUATION SHEET

Page 4 of 6

\*Resource Name or #           627 Rose Avenue  
(Assigned by recorder)

Recorded By:   Architectural Resources Group

Date: April 2015

Continuation    Update

window replacement, and construction of rental dwellings on the property. However, because of the rarity of health-care and agriculture-related resources in Pleasanton, these losses of integrity would not necessarily preclude historic recognition. 627 Rose retains a readily discernible original form and outline, most original door and window openings and materials, and sufficient original or historic period materials and workmanship to convey its early associations. In addition, 627 Rose Avenue appears to be among the oldest and best examples of country houses associated with the horse racing history of Pleasanton wherein a higher degree of alteration may be acceptable for recognition. 627 Rose Avenue appears eligible for the California Register of Historic Resources under Criterion 1.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

"Dr. Podstata Guides Child Play School." *Berkeley Daily Gazette*. May 25, 1935, p. 5. California Digital Newspaper Collection.

"Parents' Reading Circle Visits Pleasanton Home. *Berkeley Daily Gazette*. April 22, 1929. California Digital Newspaper Collection.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

"To Hold Benefit Garden Party" *Livermore Journal*, Volume 8, Number 38, 8 June 1927. California Digital Newspaper Collection.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

"Well Known Hotel Man Passes Away: Colonel John C. Kirkpatrick of Palace Company Succumbs to a Brief Illness." *San Francisco Chronicle*, November 6, 1914, p. 16.

Page 5 of 6

\*Resource Name or # 627 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

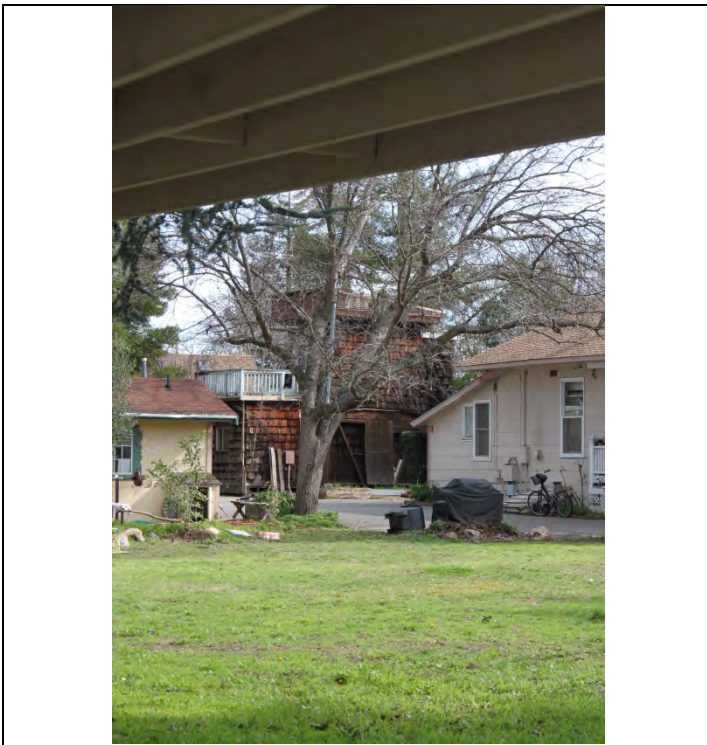
Update



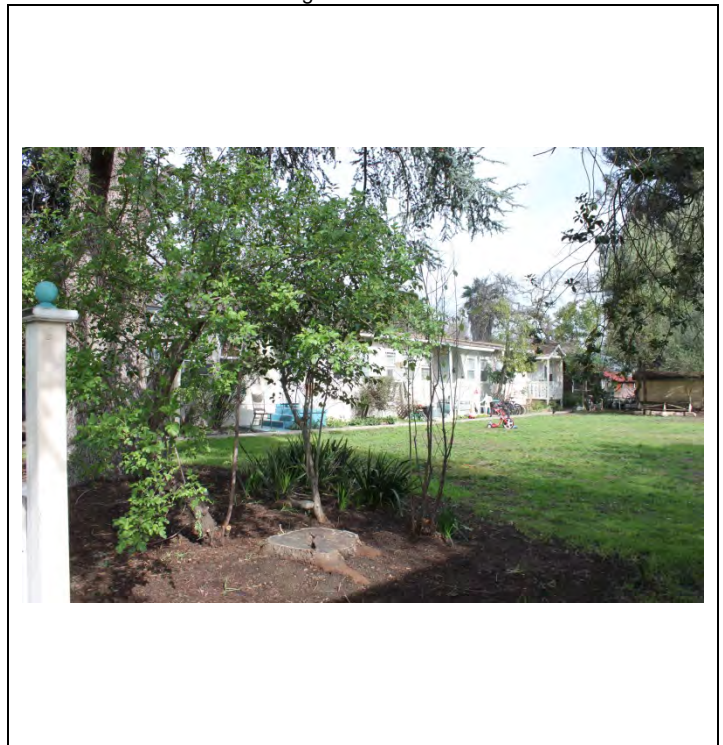
West elevation, looking NE from Rose Ave.



Lot Interior with original (left) and new (center left) secondary buildings  
Tank house and garage in background (center right)  
Looking N from Rose Ave.



Tank house base, looking NE from Rose Ave.



Studio apartments on west edge of lot  
Looking NW from Rose Ave.

Page 6 of 6

\*Resource Name or # 627 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Lot frontage showing car shelter, fencing, and trash shelter  
Looking E on Rose Avenue



Residence of J. C. Kirkpatrick, Pleasanton, CA (ca. 1910)  
Collection of the Amador-Livermore Valley Historical Society  
Pleasanton, CA



Residence of J. C. Kirkpatrick, Pleasanton, CA (ca. 1910?)  
Collection of the Amador-Livermore Valley Historical Society  
Pleasanton, CA



627 Rose Avenue; date unknown  
Collection of the Amador-Livermore Valley Historical Society  
Pleasanton, CA

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 689 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 689 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-033-00

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

689 Rose Avenue is minimally visible from the street, but appears to be a single-story, side gable dwelling with a full-length front porch and ell. The property also contains a temporary structure at the rear of the lot and a carport. The lot frontage is enclosed with a metal fence with brick piers.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from Rose Avenue  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1912, City of Pleasanton  
Before 1907, Sanborn maps

\*P7. Owner and Address:

Gomez, Marie S. Tr.  
689 Rose Ave  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Unknown Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

689 Rose Avenue was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold off parcels off in various acreages (Thompson 1878, Pleasanton Downtown Historic Context Statement).

In the 1910s, when the property at 689 Rose Avenue was built, an H.A. Smith owned the property (Pleasanton 1912). By 1930, Joseph and Catherine Johnson rented the house on the parcel. Joseph was a race horse trainer at the adjacent Pleasanton Race Track (US Census 1930). The Johnsons' son, Al operated Al Johnson's Pool Hall on Main Street (Trimingham 14, 32).

In 1940, Dr. Jewel Douglas Fay, a neuropsychiatrist trained at the University of California owned the property. Dr. Fay worked at the Livermore Sanitarium with Dr. Vaclav H. Podstata, founder of the Home for Unusual Problematical Children (also known as the Rose Avenue Cottages) nearby at 627 Rose Avenue (Regents 1917; University of California 1928; The Livermore Sanitarium 1921). It is unclear if Dr. Fay also worked at the Rose Avenue Cottages, which closed in the late 1930s. Slightly later in the 1940s, Sam and Lena Whiting owned the property. The Whitings also owned the former Rose Avenue Cottages site at 627 Rose Avenue (Pleasanton 1940).

689 Rose Avenue is minimally visible from the street and building form and historic integrity cannot be reliably assessed. The property is not significantly associated with any historic events or persons in the history of Pleasanton. The property may be peripherally connected to the Home for Unusual Problematical Children that operated from 1924 until the late 1930s at 627 Rose Avenue, but it does not appear to have been a core part of the facility. The residence should be reassessed from a closer distance to better determine form and historic integrity and to determine California Register eligibility.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

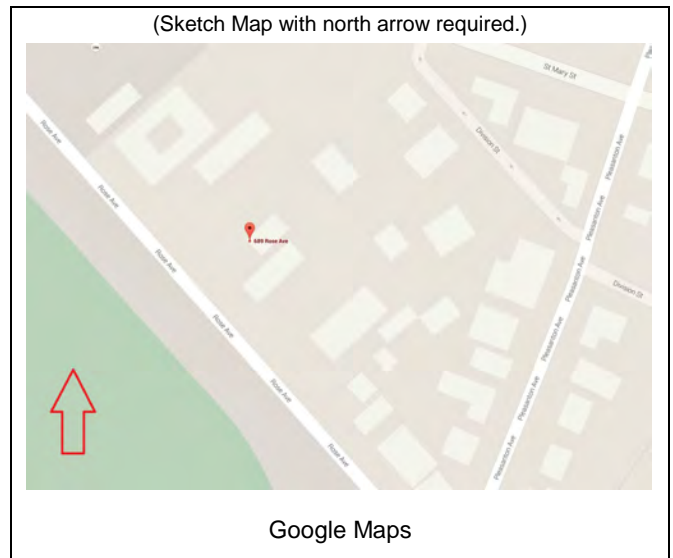
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 3

\*Resource Name or # 689 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn maps indicate that in the early 20<sup>th</sup> century, 689 Rose Avenue was a single-story dwelling with a rectangular plan and full-length front porch. The property included a small outbuilding and open shelter at the rear of the lot, possibly associated with keeping horses. The property also included several barns (Sanborn 1907, 1929, 1943). Review of City of Pleasanton building permit records revealed no permits on file.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

"The Livermore Sanitarium Livermore, California." Advertisement. *Journal of the American Medical Association*. Volume 77 (1921), p. 46.

Regents of the University of California, *Circular of Information*. Berkeley, CA: University of California Press, 1917.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

University of California Medical School. *Announcement for 1928-1929*. San Francisco: University of California, San Francisco, 1928.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 715 Rose Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 715 Rose Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0127-034-01

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

715 Rose Avenue is a single-story dwelling with a plan that reflects several eras of construction. The rear transverse block and ells date from before 1907, while the front (south) block dates from between 1907 and 1929 (See Construction History). The property features:

- Partial-length, deeply recessed front porch with gable roof, square column support, replacement balustrade, and concrete steps
- Centered main entrance fitted with a new door
- 1/1 double-hung aluminum sash windows in all openings (1982) with decorative shutters featuring diamond cut-outs
- Wood clapboard siding
- Wide verge boards on the front facing eaves and exposed rafters on the front block
- Screen porch at northeast corner

The property also includes a detached garage at the rear of the lot.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from Rose Avenue  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1922, City of Pleasanton  
Before 1907, Sanborn maps

\*P7. Owner and Address:

Fracisco, John  
6625 Hubbard Ln  
Sunol, CA 94586

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold off parcels off in various acreages (Thompson 1878, Pleasanton Downtown Historic Context Statement).

In the 1910s, a Manual Minch owned this property, though he does not appear to have lived in Pleasanton (Pleasanton 1912; US Census 1910, 1920). By the 1940s, John and Mary Dutra owned the property. John was a manager of a "driving park" (US Census 1930). In 1940, the property included land now associated with 741 Rose Avenue (Pleasanton 1940).

715 Rose Avenue has some of the characteristics common in Craftsman-style residences in Pleasanton. The dwelling is a single story in height with a vented attic story; a low-pitched gable roof; wide unenclosed eave overhangs; an off-center, partial-width porch; asymmetrical façade arrangement; exposed rafter ends; square column porch support; and clapboard cladding. However, the property is a modest example of the form, developed as an update to an earlier property, which still forms the rear section of the house. It is therefore not a distinctive example of the Craftsman style in Pleasanton. The property has lost some integrity of materials with window and door replacement, though it appears to retain its overall form, window and door openings, and a significant amount of historic building material.

715 Rose Avenue does not appear to be eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

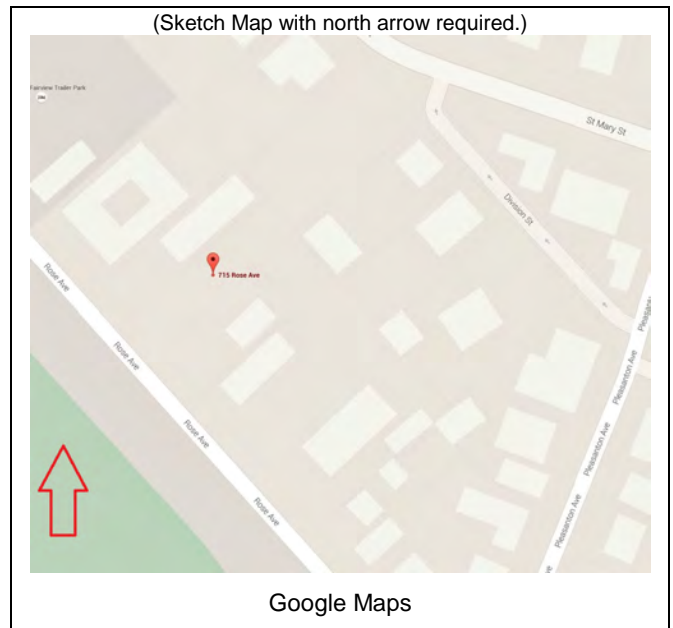
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

\*Resource Name or # 715 Rose Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 715 Rose Avenue was constructed before 1907 as single-story, square-plan dwelling with a full-length front porch, a series of rear ell additions, and an engaged porch on the northeast corner. The property included a two-story barn and a series of single-story sheds at the rear of the parcel (Sanborn 1907). Sometime between 1907 and 1929, owners reconfigured the front of the property in its existing form, adding an entire block onto the front of the original dwelling (Sanborn 1929, 1943). In 1982, owners replaced 18 wood sash windows with aluminum sash (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4304 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4304 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0019-010-00

Southeast corner of Second St. and Kottinger Dr.

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

4304 Second Street is a single-story, side-gable vernacular dwelling with substantial additions. The property features:

- Full-length, attached front porch with all new materials, including square tapered column posts, brick decking and steps, and square spindle balustrade
- Centered main entrance with new door
- Rear ell extension set flush to both elevations of historic main block
- Secondary entrance on south elevation with gable ornament on roofline marking location
- Transverse rear addition with gable roof; addition is substantially larger than historic main block
- All vinyl replacement windows; new bay window on north elevation of main block
- Stucco cladding with wood product clapboard siding in gable ends of main block

The property also contains a historic, single-car detached garage at rear of lot, accessible via Kottinger Drive. Landscape features include intensive lot landscaping scheme, pergola extending from south elevation of main block, wood picket fence with brick piers lining lot frontage, and privacy fencing around side and rear yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1890, City of Pleasanton

\*P7. Owner and Address:

John P Maille  
P.O. Box 430  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached single-car garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: \_\_\_\_\_

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

4304 Second Street was constructed ca. 1890 on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013).

The original owner or builder of 4304 Second Street is unknown, but in the 1910s, Frederick and Josephine (Josei) Sanchez owned and lived at the property. Fredrick Sanchez worked as a gardener (Pleasanton 1912, US Census 1910). By 1920, the Sanchez Family was no longer living at the property, and it may have become a rental property at that time (US Census 1920). In 1930, James and Nellie Owens rented the house. James was a foreman in water system construction. They lived at the property with James' brother and sister-in-law, Estille and Verna Owens and their children. Estille worked as a laborer in water system construction (US Census 1930). In 1940, Walter and Agnes Dornish (or Cornish) rented the property. Walter worked as a carpenter's helper in building and construction. In the early 1940s, Max S. Mattos owned the property, but does not appear to have lived in Pleasanton. The property as of 1940 included land now associated with 4310 Second Street (Pleasanton 1940).

4304 Second Street does not appear eligible for the California Register of Historical Resources. The property is an example of a vernacular, side gable dwelling commonly constructed in Pleasanton. However, owners have substantially altered the property over the later 20<sup>th</sup> century, including stucco cladding, a replacement porch with speculative elements, new windows and doors, and a later 20<sup>th</sup> century rear addition. The property has lost integrity of design, materials, workmanship, and feeling as a result of these changes. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

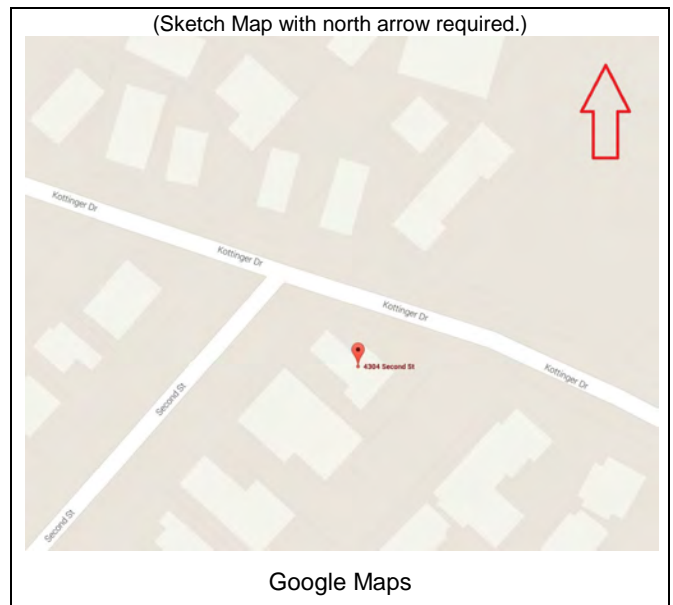
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4304 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that in the early 20<sup>th</sup> century, 4304 Second Street was a single-story dwelling with an ell. It was situated on the same parcel with two other dwellings, likely 229 Kottinger Dr. and 4326 Second Street (Sanborn 1903). By 1907, the property was on a smaller, subdivided lot that encompassed property now associated with 4310 Second Street. owners had added a full-length front porch (Sanborn 1907). Between 1907 and 1929, owners expanded the rear ell south and constructed a small shed addition on the rear elevation (Sanborn 1929, 1943). Sometime after 1943, owners constructed a second, transverse addition on the rear of the dwelling. In 1977, owner Ray Peterson added a new roof and stuccoed the dwelling. In 1990 owners added a new deck and patio cover (Pleasanton Building Permits).

## B12. References: (continued from page 2)

- City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.
- City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.
- Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.
- US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

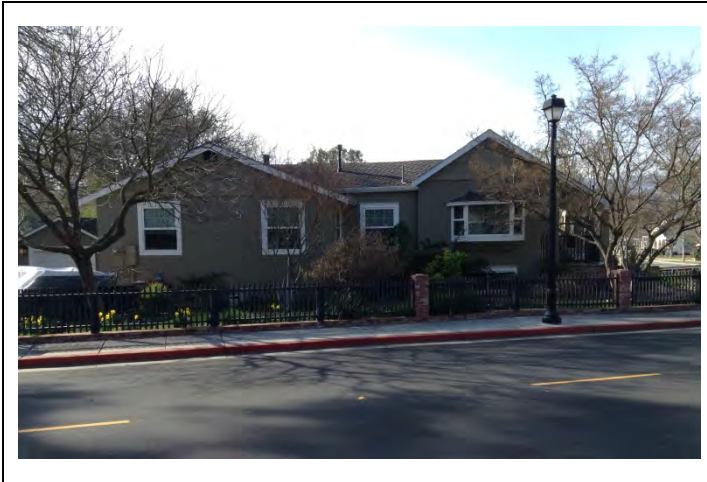
\*Resource Name or # 4304 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



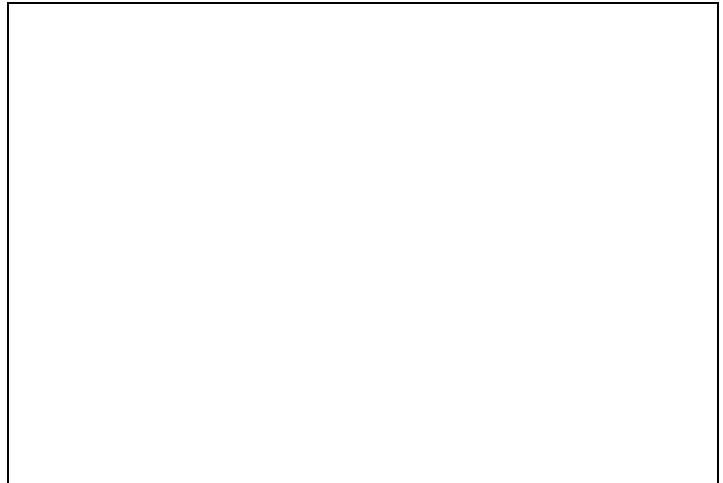
Looking S from Kottinger Dr.



Looking NE from Second Street



Looking SW from Kottinger Dr.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4307 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4307 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-002-00

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

4307 Second Street is a single-story, cross gable dwelling featuring:

- Partial-length, engaged front porch with all new materials, including tapered columns on imitation stone piers and gable projection marking entry
- Off-center main entrance fitted with new door
- Bay window with all new sash on front-facing gable
- French doors on north end of lateral gable section
- All vinyl replacement windows
- Exterior brick chimney on south elevation and interior stucco chimney at ridge
- Projecting gable bay on rear elevation
- Stucco siding on first story level with wood shingle siding in front-facing gable on main elevation

The property also includes a detached single-car garage fronting on Kottinger Drive. Landscape features include privacy fencing around the rear elevation.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1940, City of Pleasanton

\*P7. Owner and Address:

Dondero, Robert & Stellinidondero, Julie  
4307 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Carl and Olga Frudden House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4307 First Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013).

Carl and Olga Frudden constructed this dwelling in 1940 (Pleasanton 1940). The Fruddens operated Frudden's Grocery at 405 Main Street in the 1930s and 1940s. Olga Frudden was the daughter of Dr. Elmer Harms, a local dentist. After marrying, the Fruddens moved to Gonzalez, CA where Olga was a teacher and Carl worked in agriculture and at a local IGA. Dr. Harms owned several buildings on Main Street and when a grocery tenant skipped out owing rent, Carl and Olga returned to Pleasanton and took over the store (Triminham 15, 16; Pleasanton Downtown Association Historical Preservation Committee 5).

4307 Second Street does not appear eligible for the California Register of Historical Resources. The property was constructed as a cross-gable dwelling with small entry porch. Owners have since altered the property with a porch extension, new styling imitating Craftsman style ornament, a new bay window, new siding, and expansion of the north elevation. The property has lost integrity of design, materials, workmanship, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

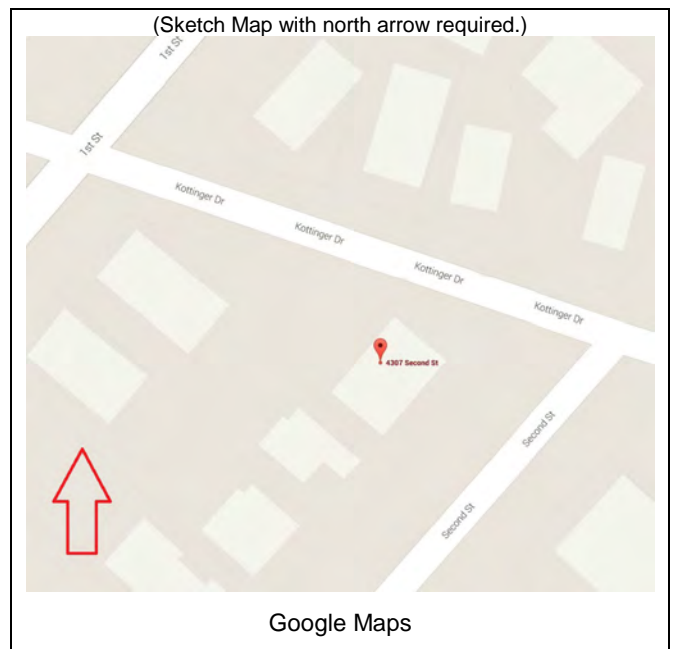
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4307 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4307 Second Street was constructed with a cross-gable plan and small entry porch at the intersection of the gables and a gable projection on the rear elevation (Sanborn 1943). In 2010, owners extended the entry porch across the full length of the lateral gable section and added a bay window to the front-facing gable. Owners also replaced 20 windows and three doors (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4307 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



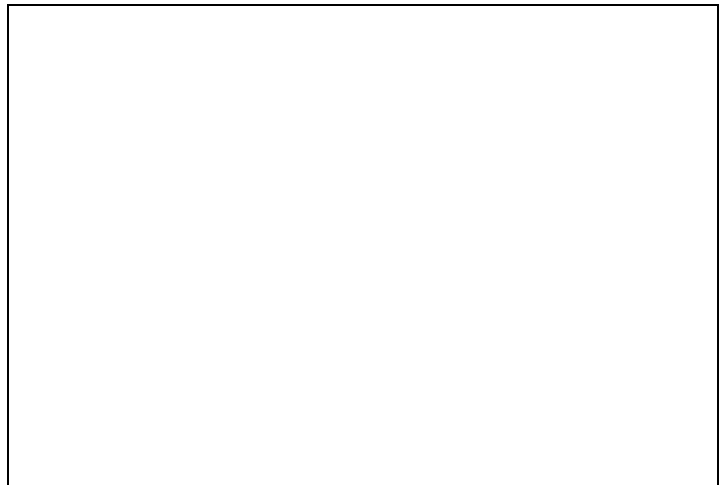
Looking SW from corner of Second St. and Kottinger Dr.



Looking NW from Second St.



Looking SE from Kottinger Dr.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4318 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4318 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0019-013-00

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

4318 Second Street is a single-story bungalow form dwelling with a low-pitched, hipped roof, Craftsman details, and a major rear addition (2004). The property features:

- Full-length engaged front porch with tapered square columns, parapet walls, arched openings, tiled steps, and deeply projecting eaves
- Main entrance set off center to the south and fitted with a glazed wood door and new sidelight
- Three-part, double-hung wood window north of main entrance with decoratively divided top sash
- Fixed rectangular sash window and three-part, double-hung wood window on north elevation
- 1,083 square-foot, single-story rear addition nearly doubling the size of the historic main block
- Addition has similar, low-pitched hipped roof, vinyl windows, sliding door on south elevation
- Exterior stuccoed chimney on north elevation
- 312 square-foot, single-story, attached garage addition with overhead door (2004)
- Stucco cladding

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1928, City of Pleasanton

\*P7. Owner and Address:

Duret, Michael J & Rebecca A Trs  
4318 Second ST  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

\*NRHP Status Code

B1. Historic Name: Joseph and Mary Joseph House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Craftsman Applicable Criteria: 3/C

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

4318 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

The current dwelling a 4318 Second Street replaced an earlier dwelling on the lot. In 1930 the property owners, and likely builders of the present dwelling, were Joseph and Mary Joseph. Joseph worked as a teamster for the Spring Valley Irrigation Company (US Census 1930). In 1940, Louis and Kathryn Hewitson rented the property. Louis was a local butcher. In the early 1940s, Annie Lock owned the property, but she does not appear to have lived in Pleasanton (US Census 1940).

4318 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Craftsman bungalow dwelling in Pleasanton. The property has many characteristics of the style, including a low-pitched hipped roof, wide eave overhangs; full-width engaged porches; square column porch supports on a solid balustrade and stucco cladding. The property was altered sometime in the mid to late 20<sup>th</sup> century with porch expansion and more recently with a large rear addition, including an attached garage. However the alterations appear to meet *the Secretary of the Interior's Standards for the Treatment of Historic Properties* and are compatible in style, massing, and material with the historic main block of the building. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4318 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4318 Second Street was originally constructed as a single-story dwelling with a rectangular plan, and an engaged porch on the southwest corner of the main elevation. The property included a 1.5-story barn with single-story side aisles at the rear of the lot (Sanborn 1929, 1943). Sometime after 1943, owners deepened the front porch and expanded it across the full length of the main elevation. In 2004, owners added a 1,083 square-foot addition to the house and constructed a 312 square-foot garage (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4318 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SE from Second St.



Looking NE from Second St.



Looking NE from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or # (Assigned by recorder) 4319 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4319 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-003-00

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

4319 Second Street is a heavily-altered dwelling originally constructed as a single-story Queen Anne cottage form dwelling. In 2002 owners constructed a 1,061 square-foot addition, including adding a second story to the property. The rehabilitation also included a restyling of the property with speculative ornament and finish materials. The property features:

- Partial length front porch and projecting gable bay on the first story (original building) with all new windows and finish materials, including fan and shingle ornament in gable
- Second story with two projecting gable bays and all new materials, including new shingle ornament in gables
- New wood three-part windows on first and second stories
- New rear projecting bay on second story
- Wood product siding on main wall surfaces
- New exterior brick chimney on south elevation
- Rear porch and balcony

The property includes a detached, single-car garage with sliding door at the rear of the lot. Landscape features include a new, low concrete wall along lot frontage.

(continued on page 2)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1938, City of Pleasanton

\*P7. Owner and Address:

Hennig, Bruce L Tr  
4319 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# CONTINUATION SHEET

Page 2 of 2

\*Resource Name or # 4319 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation     Update

\*P3a. Description (continued from page 1)

4319 Second Street does not appear to be eligible for the California Register of Historical Resources. The property has been heavily altered and no longer retains its historic form or any historic materials.

## References:

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or # (Assigned by recorder) 4326 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4326 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

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

4326 Second Street is a heavily altered, 1.5-story end gable dwelling with a rear addition. The property features:

- Partial-length attached front porch with square column supports, arched openings, parapet walls, concrete decking and steps, gable roof, and vinyl double-hung sash window in gable (2004)
- Fixed sash square and rectangular windows flanking entry
- Centered main entry fitted with new door
- Gable dormers on north and south slopes of main block (1991)
- Substantial rear addition set flush with north and south elevations of historic main block featuring large wall dormers on both slopes (1991)
- Vinyl replacement windows in most openings on secondary elevations
- Stucco cladding

The property also contains a 720 square-foot detached garage (2004) at the rear of the lot. Landscape features include boxwood hedges, fruit trees, and privacy fencing around the side and rear yards with a trellis/arbor gate.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1890, City of Pleasanton

Btn 1907 and 1929, Sanborn maps

\*P7. Owner and Address:

Carey, Robert E & Patricia C  
4326 Second St  
Pleasanton, CA 94566'

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_

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

4326 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Early owners of 4326 Second Street include William and Kate Anselmo in the 1910 (Assessor 1912). William worked locally as a farm laborer (US Census 1910). In 1930, Joseph and Isabella Rose owned the property. Joseph was a laborer doing odd jobs (US Census 1930). In 1940, Joseph and Agnes Rose owned the dwelling. Joseph worked as a laborer at the San Francisco Water Department property in Pleasanton (US Census 1940).

4326 Second Street does not appear eligible for the California Register of Historical Resources. The property has lost integrity of design, materials, workmanship, and feeling with a substantial rear addition, reconfiguration of the front porch, and window and door replacement. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

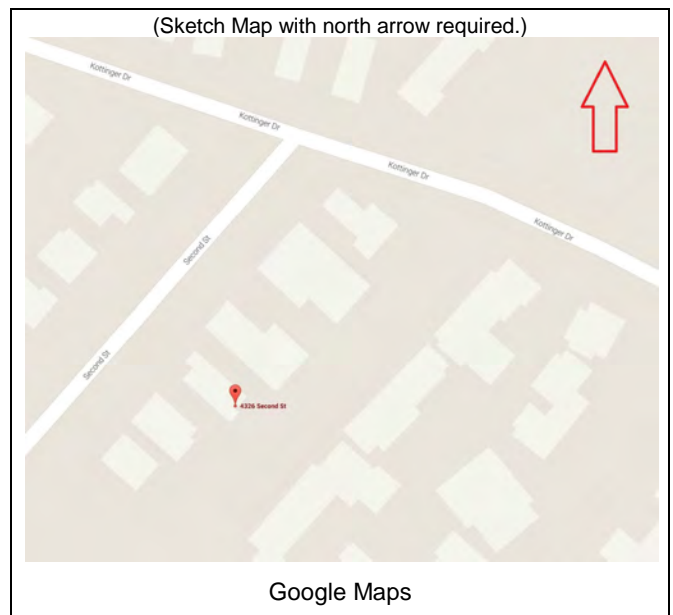
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 5

\*Resource Name or # 4326 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4326 Second Street was constructed between 1907 and 1929 and has been heavily altered over the course of the 20<sup>th</sup> century. In 1929 and 1943, the property was a single-story dwelling with a square-plan main block and single story addition on the south end of rear elevation (Sanborn 1907, 1929, 1943). In 1991, owners constructed a 1,220 square-foot addition, including adding a livable second story under the existing roof line and extending the building to the east. In 2004 owners constructed a 720 square-foot detached garage on the property. They also replaced the existing front porch at that time (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 5

\*Resource Name or # 4326 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



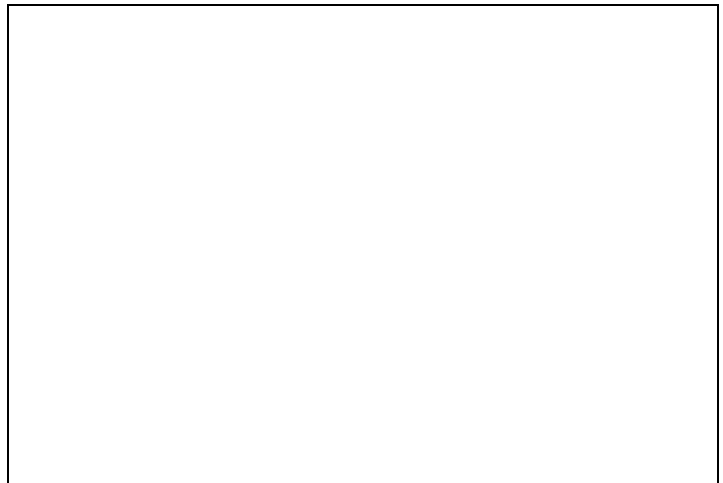
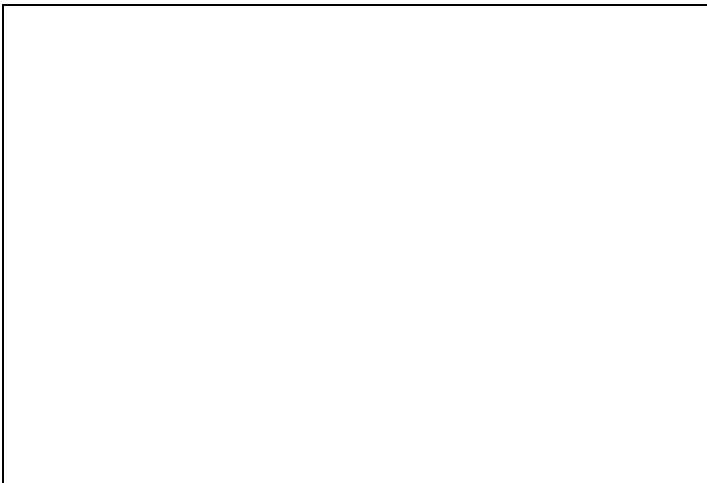
Looking SE from Second St.



Looking E from Second St.



Looking SE from Second St.



# CONTINUATION SHEET

Page 5 of 5

\*Resource Name or #           4326 Second Street  
(Assigned by recorder)

Recorded By:   Architectural Resources Group

Date: April 2015

Continuation    Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4329 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4329 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-004-00

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

4329 Second Street is a single-story dwelling with side-gable orientation and Minimal Traditional styling. The property features:

- A slightly off-center main entrance under an attached, gable entry porch on square posts (expanded 2011)
- A fixed, divided picture window south of the entrance and a semi-hexagonal bay window with double hung-sash north of the entrance
- A projecting front-facing gable on the south end of the elevation
- Double-hung wood windows on secondary elevations
- Wood, channel board siding and vertical scallop-edge siding in the front-facing gable and porch gable
- Exterior brick chimney on south elevation

The property includes a detached former garage with similar materials and styling, converted to a recreation room in 1986.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1939, City of Pleasanton

\*P7. Owner and Address:

Cuda, Brian A & Fairchild, Tara D  
4329 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: William and Hilda Geiger House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Minimal Traditional

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Minimal Traditional Applicable Criteria: 3/C

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

4329 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Before the late 1930s, this property was part with a through-block parcel owned by Angelo and Mary Anselmo (Pleasanton 1912). The owners and likely builders of this dwelling in 1940 were William and Hilda Geiger (alternatively Giger). Bill Geiger was a partner with Hans Hansen and his son, H.C. Hansen in the Hansen-Geiger Dairy operation after 1947. In 1940, he was a foreman at a local dairy, most likely the Hansen & Orloff dairy operation in Pleasanton (US Census 1940, Pleasanton 1940, Davis 21, Wainwright 68).

4329 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Minimal Traditional style dwelling in Pleasanton. The house exhibits many characteristics of the style including a side-gable form with prominent front-facing gable on the main elevation; entrance situated at the intersection of the gables; small entry porch; accent material in the gables, including vertical flush board siding. The property has had some alterations, including porch expansion in 2011 and a bay window installed at some time in the mid-late 20th century. These elements appear to be compatible in the scale, massing, and materials with the historic portion of the building. Overall, the property has a high degree of integrity of design, materials, workmanship, and feeling, retaining a distinct form; most historic windows, doors, and finish materials; and historic ornament. The property is associated with the Geiger Family, who were prominent dairy farmers in Pleasanton in the 20th century, however the property was not associated with their agricultural operations, which were located outside of town, north of the Arroyo del Valle. The property is not significantly associated with any important events or broad patterns of events in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

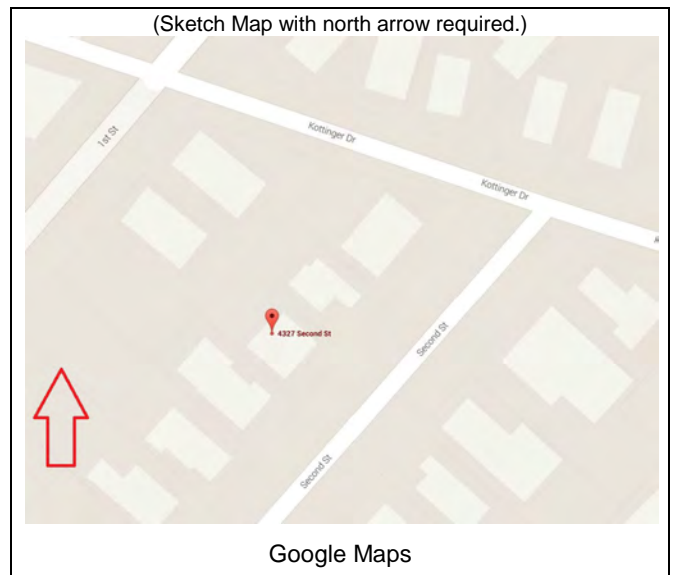
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4329 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4329 Second Street has changed little in form since construction. In 1943, the property was a single-story dwelling with a front cross-gable, small entry porch and rear projecting gable section (Sanborn 1943). Sometime after 1943, owners installed a bay window on the north end of the main elevation. In 2011, owners expanded the entry porch to its current size. The garage on the property was converted to a rec room in 1986 (Pleasanton Building Permits).

## B12. References: (continued from page 2)

- City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.
- City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.
- Davis, Dorothy, ed. *A Pictorial History of Pleasanton*. Pleasanton: Pleasanton Bicentennial Heritage Committee, 1976.
- Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.
- Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.
- Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 4329 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

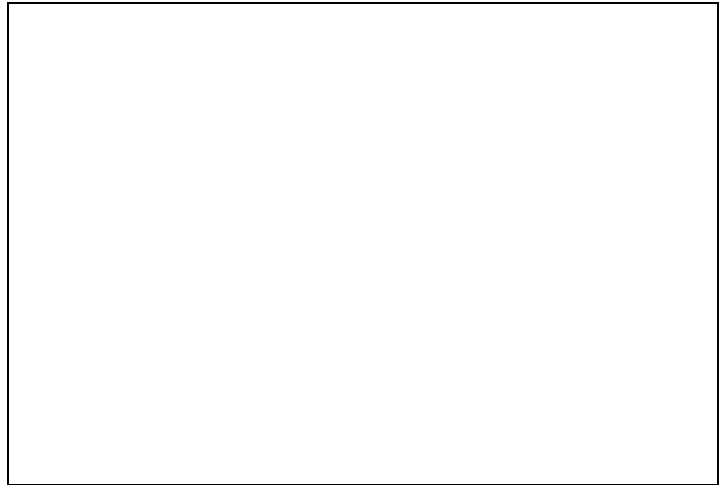
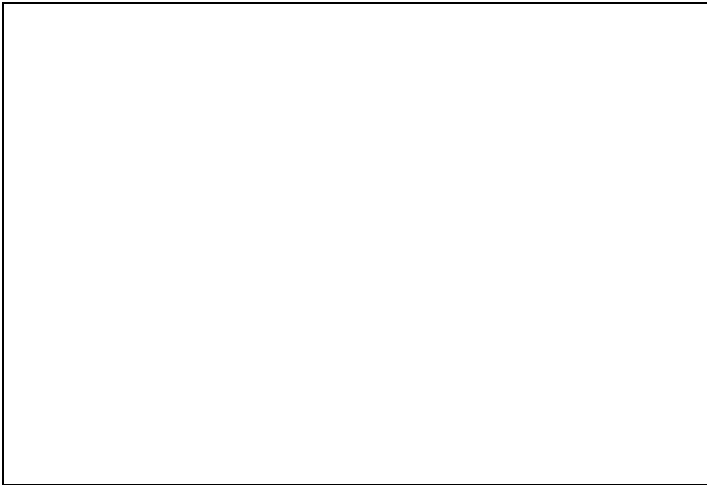
Date: April 2015

Continuation

Update



Looking SW from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4333 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4333 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-005-00

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

4333 Second Street is a heavily-altered single-story, cross-gable bungalow form dwelling. The property features:

- Partial-length, engaged front porch with brick porch platform, piers, and posts and new balustrade
- Main entrance on the north elevation of the porch fitted with new wood door
- Newer bay window north of porch on main elevation
- Front-facing cross-gable across full-length of main elevation with new decorative bracing at apex and applied board ornament in half-timbering pattern
- Projecting gable bays on both ends of north elevation
- Exterior brick chimney on north elevation
- Large two-story rear addition with side-gable orientation; first story is open to create patio space
- Newer double-hung wood windows
- Stucco cladding
- Brick facing on foundation

The property includes a detached garage with similar finish materials converted to a guesthouse at the rear of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1938, City of Pleasanton

\*P7. Owner and Address:

Colella, Trina B  
4333 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4333 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Before the late 1930s, this property was part of a through-block parcel owned by Angelo and Mary Anselmo (Pleasanton 1912). The owners in 1940, and the likely builders of this property were William and A. Gasella (Pleasanton 1940). No residents by that name are listed in the 1940 US Census for Pleasanton (US Census 1940).

4333 Second Street does not appear eligible for the California Register of Historical Resources. The property does not embody the distinct characteristics of a type, period, or method of construction and has been heavily altered with a two-story rear addition, speculative architectural ornament, window replacement and changes in window openings, and window and door relocation. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

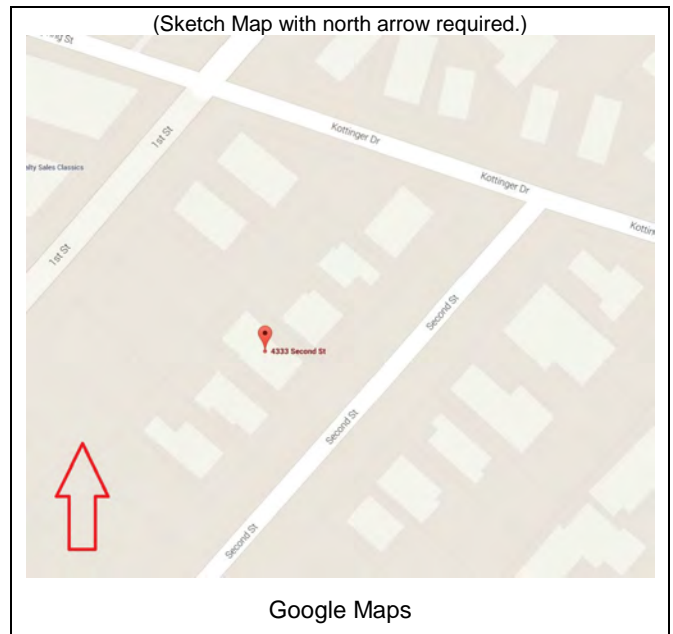
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4333 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that in the early 1940s, 4333 Second Street was a single-story dwelling with a partial-length engaged front porch and two projecting gable bays on the north elevation (Sanborn 1943). Sometime after 1943, owners constructed a two-story rear addition and added the front bay window. In 1983, owners converted the garage to a guesthouse. In 1995, owners substantially remodeled the building, including window and door relocation, installing a new stained glass window, and new skylights. In 2004, owners changed the size of five windows (Pleasanton Building Permits).

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 4333 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

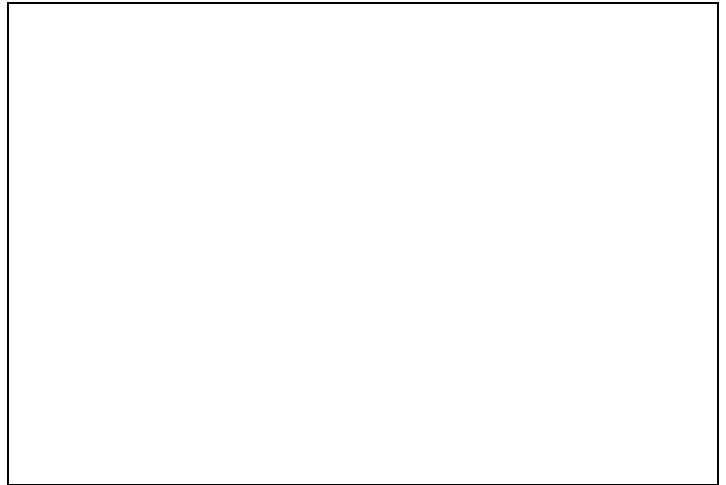
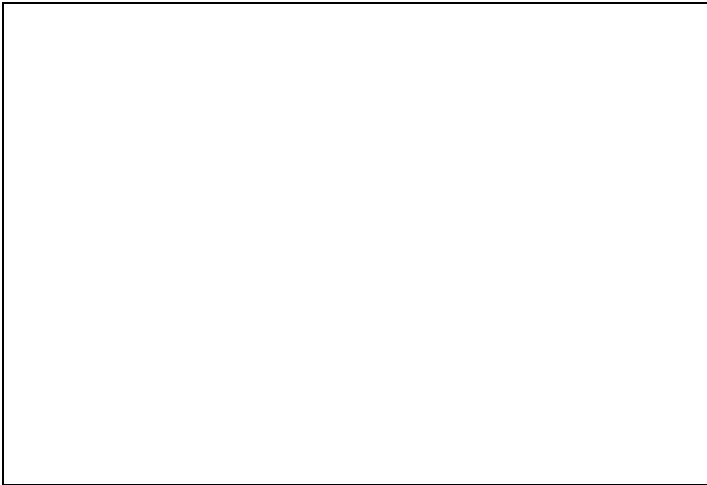
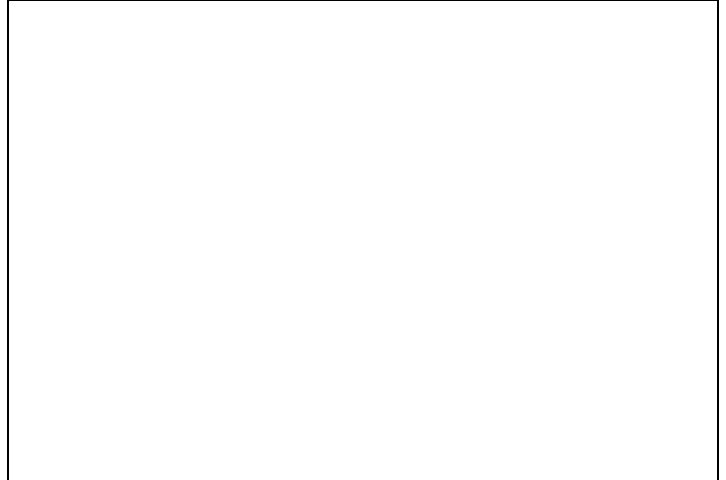
Date: April 2015

Continuation

Update



Looking SW from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4340 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4340 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0019-010-00

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

4340 Second Street is a modest, single-story bungalow form dwelling with a hipped roof. The property features:

- Partial-length, engaged entry porch with square column support and new balustrade
- Main entrance set on the north elevation of the porch; door not visible
- Undivided picture window north of porch on main elevation
- Vinyl replacement windows in other openings
- Utility shed on north elevation
- Narrow, partial-length addition with shed roof on rear elevation
- Textured stucco cladding (newer)
- Exposed, shaped rafter tails

The property also includes a detached garage at the rear of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1911, City of Pleasanton

\*P7. Owner and Address:

Safreno, Richard J & Sumiko Trs & Hale, Melody Etal  
N Cherryhill Ln, Fresno, CA 93720

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Bungalow Applicable Criteria: \_\_\_\_\_

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

4336 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

In the early 1910s, Bertha Cope owned the property associated with this house. Bertha Cope was married to Dr. James Cope, a local physician, and owned substantial property in and outside downtown Pleasanton (Pleasanton 1912, Trimmingham 16-17, Haviland 1915). In 1930, Carlo and Agnes Bartolotti owned the property. Carlo was a laborer in the Remillard Brick Yard (US Census 1930). In 1940, Joseph and Isabel Cabral owned the house. Joseph was a crane operator at the local gravel pit (US Census 1940, Pleasanton 1940).

4340 Second Street does not appear eligible for the California Register of Historical Resources. The property is an example of a modest bungalow form dwelling and retains a distinct form. However, the property has lost integrity of design, materials, workmanship, and feeling with window and door replacement, new stucco cladding, and new porch materials. These changes also appear to have removed historic architectural ornament or finish materials, where present. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

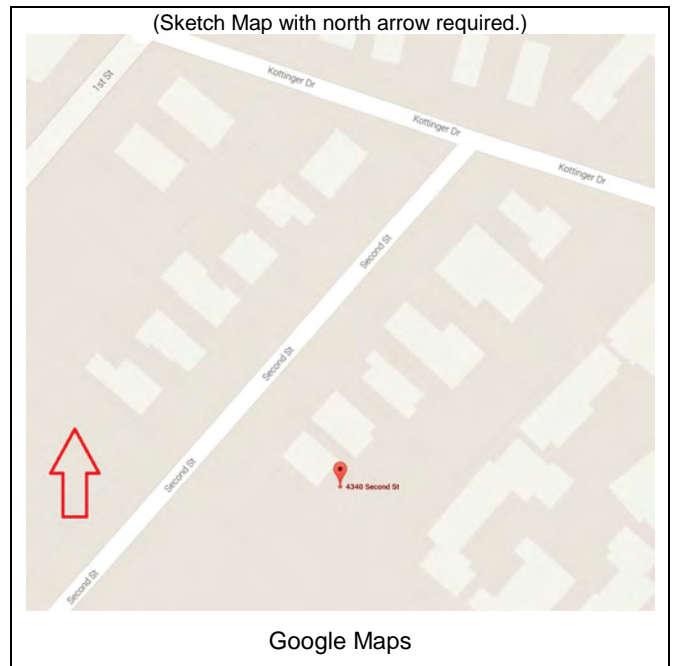
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4340 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 4340 Second Street has changed little in form since construction. In 1929 and 1943 the property was a single-story dwelling with a partial-length, engaged front porch and small rear shed addition (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Haviland, P. A., and Tribune Publishing Company. "Map of Pleasanton Township: Alameda County, California". Oakland: Tribune Publishing Co., 1915. Collection of the Bancroft Library, University of California, Berkeley, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4340 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

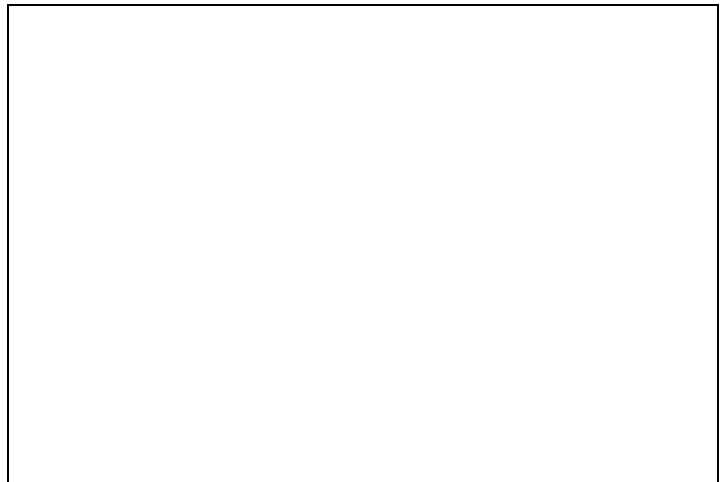
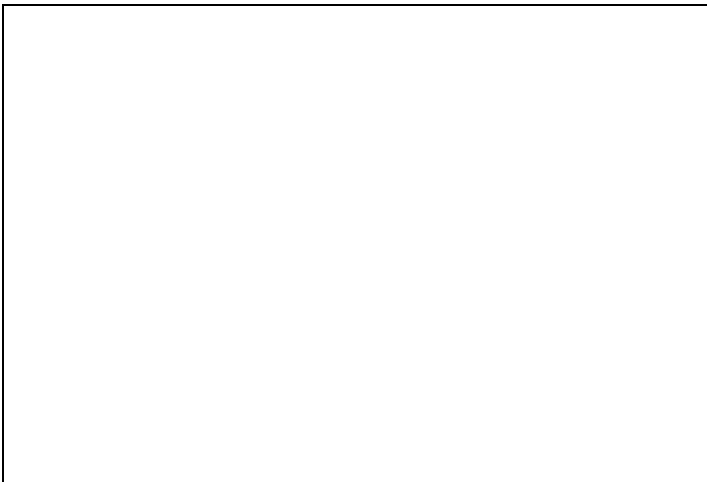
Update



Looking SE from Second St.



Looking E from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4341 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4341 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-006-00

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

4341 Second Street is a single-story, end-gable bungalow with a transverse rear addition with gable roof. The property features:

- Full-length, engaged front porch with arched openings, parapet walls, concrete porch deck and steps, and small arched sculpture arches in some of the porch supports
- Slightly off-center main entrance fitted with a historic wood door
- Double-hung, 1/1 wood sash windows
- Fixed light in gable apex on main elevation
- False bracing at the apex of the gable on main elevation, shaped verge boards on main elevation roofline
- Exterior brick chimney on south elevation
- Stucco cladding

The property includes a detached, one-car garage with gable roof and attached carport.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1930, City of Pleasanton

\*P7. Owner and Address:

McConville, Mark & Teresa Trs  
4341 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman, end gable  
Period of Significance: \_\_\_\_\_ Type: bungalow Applicable Criteria: 3/C

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

4341 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

The present dwelling at 4341 Second Street replaced an earlier dwelling on the property. In 1930, Walter J. and Adelaide Russel rented the property. Walter was a gardener at the US Veterans Hospital (US Census 1930). In 1940, John and Mary Pidoli owned the property. John Pidoli (b. Italy) worked in construction (US Census 1940, Pleasanton 1940). The Pidoles owned the property until at least the mid-1990s (Pleasanton Building Permits).

4341 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of an end-gable bungalow form dwelling with Craftsman details, featuring a full-width engaged porch; false braces and shaped verge boards at the eaves; square porch supports on solid balustrades; and stucco cladding. The property retains a high degree of integrity of design, materials, workmanship, and feeling from the historic period. The property retains compatible cladding materials, original window and door openings, and original door and window fittings. Owners modified the front porch in the mid-20th century with a scheme reflecting classical Mediterranean design principles, but this example of owner personalization within the historic period is an important part of the history of the property and therefore also significant. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

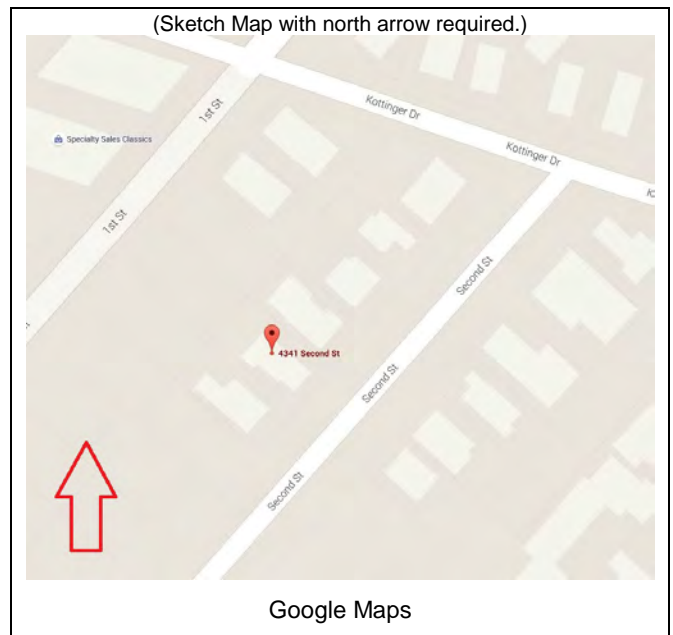
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4341 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4341 Second Street has changed little in form since construction. In 1943 the property was a single-story dwelling with a footprint consistent with the existing dwelling and a full-length front porch (Sanborn 1943). It appears that owners in the mid to late 20<sup>th</sup> century may have altered the front porch design according to principles of Mediterranean design with arched openings and sculpture display arches. Review of City of Pleasanton building permit records revealed no permits of note, indicating this change likely occurred before 1960.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4341 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

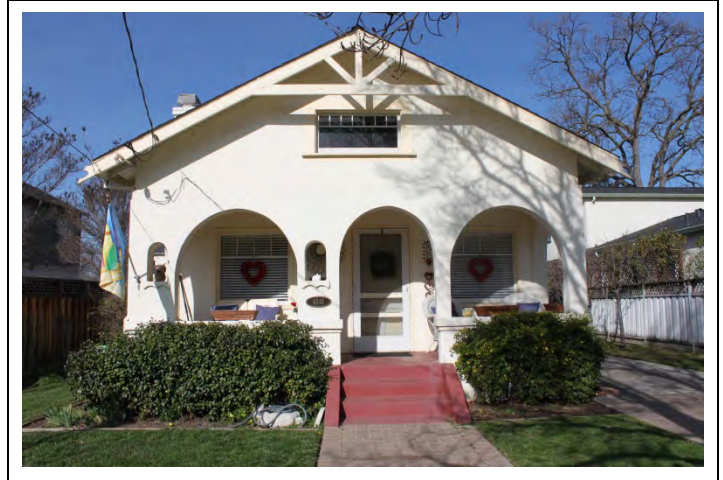
Date: April 2015

Continuation

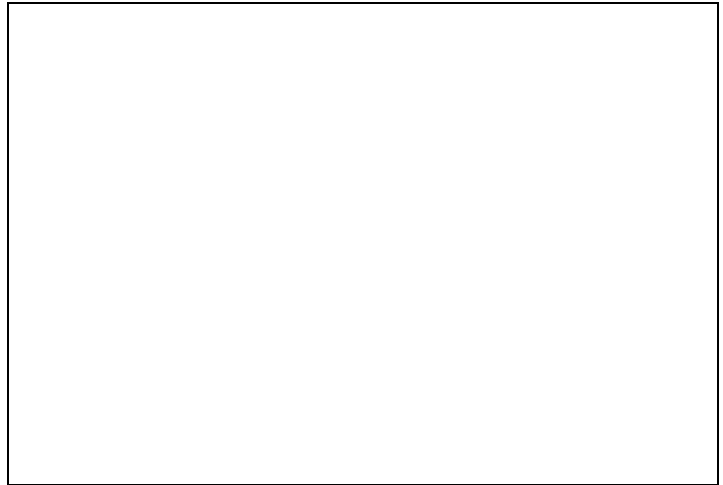
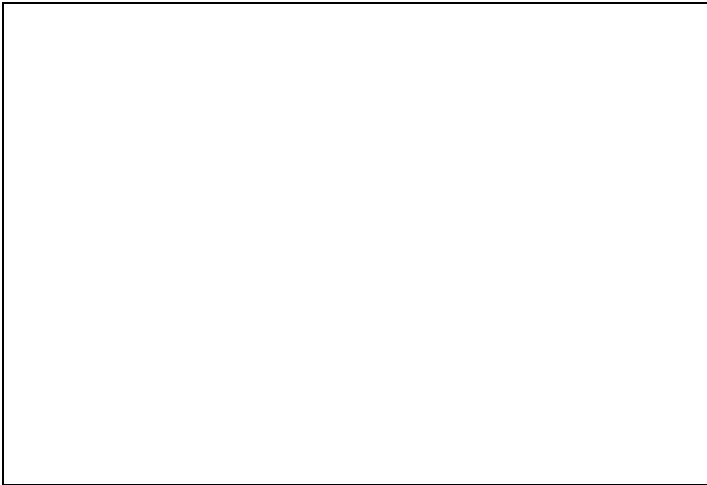
Update



Looking NW from Second St.



Looking W from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4348 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4348 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0019-034-00

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

4348 Second Street is a single-story, end-gable bungalow form dwelling with Craftsman styling. The property features:

- Partial-length, attached porch with front-facing gable roof, square column supports on brick piers, brick parapet walls, brick platform and steps, wide eave overhangs with exposed rafters, and false braces at the gable roofline
- Off-center main entrance; door not visible
- Oversized, wood, double-hung sash window south of entry; three-part picture window with diamond division side lights north of entry; shallow rectangular bay window on north elevation
- Vinyl replacement windows on secondary elevations
- Rear addition with gable roofline at slightly lower story height
- Wood channel board siding on main block, T1-11 siding on rear extension
- Concrete foundation
- Wide eave overhangs with exposed rafters and false braces at the front-facing gable roofline
- Decorative vents at apexes of porch and front gable

The property also contains an outbuilding of unknown use at the rear of the lot and an in-ground swimming pool. Landscape features include privacy fencing around side and rear yards.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:  
Aderman, Walter D Jr & Candace L  
4348 Second St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Henry and Hannah Weigand House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman, end gable  
Period of Significance: \_\_\_\_\_ Type: bungalow Applicable Criteria: 3/C

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

4348 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

The owners and likely builders of 4348 Second Street in the early 1910s were Henry and Hannah Weigand. Henry was a local barber with his own shop. By 1920, Hannah was widowed and lived at the property with her son, daughter and son-in-law Elizabeth and Arthur Rohling, and a granddaughter. Hannah Weigand owned the property through the early 1940s, occasionally working as a housekeeper and cohabitating with her adult children (US Census 1920, 1930, 1940; Pleasanton 1940).

4348 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Craftsman-style, end-gable bungalow featuring a low-pitched roof, wide unenclosed eave overhangs, partial-width attached porch creating an asymmetrical facade, exposed rafter ends and false braces at the eaves; square column porch supports on piers, and wood cladding. The property has been altered with window replacement on secondary elevations and a rear addition, however the rear addition is in scale with the historic main block and the property retains sufficient original material and integrity of design, material, and workmanship to convey its significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

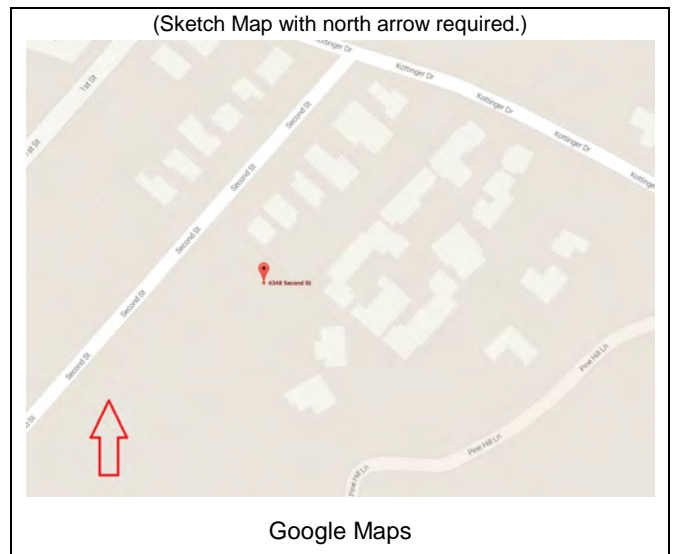
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4348 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4348 Second Street was originally constructed as a single-story dwelling with slightly projecting, partial length front porch; a bay window or projecting by on the north elevation, and a single-story shed addition across the rear elevation (Sanborn 1929, 1943). In 1976, owners constructed a single-story addition across the rear elevation. In 2003, owners installed an in-ground swimming pool (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4348 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

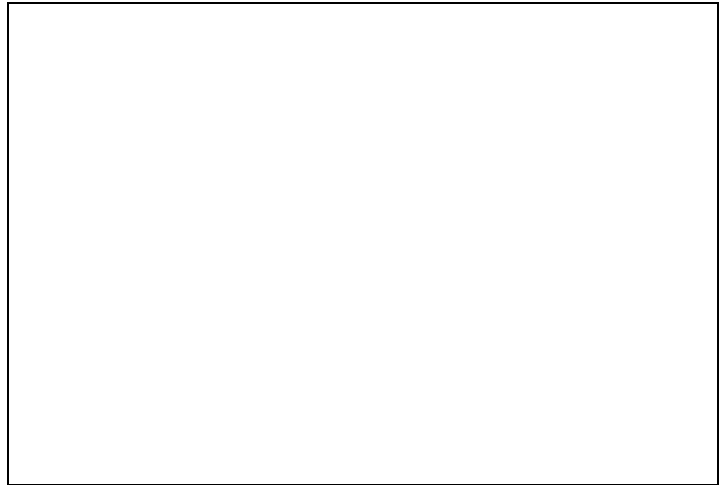
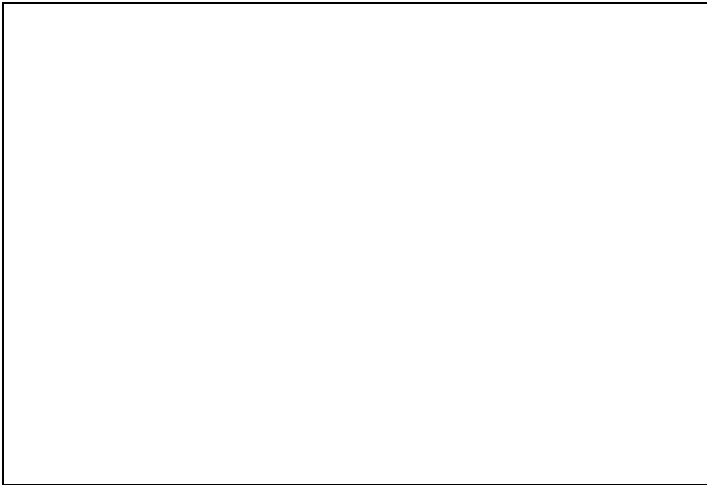


Looking SE from Second St.



Ca. 1930?

Collection of the Amador-Livermore Valley Historical Society



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4355 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4355 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-008-00

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

4355 Second Street is a heavily-altered, single-story, side-gable dwelling originally constructed with Minimal Traditional styling. The property features:

- Full-length front porch with front-facing gable on south end, shed roof on north end and all new materials (2005)
- Off-center main entrance with new door
- All new vinyl double-hung and picture windows
- Rear addition with gable roof set perpendicular to the main block with stucco siding
- Wood channel board siding on the main block
- Secondary entrance on south elevation
- Attached carport on south elevation
- Exterior brick chimney on north elevation

The property also contains a detached, single-car garage and "cottage" at the rear of the lot .

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1938, City of Pleasanton

\*P7. Owner and Address:

Winslow, Kristen B Tr  
4355 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Minimal Traditional

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Minimal Traditional Applicable Criteria: \_\_\_\_\_

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

4355 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

The owners and possible builders of this property in the early 1940s were John and Anne Silva. In 1940, however, the property was rented to Edson and Ruth Caldwell. Edson was a local school teacher (US Census 1940, Pleasanton 1940).

4355 Second Street does not appear eligible for the California Register of Historical Resources. The property has been heavily altered with a large rear addition, a new front porch, and window and door replacement. The property has lost integrity of design, materials, workmanship, and feeling, and no longer retains any discernible historic materials. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4355 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4355 Second Street has been substantially altered since the mid-20<sup>th</sup> century. In 1943 the property was a single-story dwelling with a side gable orientation, projecting gable on the south end of the main elevation, and a small projection on the south end of the rear elevation (Sanborn 1943). In 1985, owners constructed a 520 square-foot, single-story addition to the rear of the residence. In 2002 and 2005, owners replaced the windows, and installed patio doors. Owners also constructed a 299 square-foot porch addition and replaced an existing carport in 2005 (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4355 Second Street  
(Assigned by recorder)

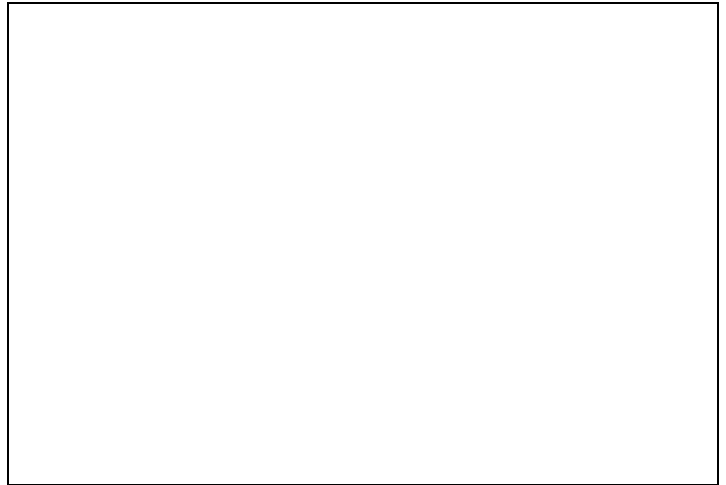
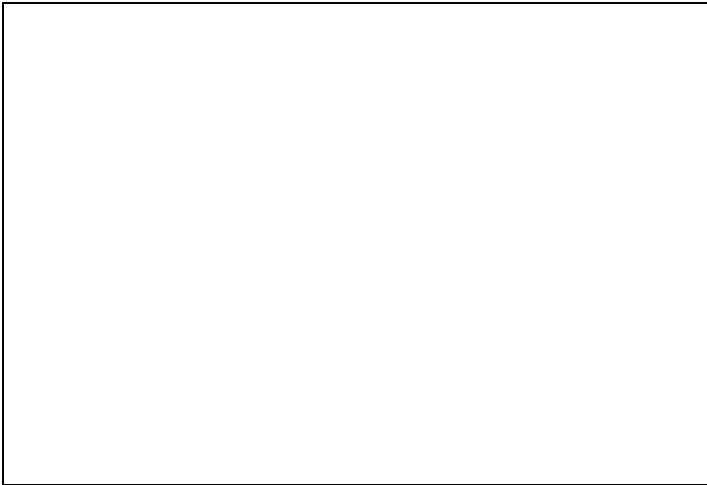
Recorded By: Architectural Resources Group

Date: April 2015

Continuation     Update



Looking SW from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4362 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4362 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0019-033-00

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

4362 Second Street is a single-story-over-basement, end gable dwelling featuring:

- Full-length, attached front porch with square posts, new square baluster railings, scroll sawn brackets, wood decking and steps, and shed roof
- Centered main entry with historic, paneled wood door and transom light
- Shallow, rectangular bay windows with shed roofs on the north and south elevations
- All vinyl 1/1 double-hung sash windows
- Narrow addition across the full length of the rear elevation
- Wood channel board siding
- Sunburst ornament and spindle screen in gable on main elevation

The property also contains several outbuildings, one of which appears to be a carriage barn. Landscape features include a wood picket fence enclosing the front yard and wood privacy fencing enclosing the rear yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1904, City of Pleasanton  
Before 1903, Sanborn maps

\*P7. Owner and Address:

Coffin, Steven A & Deborah L Trs  
4362 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. **Architectural Style** \_\_\_\_\_

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. **Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. **Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Vernacular, end-gable Applicable Criteria: 3/C

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

4362 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Local oral history states that this property was owned by a member of the Anselmo family, and that they purchased the dwelling from John B. Walton, a local builder. Assessment data from the 1910s and the 1940s in Pleasanton, however appears to indicate that Anton C. Vierra owned this property for much of the early 20<sup>th</sup> century (Pleasanton 1912, 1940). The Vierras do not appear to have lived at the property until 1930, when Anton Vierra, then widowed, was living there and working as a laborer doing odd jobs (US Census 1930). In 1940, an H.E. Vierra owned and lived at the property (US Census 1940).

4362 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property was constructed as a modest, end-gable dwelling, a type common in Pleasanton at the turn of the 20<sup>th</sup> century. The property retains its original form, cladding, door and window openings, bay windows, and front door. The property has been altered with porch replacement, window replacement, and possibly Queen Anne style ornament. While these features would typically diminish integrity of design, materials, and workmanship to such a degree that a property would no longer meet eligibility criteria, the rarity of surviving examples of this housing form in Pleasanton may justify eligibility with these changes. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

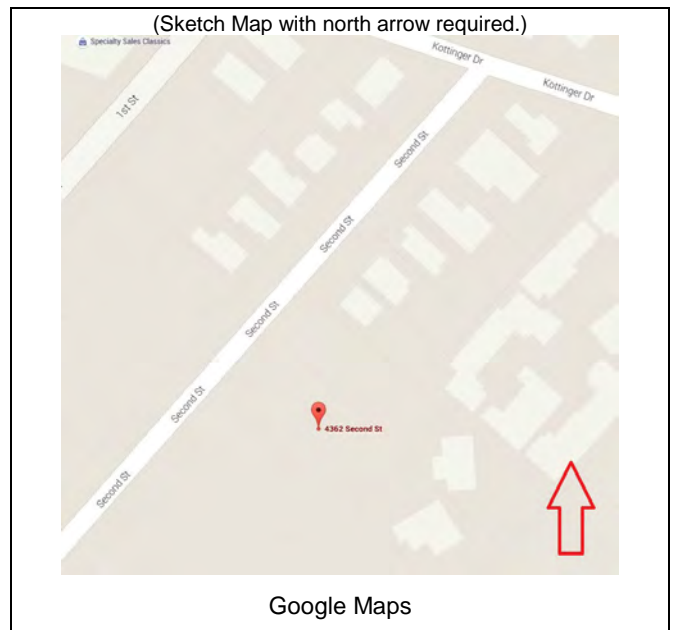
\*B12. **References:** See page 3

B13. Remarks: \_\_\_\_\_

\*B14. **Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4362 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4362 Second Street has changed little in form since construction. From 1903 until 1943, the house had a footprint similar to the existing building, along with a full-length front porch and bay windows on the north and south elevations. The property had a partially enclosed porch on the rear elevation in 1907 that gradually became incorporated into living space by the early 1940s. The property historically included a shed, tank house, a 1.5-story barn with single-story side aisles, outhouse, ancillary dwelling, and garage (Sanborn 1903, 1907, 1929, 1943). Owners restored the property between 1970 and 1978 and sold off a portion of the property to construct two new dwellings. This appears to have included demolition of the barn on the property in 1978. In 1995, owners replaced the front porch and replaced it with an identically configured porch structure (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4362 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

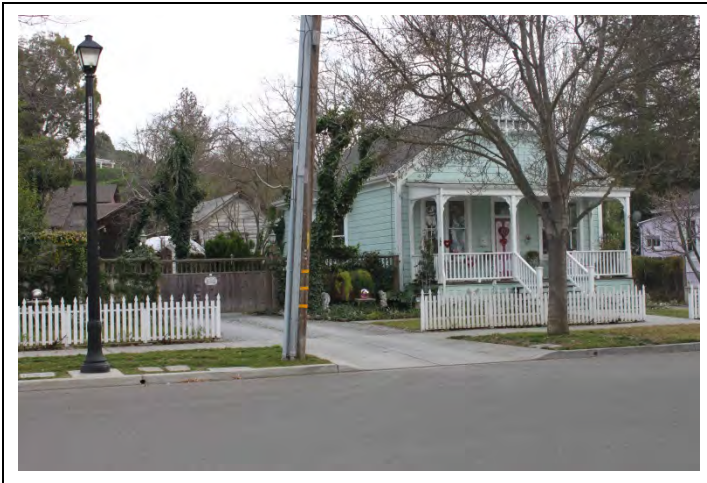
Update



Looking SE from Second St.



Looking NE from Second St.



Looking SE from Second St.



Looking E from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4363 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4363 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-009-00

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

4363 Second Street is a single-story dwelling with an H-shaped plan and low-pitched hipped roofs. The property features:

- Engaged entry porch with flat roof, concrete decking and steps, and pipe railings in recessed center bays of main elevation
- Centered main entrance with historic glazed wood door and broad sidelights
- Large window openings with replacement metal sliding sash and flat hoods on massive brackets in the end bays of the main elevation
- Double-hung wood windows in most openings on secondary elevations
- Deeply projecting eaves cased with T1-11 siding (1965)
- Raised, setback roofline above the central bays
- Stucco cladding
- Roof cladding appears to be an asphalt layer over lumpy insulating material

The property also includes a detached, two-car garage. Landscape features include a metal patio cover at the rear yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1930, City of Pleasanton

\*P7. Owner and Address:

Jenkins, Adrian Tr  
3942 Horseshoe Cir  
Loomis, CA 95650

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Aldo and Iole Bonetti House

B2. Common Name: \_\_\_\_\_

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)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Prairie Applicable Criteria: 3/C

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

4363 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Aldo and Iole Bonetti appear to have constructed this house in 1930. Aldo worked as a blacksmith at the Remillard Brick Company, and later as a mechanic in the local gravel quarry (Pleasanton 1940; US Census 1930, 1940).

4363 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is the best-preserved example of Prairie style architecture in Pleasanton, featuring an overall horizontal emphasis; a low-pitched hipped roof appearing nearly flat in profile; multiple roof planes; wide eave overhangs; decoratively divided windows and glazed doors; and stucco cladding. The property has been altered with replacement of character-defining front windows in original openings and eave repairs with T1-11 siding. However, given the rarity of the property type in Pleasanton, this level of alteration appears acceptable. The property retains overall form and massing and enough character-defining features to convey its significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

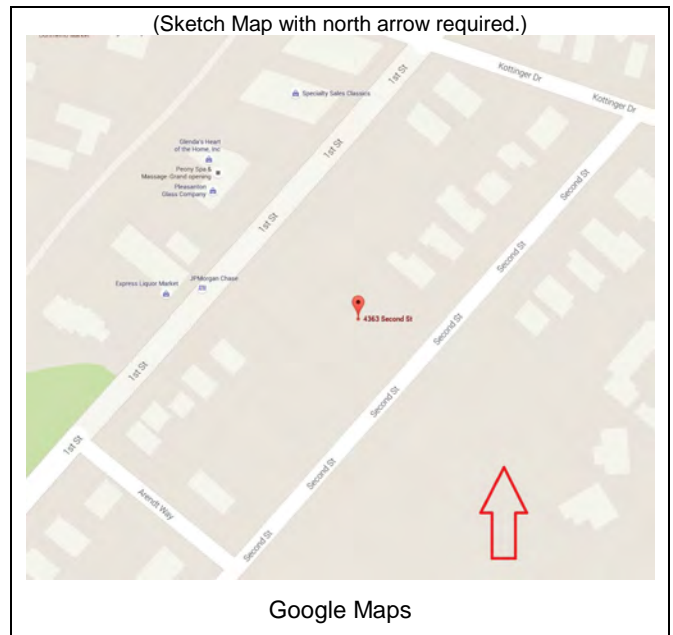
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4363 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

4363 Second Street was constructed as a single-story dwelling with an H-shaped plan. The house had porches in the recessed bays on the front and rear elevations (Sanborn 1943). In 1965, owners cased the overhanging eaves and soffits with T1-11 siding to repair plaster damage. In 1993, owners substantially rehabilitated the garage (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4363 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

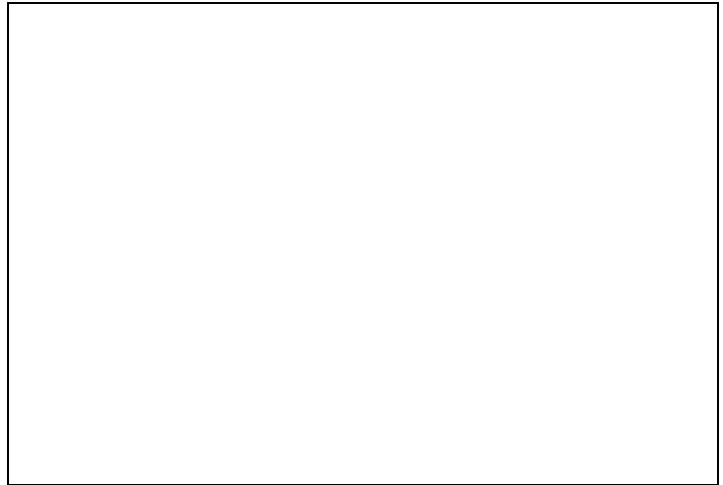
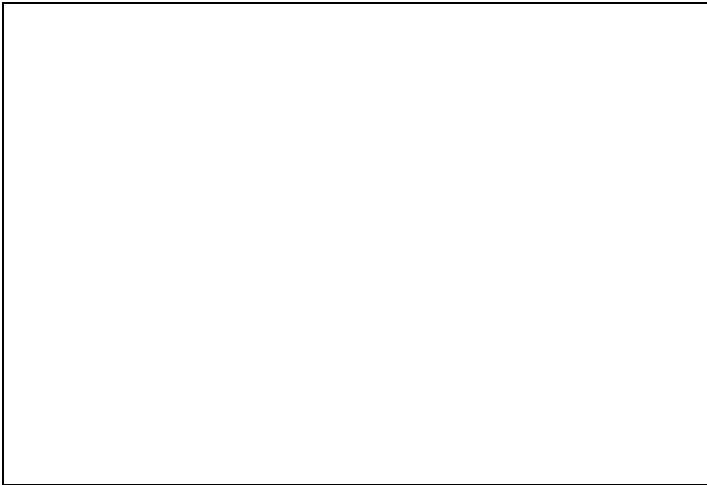
Continuation     Update



Looking W from Second St.



Looking NW from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4370 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4370 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0019-007-00

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

4370 Second Street is a single-story bungalow form dwelling with hipped roof. The property features:

- Full-length front porch with square posts, scroll sawn brackets, new square spindle balustrade, and new wood steps
- Centered main entrance with replacement door
- 2/2 double-hung wood sash windows on front and north elevations; vinyl double-hung and sliding windows on other elevations
- Narrow, full-length addition with shed roof on rear elevation (portion constructed 2002)
- T1-11 siding

The property also includes a detached two-car garage (1996).

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1905, City of Pleasanton

\*P7. Owner and Address:

Coffin, Steven A & Deborah L Trs  
4362 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4370 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Early owners and residents of this property included Angelo and Mary Anselmo in the 1910s. Angelo was a laborer for Alameda County (Pleasanton 1912, US Census 1910). From the 1920s through the early 1940s, Joseph and Mariana Anselmo owned and lived at the property. Joseph worked as a laborer doing odd jobs and later as a gardener at a local country club (Pleasanton 1940; US Census 1920, 1930). The property may have been constructed by local builder John B. Walton.

4370 Second Street does not appear eligible for the California Register of Historical Resources. The property appears to have been constructed as a modest bungalow form dwelling. Since construction, owners have altered the property with window replacement, partial porch reconstruction, door replacement and T1-11 siding. The property may also include speculative decorative features. The dwelling no longer retains integrity of design, materials, workmanship, or feeling for the historic period. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

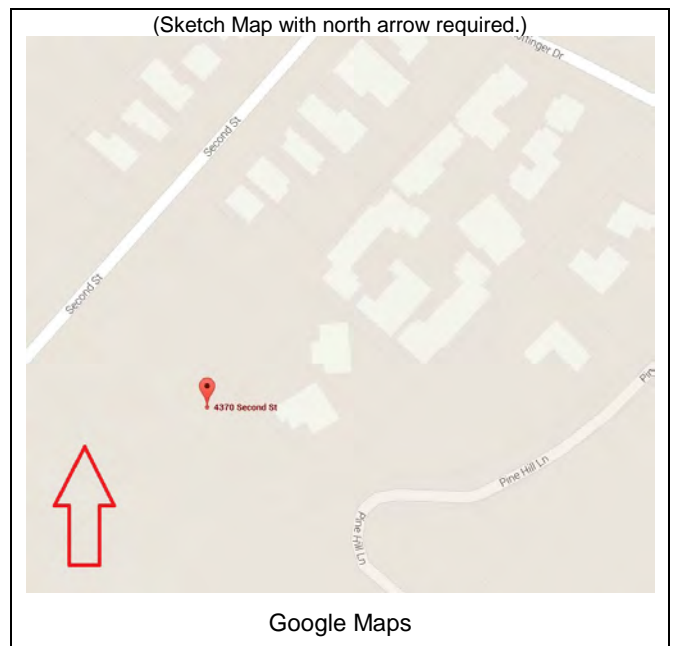
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4370 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4370 Second Street has changed only minimally in form since the early 20<sup>th</sup> century. From 1907 to 1943 the property was a single-story dwelling with a square plan, full length front porch, rear entry porch, and partial-length shed addition on the rear elevation (Sanborn 1907, 1929, 1943). In 1996, owners constructed a new garage on the property. In 2002, owners enclosed the rear entry porch area to construct a second bathroom (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4370 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking NE from Second St.



Looking E from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4371 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4371 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-010-00

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

4371 Second Street is a single-story, end-gable bungalow form dwelling featuring:

- Partial-length attached porch with end-gable roofline; deeply projecting eaves; exposed rafters' shaped verge boards; shaped, eared openings; square supports, and screening
- Off-center entrance; door not visible
- Three-part wood windows with decoratively divided top lights on front and side elevations
- Some metal replacement double-hung and sliding sash windows on rear and side elevations
- Lattice vent at apex of front facing-gable
- Stucco cladding

The property also contains a detached garage with a gable roof, possibly the historic hollow clay tile garage noted on Sanborn maps.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1930, City of Pleasanton

\*P7. Owner and Address:

Hodnfield, Gerald E & Sherri A Trs  
1020 Serpentine Ln  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Craftsman Applicable Criteria: 3/C

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

4371 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Before construction of 4371 Second Street, this property was associated with 4350 First Street and contained a barn (Sanborn 1907, 1929). The earliest documented owners and possible builders of 4371 Second Street were Lawrence and Lottie Thomas. Lawrence worked as an electrician (Pleasanton 1940; US Census 1940).

4371 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of an end-gable bungalow form dwelling with Craftsman styling, featuring a low-pitched roof; wide unenclosed eave overhangs; a partial-width attached porch; exposed rafter ends at the eaves; square porch supports on solid balustrades, and stucco cladding. The property has a high degree of integrity of design, materials, workmanship, and feeling, retaining original form, most historic window configurations and openings, and architectural details. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4371 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4371 Second Street has remained consistent in form since the early 20<sup>th</sup> century. In 1943 the property was a single-story, end-gable dwelling with a partial-length, attached front porch. The property also contained a hollow clay tile garage at the rear of the lot. Review of City of Pleasanton building permit records revealed no permits of note.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4371 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update



Looking NW from Second St.



Looking NW from Second St.



Looking SW from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4376 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4376 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0019-006-00

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

4376 Second Street is a 1.5-story, end-gable dwelling featuring:

- Wraparound, attached porch on west and south elevations with square columns, square spindle balustrade, and wood decking and steps
- Centered main entrance on west elevation and secondary entrance on south elevation with a replacement, glazed wood doors
- Original 2/2 wood double-hung sash windows
- Enclosed section of porch on the east end of the south elevation fitted with divided wood fixed sash
- Paired 2/2 windows in apex of gable on main elevation
- Rear addition extending the roofline of the historic main block, including rear porch (1999)
- Wood channel board siding
- Cornice returns on gable end of main elevation

The property includes a detached, three-car garage (1995) at the rear of the property. Landscape features include metal and privacy fencing enclosing north side and rear yard.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1895, City of Pleasanton

\*P7. Owner and Address:

Mays, Thomas & Pamela  
4376 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Robert and Minnie Miller House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development **Area:** Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, end gable **Applicable Criteria:** 3/C

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

4376 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Local historical accounts and owner research attribute construction of this property to local builder John B. Walton. The dwelling may include a former 1870s Central Pacific Railroad depot from Pleasanton, later used as a barn by John Kottinger when he owned property at the northern end of Second Street (Mays 2015). The Anselmo Family acquired property that included the site of 4376 Second Street in 1900 and reportedly moved the depot/barn to the site by 1907. Early owners included Robert W. and Minnie Miller in the early 1910s (Pleasanton 1912). Robert Miller was a gardener for Phoebe Hearst at her home in Pleasanton, and Mrs. Hearst may have paid for some improvements to building designed by architect David Farquharson (US Census 1910). The building may also include reused material from Hearst's home after 1905 fire damage. In 1930, Joseph and Evangeline Leitch rented the property. Joseph worked as a salesman (US Census 1930). In the early 1940s, Martin and Martina Monighetti, both retired, owned the property (Pleasanton 1940, US Census 1940). They appear to have rented the house to Charles and May Mueller in 1940 (US Census 1940).

Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a well-preserved example of an end-gable, vernacular dwelling form in Pleasanton with modest classical details. The property has integrity of design, materials, workmanship and feeling retaining original door and window openings, window configurations, siding, and wrap around porch. The property has been altered with extension of the rear elevation, partial porch enclosure, and door replacement, but these changes do not impact the ability of the property to convey its significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

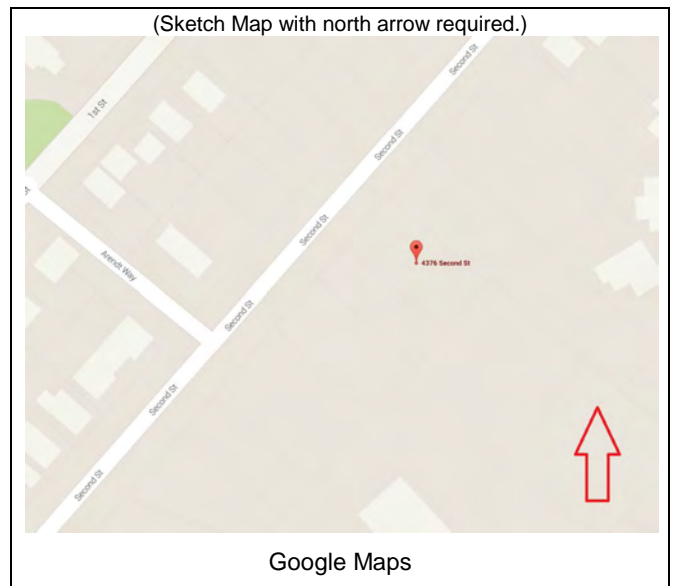
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4376 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

The earliest physical documentation for 4376 Second Street dates to 1907. At that time the dwelling was a single-story building with a rectangular plan and a small entry porch. By 1929, the property had a six-foot extension added to the rear elevation and a wraparound porch in the same configuration as the existing porch structure (Sanborn 1907, 1929, 1943). In 1995, owners constructed a three-car garage on the property. In 1999, owners constructed a 538 square-foot, two-story addition on the rear of the building existing structure (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

May, Pamela. Interview with authors. January 2015.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4376 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking E from Second St.



Looking E from Second St.

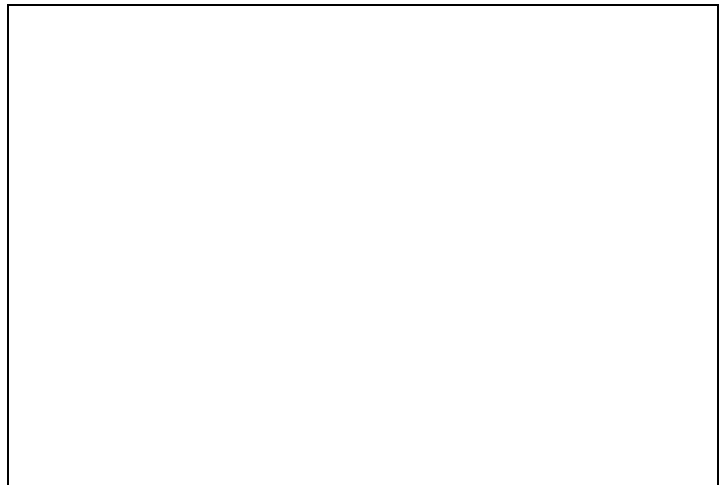
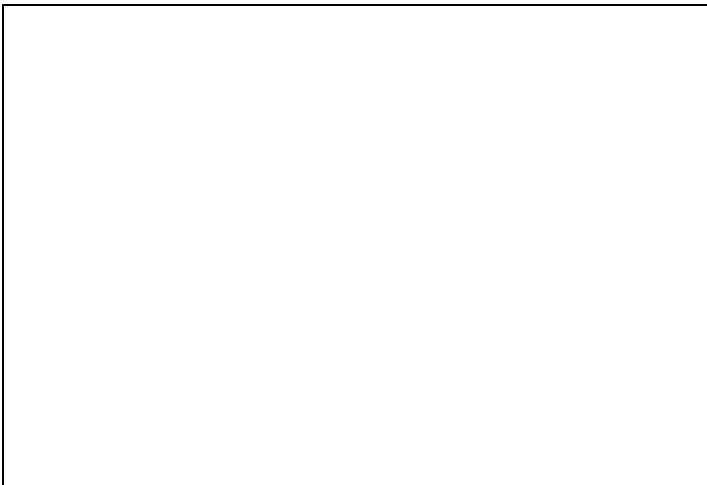


Looking NE from Second St.



Ca. 1920?

Collection of the Amador-Livermore Valley Historical Society



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4383 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4383 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-012-00

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

4384 Second Street is a single-story, vernacular side-gable dwelling with substantial rear additions. The property features:

- Full-length, attached front porch with turned posts, scroll sawn brackets, shed roof, low square spindle balustrade, and wood deck and steps
- Slightly off-center entrance with newer paneled wood door
- Vinyl, 1/1 double-hung sash windows
- Ell hyphen offset to the north
- 2.5-story rear block with gable roof with 1/1 metal sash windows
- Wood channel board siding on all sections

The property includes a detached, single car garage at the rear of the lot. Landscape features include a new pergola over the driveway.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1900, City of Pleasanton  
Before 1903, Sanborn maps

\*P7. Owner and Address:

Green, James M & Lisa  
4383 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: \_\_\_\_\_

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

4383 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Early owners of this property include E. Harris, though no E. Harris appears in US Census records for the periods (Pleasanton 1912, US Census 1910, 1920). In the 1930s and 1940s, Mary P. McDermott owned and lived at the property. Mary was the widow of local blacksmith Henry McDermott. She appears to have purchased the property after her husband's death (US Census 1920, 1930; Pleasanton 1940). Mary McDermott lived at the property with a niece and grandniece and later her sister, Sandrina Lewis (US Census 1930, 1940).

4383 Second Street does not appear eligible for the California Register of Historical Resources. The property is an example of a vernacular side-gable dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> century, but has been substantially altered with out-of-scale rear additions and window replacement. The property no longer retains integrity of design and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

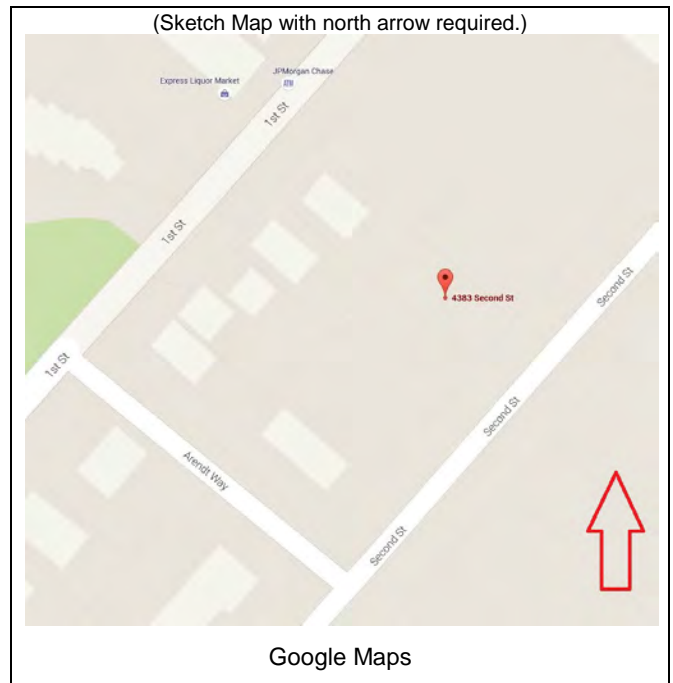
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4383 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4383 Second Street was originally constructed as a single-story dwelling with a side gable plan. By 1929, the property included an engaged porch on the northwest corner of the property. Between 1929 and 1943, owners added a full-length front porch and a rear addition approximately 1.5 times the size of the main block (Sanborn 1903, 1907, 1929, 1943). In 1991, owners demolished the rear block and constructed a 1,135 square-foot, two-story rear addition. In 2005, owners added a 270 square-foot carport. In 2006, owners replaced six windows (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4383 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking W from Second St.



Looking NW from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4384 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4383 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0019-005-00

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

4384 Second Street is a single-story dwelling with a hipped roof and flared eaves featuring:

- Partial-length, engaged front porch with square column supports, parapet walls, concrete steps, wood decking, and metal hand rails
- Off-center main entrance fitted with historic, glazed wood door
- Semi-hexagonal bay window on north end of main elevation with a hipped roof, flared eaves, and false braces at the eave lines
- 1/1 double-hung wood sash windows
- Shallow bay window on the north elevation
- Shallow addition across the rear elevation with a flat roof with a 3-part aluminum picture window on the north elevation
- Narrow, wood clapboard siding
- Interior brick chimney on north roof slope
- Concrete foundation

The property includes a detached, two-car garage with a gable roof at the rear of the lot.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1905, City of Pleasanton  
Btn 1907 and 1929, Sanborn maps

\*P7. Owner and Address:

Leitch, Joy A  
4382 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

\*NRHP Status Code

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne/Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Queen Anne cottage,  
Type: Craftsman Applicable Criteria: 3/C

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

4384 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Early owners of the property included John and Annie Nolan. John worked as a foreman at one of the local hay wholesaling barns and later at a local lumber yard (Pleasanton 1912; US Census 1910, 1920, 1930). By the early 1940s, Joseph and Evangeline Leitch owned the property. The Leitches lived on Vineyard Avenue, but rented the property to Henry and Ethel Bush in 1940. Henry was a laborer doing street work (US Census 1940, Pleasanton 1940).

4384 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne cottage form dwelling with transitional Craftsman details. The property has features characteristic of the Queen Anne cottage form including an engaged, partial length front porch; bay windows, and hipped roof form. The property also has characteristics of Craftsman styling, including wide, flared eaves; false braces under the eaves at the bay window on the main elevation, and square column porch supports and solid balustrade. The property has integrity of design, materials, workmanship, and feeling retaining a distinct form, door and window arrangement, and a high proportion of original materials and ornament. The rear addition to the property is compatible in scale, massing, and materials with the historic main block. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

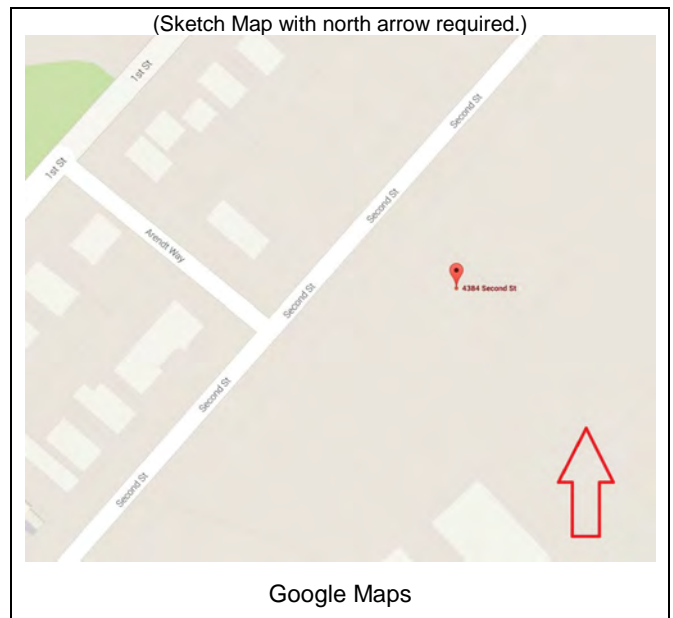
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4384 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn research indicates that 4384 Second Street was originally constructed as a single-story dwelling with a partial-length front porch and bay window on front elevation and a bay window centered on the north elevation. The property also had a full-length rear porch (Sanborn 1929, 1943). Sometime after 1943, owners enclosed the rear porch and incorporated it into living space. Review of City of Pleasanton building permit records revealed no permits of note.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4384 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

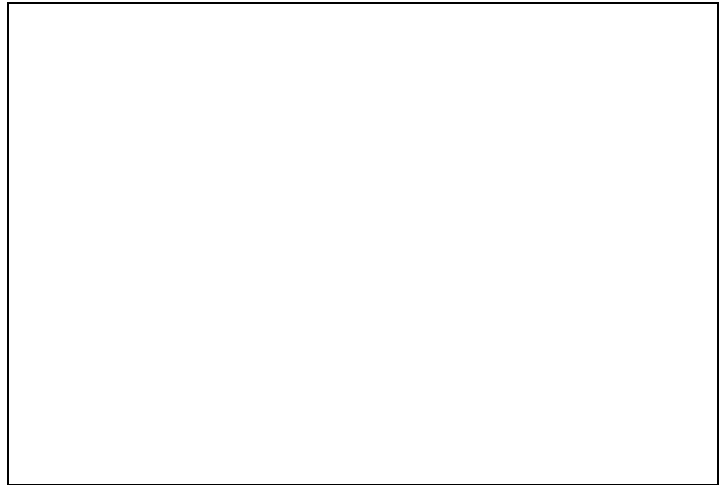
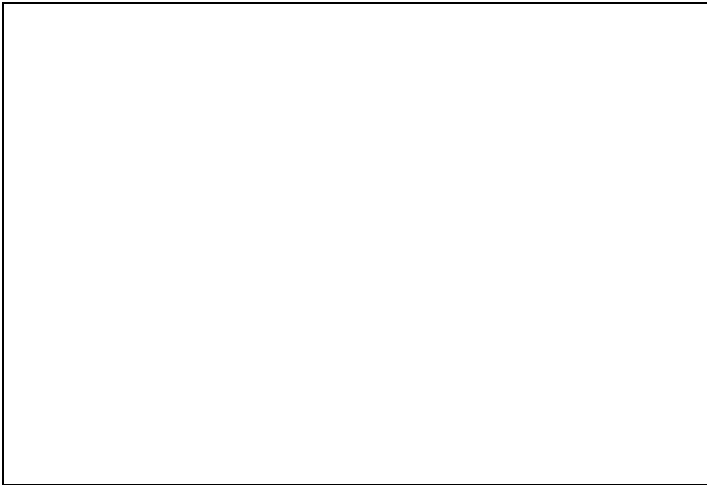
Update



Looking NE from Second St.



Looking SE from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4389 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4389 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-013-00

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

4389 Second Street is a 2-story, cross-gable dwelling with Craftsman styling featuring:

- Entry porch along south side of front-facing cross-gable with concrete decking, replacement brick parapet wall and new column supports
- Main entrance situated on the north side of the lateral cross-gable section fitted with a new, glazed wood door
- French doors on the south elevation of the front-facing cross gable
- Infilled section of former front porch across front-facing cross gable with wood, three-part picture window
- Identical three-part window on second story of front-facing cross gable; smaller versions on north elevation of second story
- 1/1 double-hung wood windows on secondary elevations; set of new casement windows on first story of south elevation
- Overhanging second story level along south elevation with exposed joist ends
- Sleeping porch on southwest corner of rear elevation enclosed with small, 4-pane awning sash
- Wood clapboard siding
- Deeply projecting eaves on porch and cross gable rooflines with false, exposed rafters
- False braces and shaped verge board ends along eave line on cross-gable rooflines

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1913, City of Pleasanton

\*P7. Owner and Address:  
Terry, Joseph T & Parr, Kathleen N Trs  
4389 Second St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property  
Period of Significance: \_\_\_\_\_ Type: Craftsman Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4389 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Shortly before construction, E. Harris owned the property associated with 4389 Second Street (Pleasanton 1912). In 1920, Claude and Eleanor Smallwood appear to have rented the property. Claude Smallwood started the First National Bank of Pleasanton. He served as the bank's cashier (US Census 1920, Hagemann 40, Trimmingham 27). By 1930, Charles and Henrietta Crellin owned the property. Charles Crellin's father, John Crellin, founded the Ruby Hill Winery in Pleasanton in the 1890s. Charles ran the business after his father's death. Charles sold the winery in 1921 to Ernest Ferrario. In 1940, Henrietta Crellin, then widowed, continued to live in the house (Pleasanton Downtown Historic Context Statement, Comparini 2002, US Census 1930, 1940).

4389 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a well-developed example of the Craftsman style in Pleasanton, featuring low-pitched gable rooflines; wide unenclosed eave overhangs; exposed rafter ends, joist ends, and false braces at eaves and overhangs; sleeping porch; and wood clapboard cladding. The property has a high degree of overall integrity of design, materials, workmanship, and feeling, retaining a distinct form; historic door and window openings; wood windows; compatible cladding; and compatible porch design. The property has been altered with partial porch enclosure and incorporation into living space, but this appears to have occurred within the historic period. Alterations to the sleeping porch roof do not significantly diminish the overall level of integrity. The property is not significantly associated with any historic events or persons in the history of Pleasanton. Charles Crellin was a pioneering wine maker in Pleasanton, but he lived at the property after his retirement from the wine business.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

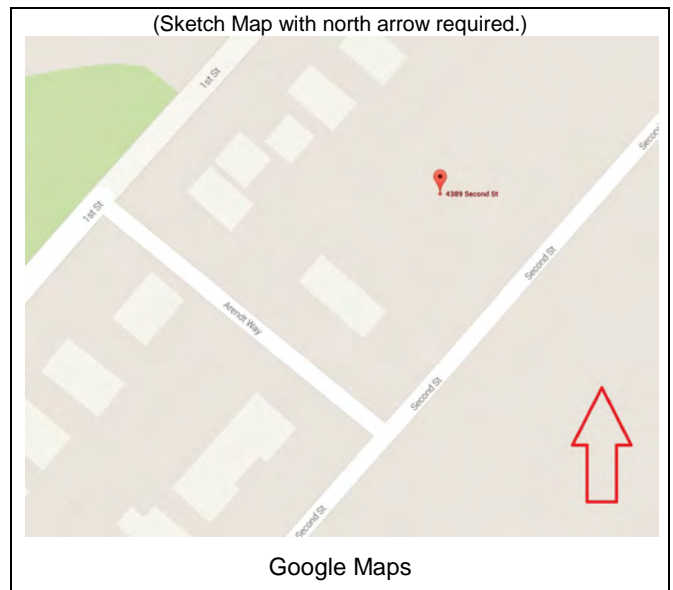
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4389 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- New exterior brick chimney on north elevation

The property also includes a new carport on the north side of the dwelling and a detached garage (2001) at the rear of the lot.

Landscape features include boxwood hedges, wood fencing enclosing the south side and rear yards and a trellis gate to rear yard.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4389 Second Street was originally constructed as a two-story dwelling with a single-story addition across the rear elevation. Between 1929 and 1943, owners raised the rear addition to a full two stories and added a wrap-around porch on the front (east) and south elevations (Sanborn 1929, 1943). Sometime after 1943, owners enclosed the east portion of the wrap around porch and incorporated it into living space. In 1988, owners added a second-story deck to the rear of the house. In 2001, owners demolished the existing garage on the property and added a new 407 square-foot detached garage. Owners replaced a flat roof on the southwest corner of the house with a pitched roof in 2007 (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Comparini, Gina. "Livermore Valley Winery Heads for Pleasanton." *San Francisco Business Times*, August 18, 2002.  
<http://www.bizjournals.com/eastbay/stories/2002/08/19/story8.html?page=all>, accessed June 2015.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006.  
Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4389 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

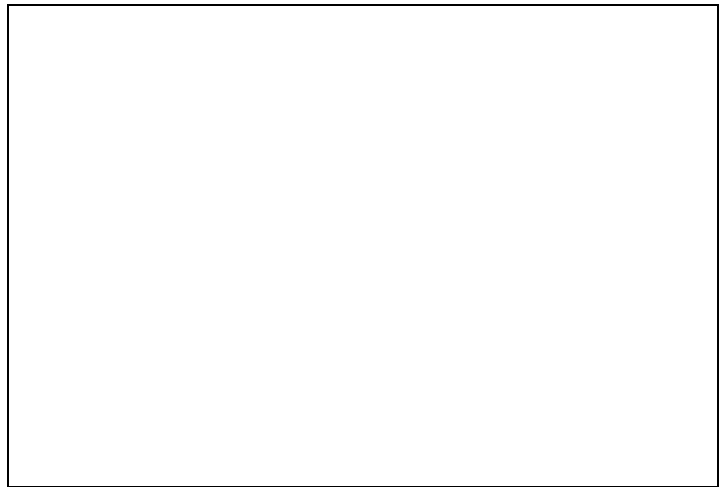
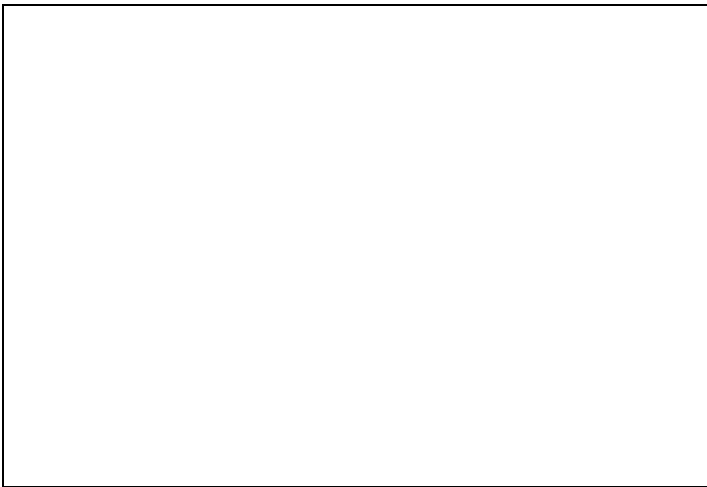
Update



Looking W from Second St.



Looking NW from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4397 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4397 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-014-02

Northwest corner of Second St. and Arendt Way

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

4397 Second Street is a 2-story dwelling with a low-pitched, hipped roof, rear ell, and Italianate and classical architectural details.

The property features:

- Wrap-around, attached porch on the northeast corner of the main block with wood decking, concrete and brick steps, solid parapet wall, paired column supports, frieze, tight dentil molding, and cornice
- Main entrance under the porch with historic wood door and transom light
- Two-story rectangular bay window on south end of main elevation with three-part windows with 1/1 double-hung wood sash and decorative surround on both stories
- Low metal railing along porch roofline creating terrace, accessed via a door opening with transom light and glazed wood door.
- 1/1 double-hung wood sash on secondary elevations
- Two-story, semi-hexagonal bay window on the south elevation
- Shallow, projecting rectangular bay with hipped roof on north elevation
- Secondary attached porch with flat roof and similar details to front porch inset at southwest corner

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from corner of Second St. and Arendt Way  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1893, City of Pleasanton

\*P7. Owner and Address:  
Benson, John A  
4397 Second St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

\*NRHP Status Code

B1. Historic Name: Joseph and Celia Arendt House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Italianate

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: In-ground swimming pool, pool house

B9a. Architect: \_\_\_\_\_ b. Builder: Charles A. Bruce

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Italianate Applicable Criteria: 3/C

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

4397 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Joseph and Celia Arendt constructed this house in 1893. Joseph Arendt was a major hay dealer in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, and his home was not far from his large warehouses that lined the Central/Southern Pacific Railroad tracks north of Division Street. The extended Arendt Family was active in civic and business affairs in Pleasanton, constructing the Arendt Commission House at 438 Main Street in 1893 and the Arendt Building/Bank of Pleasanton at 500 Main Street in 1912. Joseph and Celia Arendt occupied this house from 1893 to 1943. Their household included a housekeeper or servant for most of those years. The Arendt House was also one of the locations for the filming of *Rebecca of Sunnybrook Farm* in the early 20<sup>th</sup> century (ARG 2003; Pleasanton Downtown Historic Context Statement; US Census 1900, 1910, 1920, 1930, 1940; Pleasanton 1912, 1940).

Local history attributes the construction of this dwelling to Charles A. Bruce. Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement).

4397 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a well-developed and well-preserved example of an Italianate style dwelling in Pleasanton. The property has many characteristics of the (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

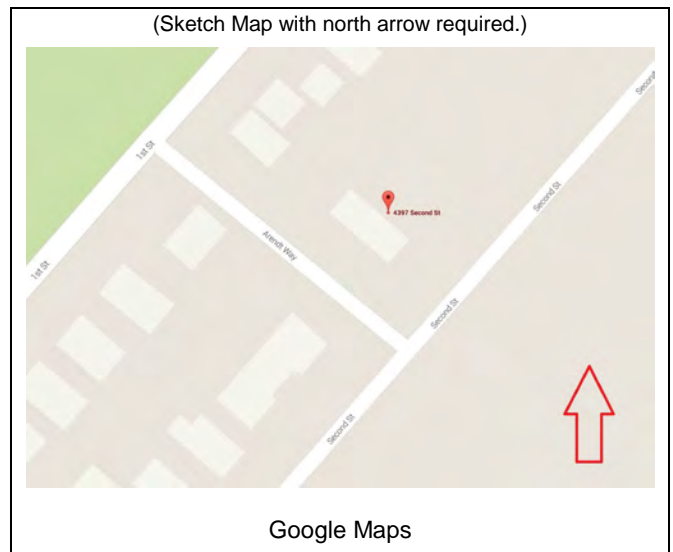
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4397 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Wood channel board siding
- Deeply projecting eaves with shaped brackets
- Newer, exterior brick chimney on south elevation

The property also includes an in-ground pool north of the house and a pool cabana. Landscape features include mature palm trees, metal fencing along street frontages, and privacy fencing around the rear yard.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that the form of 4397 Second Street has remained relatively consistent since the early 20<sup>th</sup> century. Sometime between 1903 and 1907, the Arendts expanded the northwest corner of the building into its current configuration, eliminating an earlier corner porch, and expanding a small, partial-length front porch to the current wraparound configuration. In the early 20<sup>th</sup> century, the property included a tank house/tank house base and a shed (Sanborn 1903, 1907, 1929, 1943). Owners demolished the tank house base in 1964. By the late 1960s, the house was abandoned, in poor condition, and occupied by vagrants. Owners conducted significant repairs in 1968 to make the dwelling fit for occupancy. Later owners added an in-ground pool in 1980, and redid the foundation in 1982 (Pleasanton Building Permits).

**B10. Significance** (continued from page 2)

Italianate style, including asymmetrical plan, shallowly-pitched hipped roof, semi-hexagonal bay windows; porches; shaped eave brackets; tripartate windows; and wood sheathing consisting of clapboard or ship lap siding. The property has a high degree of integrity of design, materials, workmanship and feeling, retaining historic form; door and window openings; window and door fittings; siding, and architectural details. The property has had minor alterations such as the installation of metal railing on the porch roof terrace, but these alterations do not significantly diminish the overall level of integrity. The property also appears eligible for the California Register of Historical Resources as the work of recognized master craftsman Charles A. Bruce. The property is not significantly associated with any historic events in the history of Pleasanton. The property may be eligible for the California Register of Historical Resources under Criterion 2 for its association with Joseph Arendt, a prominent merchant in Pleasanton. More research on Joseph Arendt's specific contributions to local commerce would be necessary to fully evaluate significance within this context.

**B12. References:** (continued from page 2)

Architectural Resources Group. DPR 523 A & B Forms for 4397 Second Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4397 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SW from Second St.



Looking NW from corner of Second St. and Arendt Way



Late 1960s?

Collection of the Amador-Livermore Valley Historical Society



Late 1960s?

Collection of the Amador-Livermore Valley Historical Society

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4422 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4422 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0019-002-00

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

4422 Second Street is a single-story, cross-gable dwelling with a rear ell with flat roof. The property features:

- Main entrance set on the lateral cross-gable section, fitted with a studded, wood front door with vision light
- Concrete platform across full-length of lateral cross-gable with metal railing and posts (remains of expanded porch)
- Tall, divided wood picture and casement windows on lateral cross gable; replacement casement sash on gable end of transverse cross gable
- Molded foliated detail over window on front-facing gable
- Rear block creating small patio court on north elevation
- Combination of original and replacement double-hung windows on secondary elevations
- Red clay tile roofing on front block; composite roofing on rear ell
- Newer stucco cladding
- Flared, exterior chimney on south elevation

The property also includes a detached garage with hipped roof at the rear of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1928, City of Pleasanton

\*P7. Owner and Address:

Zevanove, Louis R & Diane K  
771 Mirador Ct  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Samuel and Anne Elliot House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Spanish Colonial Revival Applicable Criteria: \_\_\_\_\_

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

4422 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

The earliest owners and likely builders of 4422 Second Street were Sam and Anne Elliott. Sam was an electrician who had a local shop and also worked out of this property. Anne also worked in the shop (US Census 1930, 1940; Trimmingham 34)

Second Street does not appear eligible for the California Register of Historical Resources. The property was constructed as a modest example of Spanish Colonial Revival design, but since construction owners have reconfigured the front porch and replaced prominent character-defining windows. Given the architectural modesty of the original dwelling, these alterations have significantly diminished integrity of design, materials, workmanship, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

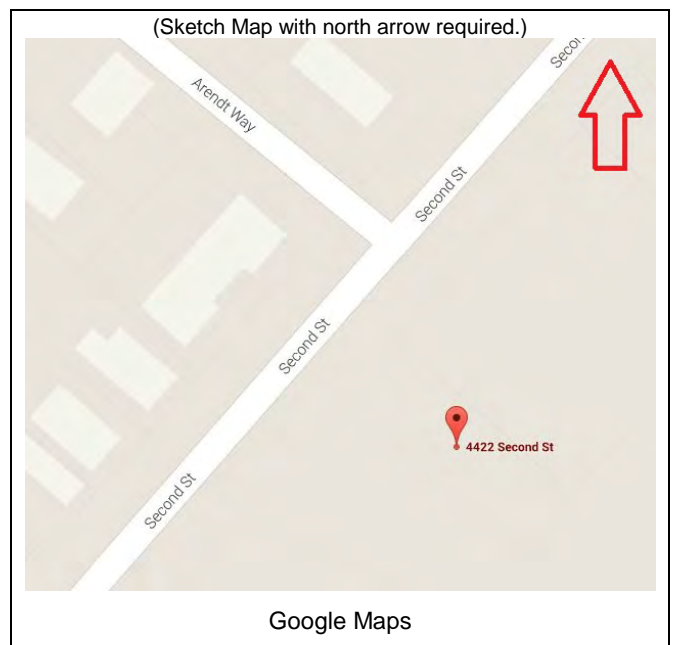
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4422 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4422 Second Street has remained fairly consistent in form since construction. In 1929 and 1943, the property had a footprint identical to the existing building and a small entry porch. Sometime after 1943, owners extended the entry porch across the full length of the lateral cross gable with metal supports and railings. The porch roof has since been removed. The property historically contained a garage in the same location as the existing garage and three chicken coops (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4422 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

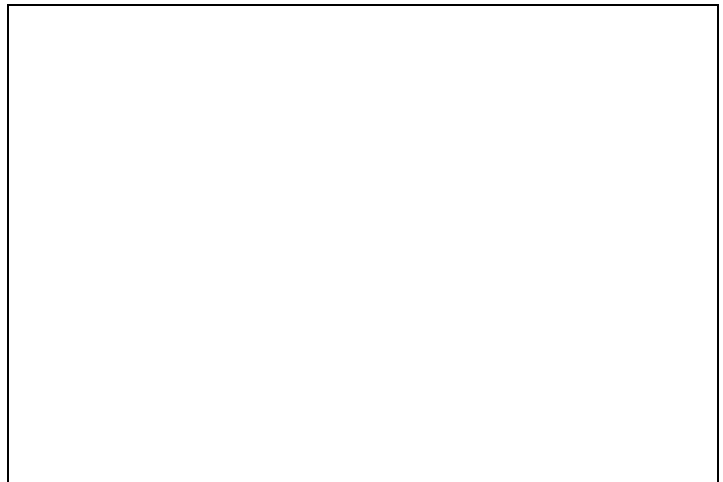
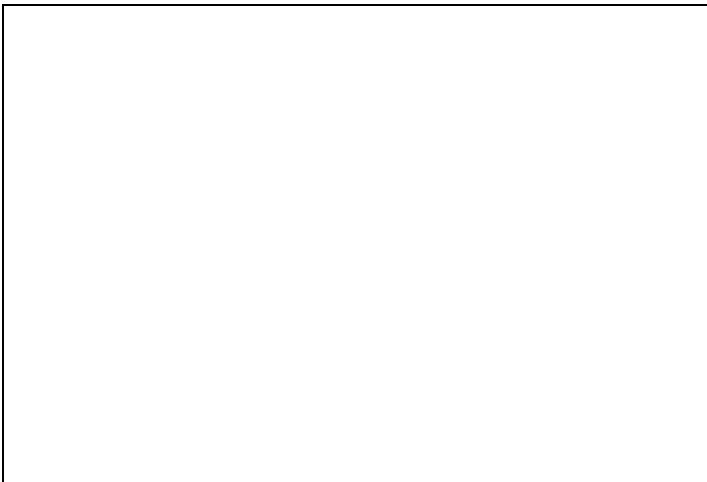
Update



Looking E from Second St.



Looking NE from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4443 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4443 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0036-002-03

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

4443 Second Street is a single-story, end gable bungalow form dwelling with Craftsman details. The property features:

- Partial-length, attached front porch with gable roof; false braces at the front eave line; tapered square supports; parapet walls, and brick decking and steps
- Off-center main entrance with historic, glazed wood door
- 1/1 double-hung wood sash windows with decoratively divided top sash
- Deck on south elevation with French doors
- Deeply projecting eaves with false braces on main elevation roofline
- Stucco cladding

The property also includes a detached historic garage with an added second story (2006).

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1927, City of Pleasanton

\*P7. Owner and Address:

Pasut, Cathy A  
4443 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman Applicable Criteria: 3/C  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4443 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013). Development in the Neal Plan began in the 1870s; this property is later infill, replacing an earlier barn on the site (Sanborn 1929, 1943).

The owner of this parcel in the early 1940s was a trust benefitting Luke B. Garr and Annie Gill (Pleasanton 1940). This property appears to have been constructed as a rental dwelling. The property is identical to the adjacent dwelling at 4453 Second Street, which was owned by the same trust in 1940. In 1930, Chris A. and Martha Simonsen rented 4443 Second Street; Chris was a millwright at a local gravel pit (US Census 1930). In 1940 Leon and Lula Lester rented the house; Leon was a printer at the local newspaper and Lula was a printer's helper (US Census 1940).

4443 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of an end-gable bungalow form dwelling with Craftsman details. The property exhibits many characteristics of the form including a low-pitched gable roof; wide, unenclosed eave overhangs; partial-width attached porch; false braces at the eaves; tapered, square porch supports on solid balustrade; and stucco cladding. The property has integrity of design, materials, workmanship, and feeling, retaining original form, historic doors and windows, architectural ornament, and cladding. The property has been altered with a modest rear addition, but the addition is compatible in scale and materials to the historic main block and does not significantly diminish the integrity of the building. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4443 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4443 Second Street has changed little since construction. In 1929 and 1943 the property had a footprint nearly identical to the existing building. In 1992, owners enclosed and extended a rear porch to create a 107 square-foot, single story bed and bath addition. In 2006, owners constructed a 340 square-foot room over the existing garage.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4443 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

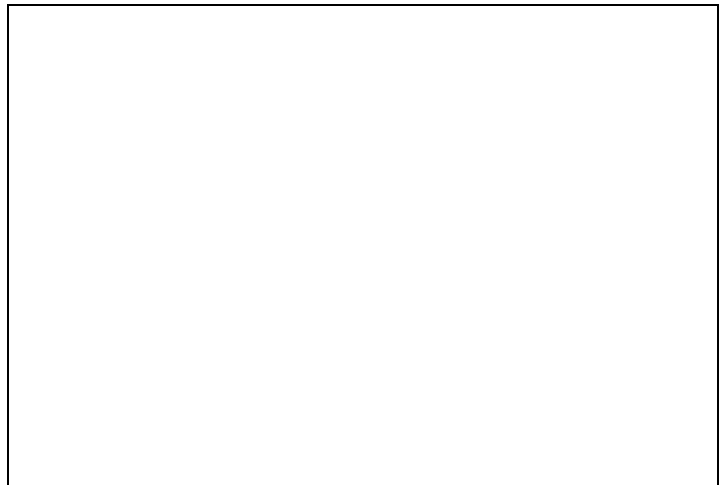
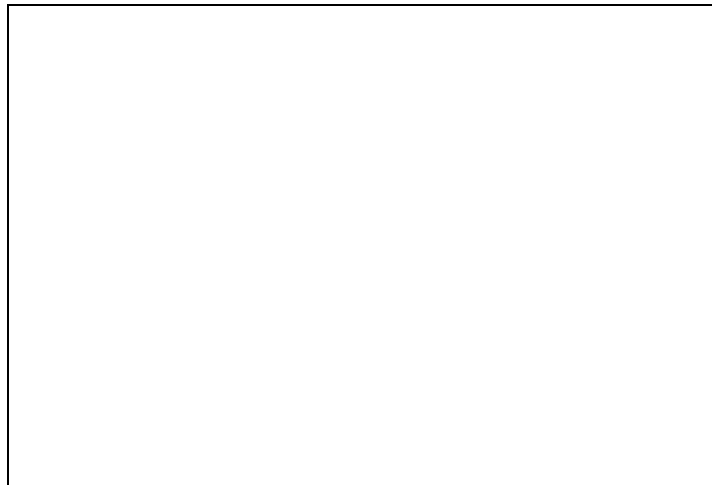
Update



Looking NW from Second St.



4453 (left) and 4443 (right) Second Street, looking SW



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4453 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4453 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0036-002-04

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

4453 Second Street is a single-story, end gable bungalow form dwelling with Craftsman details. The property features:

- Partial-length, attached front porch with gable roof; false braces at the front eave line; tapered square supports; parapet walls, and wood and concrete decking and steps
- Off-center main entrance with historic, glazed wood door
- 1/1 double-hung wood sash windows with decoratively divided top sash
- Deck on south elevation with French doors
- Deeply projecting eaves with false braces on main elevation roofline
- Stucco cladding
- Rear entry porch

The property also includes a detached historic single-car garage.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1927, City of Pleasanton

\*P7. Owner and Address:

Harmon, Michael & Rachele  
4453 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property  
Period of Significance: \_\_\_\_\_ Type: Craftsman Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4453 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013). Development in the Neal Plan began in the 1870s; this property is later infill, replacing an earlier barn on the site (Sanborn 1929, 1943).

The owner of this parcel in the early 1940s was a trust benefitting Luke B. Garr and Annie Gill (Pleasanton 1940). This property appears to have been constructed as a rental dwelling. The property is identical to the adjacent dwelling at 4443 Second Street, which was built the same year and owned by the same trust in 1940. In 1940, Dominic and Lena Richenbach rented the property; Dominic was a dairyman (US Census 1940).

4453 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of an end-gable bungalow form dwelling with Craftsman details. The property exhibits many characteristics of the form including a low-pitched gable roof; wide, unenclosed eave overhangs; partial-width attached porch; false braces at the eaves; tapered, square porch supports on solid balustrade; and stucco cladding. The property has integrity of design, materials, workmanship, and feeling, retaining original form, historic doors and windows, architectural ornament, and cladding. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

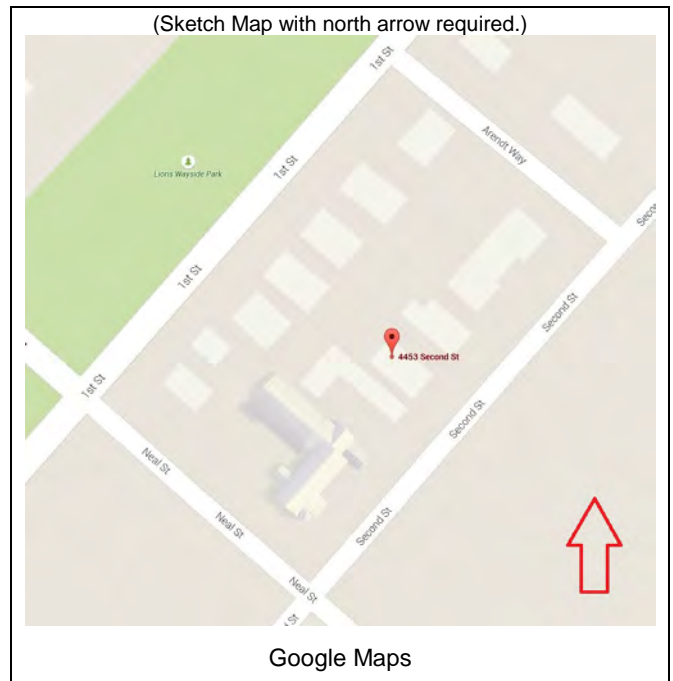
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4453 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4453 Second Street has changed little since construction. In 1929 and 1943 the property had a footprint nearly identical to the existing building. Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4453 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

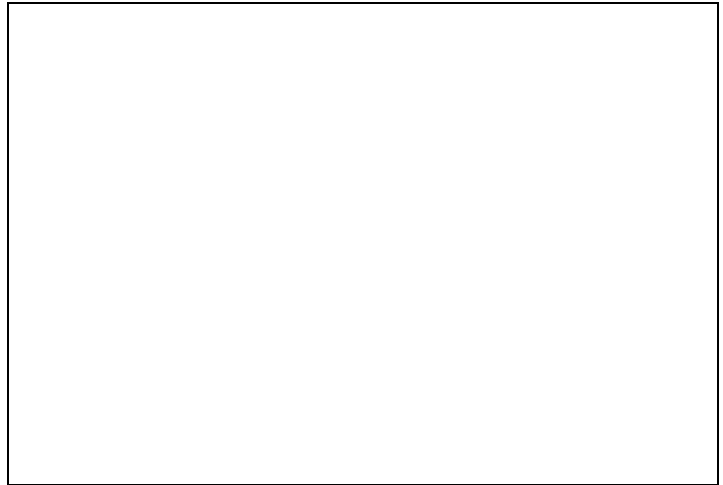
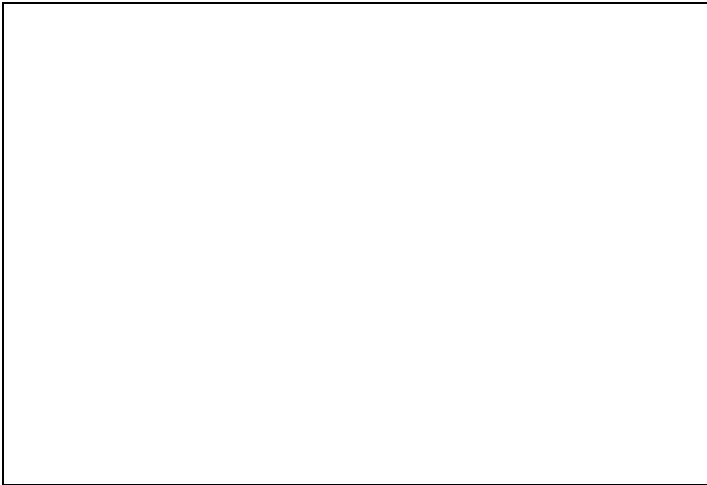
Update



Looking NW from Second St.



4453 (left) and 4443 (right) Second Street, looking SW



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 4467 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4467 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0036-003-00

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

4467 Second Street is a 2-story, Spanish Colonial Revival dwelling with a historic main block (dating to 1945) and a 1997 2-story addition forming an L-shaped plan. The property features:

- Historic side-gable main block with set-back bays on the north side front ell extending east
- Off-center, recessed main entrance under an attached, wrap-around porch extending to ell addition
- Second-story balcony on the south side of main elevation with replacement plain posts and balustrade
- Groups of rectangular and square wood casement windows and singly-set, 6/6 double-hung wood windows
- French doors on south elevation of 1997 addition under wraparound porch
- Exterior, brick chimney on south elevation of main block and stuccoed exterior chimney on east ell elevation
- Garage in first story of ell addition with small extension and shed roof
- Red clay tile roofing
- Stucco cladding with decorative areas simulating an underlying layer of adobe brick

Landscape features include brick paving along south elevation of 1997 addition. The property is a well-developed example of a Spanish Colonial Revival dwelling in Pleasanton and retains a high degree of integrity on the historic main block.

(continued on page 3)

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1945, City of Pleasanton

After 1943, Sanborn Maps

\*P7. Owner and Address:

Meier, Marvin J & Kathryn H Trs

4467 Second St

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# CONTINUATION SHEET

Page 2 of 3

\*Resource Name or #            4467 Second Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

**\*P3a. Description:** (continued from page 1)

The addition is compatible with the original dwelling in scale and materials. Significance and eligibility for the California Register was not evaluated for 4467 Second Street per direction of the City as the date of construction is after 1941.

**Construction History**

Sanborn map research indicates that 4467 Second Street was constructed after 1943. According to Pleasanton building permit records, the dwelling was altered in 1965. In 1967, the interior was remodeled. In 1997 an addition to this single family residence was built; it required a variance due to proximity to the side property line and FAR beyond allowable. A 779 square foot addition was built in front of the residence, behind an existing garage structure, which extends to the front property line. The massing of the house became L in plan after the addition connecting the house and the garage structure; architect Greir Graff noted that the character of house would be maintained and important landscape features preserved. (Pleasanton Building Permits)

**References:**

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.



Page 3 of 3

\*Resource Name or # 4467 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking N at 1997 addition



Looking N at 1997 addition



Garage addition, looking W



Looking W along 1997 addition

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4484 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4484 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0014-061-00

On same parcel with 4492 Second Street and 206 Neal Street

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

4484 Second Street is a single-story side gable dwelling with rear ell and Tudor Revival styling. The property features:

- Centered main entrance with arched opening and arched, wood door
- Replacement multi-sash window in former picture window opening on south end of main elevation
- Original wood casement windows on east end of main elevation
- Prominent gable projection from the roofline on the south end of the main elevation and small gable projection at the above the entrance
- Bay window with hipped roof on north elevation
- 1/1 and 4/4 double-hung wood sash and divided casement sash windows in secondary elevations
- Secondary entrance on north elevation
- Shaped, exterior chimney on south elevation
- Newer stucco cladding with remnant vertical board ornament on entry bay imitating half-timbering

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1930, City of Pleasanton

Before 1929, Sanborn maps

\*P7. Owner and Address:

Masini, Violet & Verdeck, Donna  
4492 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Tudor Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Tudor Revival Applicable Criteria: \_\_\_\_\_

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

4484 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

The property now associated with 4484 Second Street was originally part of the Stover and Wells Family property, which encompassed the entire northwest corner of Neal and Second streets into the first decades of the twentieth century. Joshua Neal sold this property to John and Annie Stover in the late nineteenth century, and the property later passed to Mary Philips (possibly a Stover daughter) and the John and Annie Stover's daughter, Bessie Stover Wells and her husband, Lee Wells (ARG 2003; Pleasanton 1912, 1940). Lee Wells raised stock, operated a the last remaining stable in Pleasanton livery stable at the corner of Main and Division Streets until the 1940s, and served as the Alameda County Assessor in the 1940s (US Census 1910, 1920, 1930, 1940; Trimmingham 24). Before 1907, this property contained two small dwellings fronting on Neal Street that appear to have been associated with Wells Family members (no longer extant) (Sanborn 1907, 1903, 1898). This dwelling was likely constructed as a rental property in tandem with 4492 Second Street and 206 Neal Street, also owned by the Wells. In 1940, the Wells rented the property to Edman and Evelyn Ross. Edman was a laborer in local rose gardens, likely for Jackson & Perkins (US Census 1940).

4484 Second Street does not appear eligible for the California Register of Historical Resources. The property is an example of a Tudor Revival style dwelling in Pleasanton, but the property has lost integrity of design, materials, workmanship, and feeling with replacement of a major character-defining front window and restuccoing that appears to have removed or obscured additional architectural ornament. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

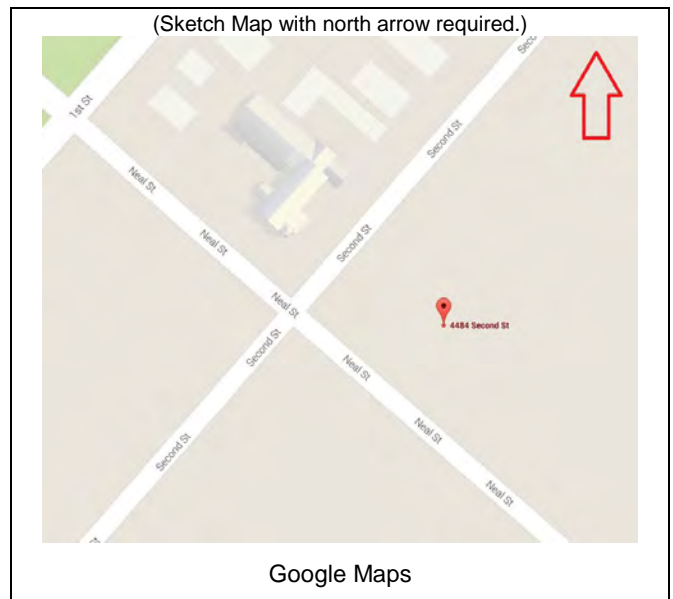
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4484 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that from 1929 to 1943, this property was a single-story dwelling with a footprint and features identical to the existing building, including a garage in the same location as the existing garage (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

Architectural Resources Group. DPR 523 A and B Forms for 4466 Second Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4484 Second Street  
(Assigned by recorder)

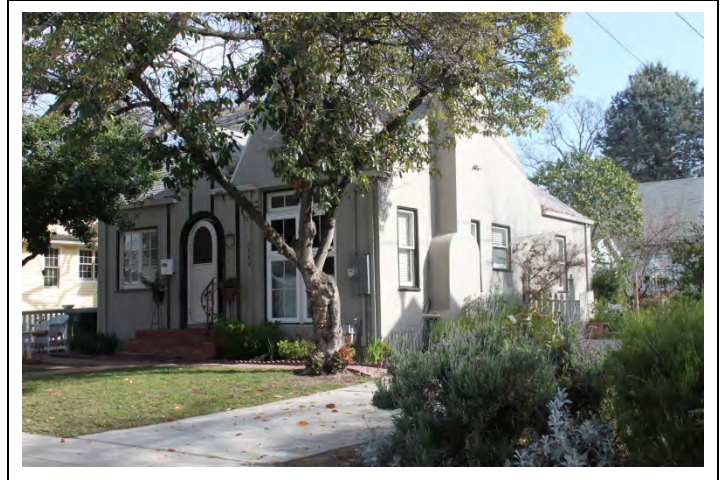
Recorded By: Architectural Resources Group

Date: April 2015

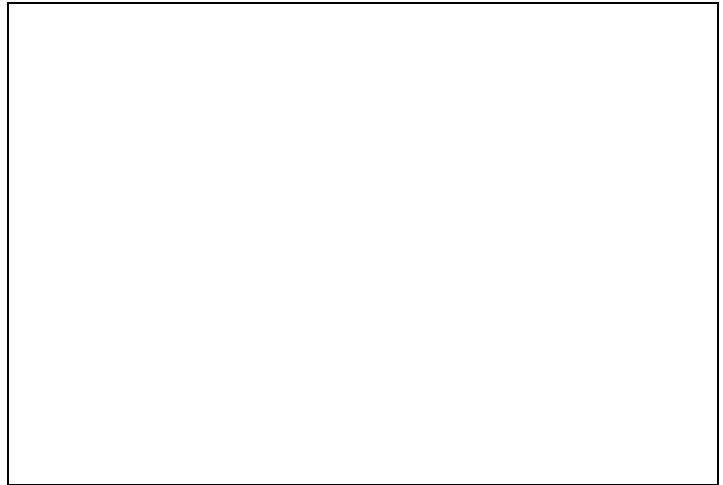
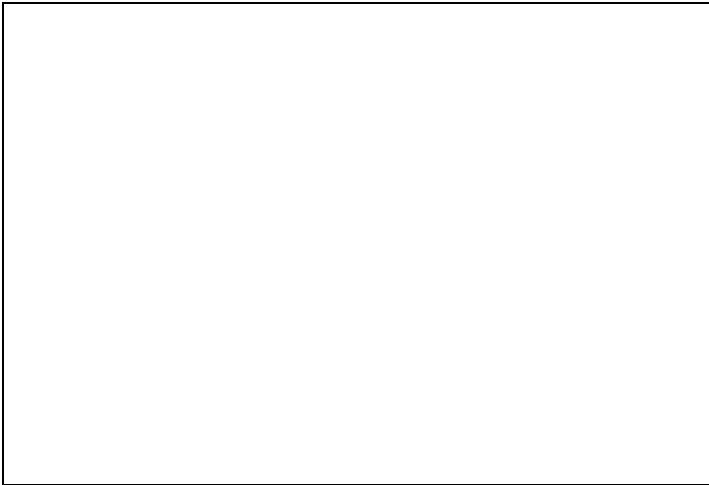
Continuation  Update



Looking SE from Second St.



Looking NE from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4492 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4492 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0014-061-00

On same parcel with 4484 Second Street and 206 Neal Street

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

4492 Second Street is a single-story side gable dwelling with rear ell and Tudor Revival styling. The property features:

- Slightly off-center main entrance with a glazed wood door and lateral roof extension over the entrance
- Replacement multi-sash wood window in former casement window opening on south end of main elevation
- Simple wood deck and steps with no rails across south end of main elevation; deck is set over original front steps
- Combination vinyl replacement and wood casement sash in other window openings
- Projecting gable section on north elevation
- Semi-hexagonal bay window on south elevation with hipped roof and divided wood fixed and casement sash
- Shaped, stuccoed exterior chimney on south elevation
- Full width rear ell with parallel gable roofs (south addition after 1943)
- Two secondary entrances on rear elevation
- Newer stucco cladding; some half-timber ornament painted out on main elevation
- Gable dormer vent on front (west) roof slope

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1930, City of Pleasanton  
Before 1929, Sanborn maps

\*P7. Owner and Address:

Masini, Violet & Verdeck, Donna

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Tudor Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Tudor Revival Applicable Criteria: \_\_\_\_\_

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

4492 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

The property now associated with 4492 Second Street was originally part of the Stover and Wells Family property, which encompassed the entire northwest corner of Neal and Second streets into the first decades of the 20<sup>th</sup> century. Joshua Neal sold this property to John and Annie Stover in the late nineteenth century, and the property later passed to Mary Philips (possibly a Stover daughter) and the John and Annie Stover's daughter, Bessie Stover Wells and her husband, Lee Wells (ARG 2003; Pleasanton 1912, 1940). Lee Wells raised stock, operated a the last remaining stable in Pleasanton livery stable at the corner of Main and Division Streets until the 1940s, and served as the Alameda County Assessor in the 1940s (US Census 1910, 1920, 1930, 1940; Trimmingham 24). Before 1907, this property contained two small dwellings fronting on Neal Street that appear to have been associated with Wells Family members (no longer extant) (Sanborn 1907, 1903, 1898). This dwelling was likely constructed as a rental property in tandem with 4484 Second Street and 206 Neal Street, also owned by the Wells. In 1930, the Wells rented the house to Cyril and Gladys Homer; Homer was a local automobile dealer (US Census 1930) In 1940, Frank and Josephine Trimmingham rented the property. Frank ran a local service station (US Census 1940).

4492 Second Street does not appear eligible for the California Register of Historical Resources. The property is an example of a Tudor Revival style dwelling in Pleasanton, but the property has lost integrity of design, materials, workmanship, and feeling with replacement of a major character-defining front window, window replacement, and a rear addition. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Source

# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4492 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that sometime after 1943 owners constructed an addition filling in the intersection of the earlier main block and ell. This addition now constitutes the southeast section of the house (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

Architectural Resources Group. DPR 523 A and B Forms for 4466 Second Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.



Page 4 of 4

\*Resource Name or # 4492 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



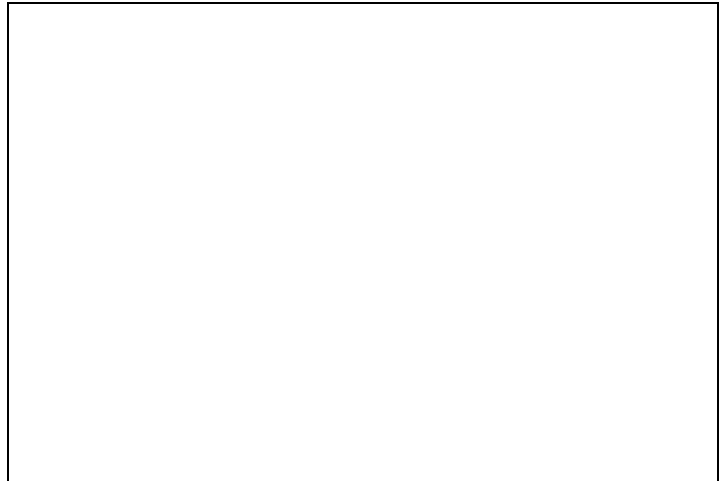
Looking SE from Second St.



Looking NW from Neal St.



Looking NW from Neal St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4512 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4512 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0034-001-01

Southeast corner of Second and Neal Sts.

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

4512 Second Street is a single-story, Queen Anne cottage form dwelling with a hipped roof, short north wing and new, connected garage addition. The property features:

- Projecting gable bay with a cutaway bay window with brackets and drop pendants, pedimented gable with round light and fish scale shingles
- Wraparound, engaged porch on the northwest corner with stick work balustrade, turned posts with small replacement brackets, spindle screen, wood decking and concrete steps
- Off-center main entry with historic glazed, wood door
- 1/1, double-hung wood sash windows with molded sills and stops
- Wood channel board siding
- Wide frieze and molded cornice along rooflines
- Shed dormer on rear roof slope with replacement windows
- Second-story hyphen connector to addition with gable roof, channel board siding, and divided, fixed sash windows
- 1.5-story addition with garage on first story and living space above

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1872, City of Pleasanton

Btn 1893 and 1898, Sanborn maps

\*P7. Owner and Address:

Bourg, Brian M & Christine A Trs

4512 Second St

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: William H. and Annie Donahue House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne cottage Applicable Criteria: 3/C

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

4512 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

According to local folklore Manual F. Davilla Jr. sold this land to William H. Donahue in 1896 for \$10 in gold coins. William H. Donahue was serving as the principal of the Pleasanton public schools when he purchased the property and constructed this house. He resigned his position in 1900 to study the law and later set up the firm Harris & Donahue and served as a district attorney and judge in Alameda County (Baker 1914). William and Annie Donahue sold the property to Frank and Ella Donohue (no relation) in 1906. Frank Donohue was a local horseman and investor, and later a local game warden (US Census 1900, 1910, 1920). After Frank's death in 1925, Ella continued to own the property until 1943, though she does not appear to have lived there. In 1940, she rented the property to Ralph and Bertha Garibaldi. Ralph was a local auto mechanic (US Census 1940).

4512 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne cottage form dwelling commonly constructed in Pleasanton in the late 19th and early 20th centuries. The property has many characteristics of the form including an asymmetrical form with projecting gable bay; wraparound porch; cutaway bay window; spindle and turned work; channel board wall sheathing; and decorative shingles. The property has integrity of design, materials, workmanship, and feeling; it retains its historic form; original door and window openings; original doors and windows; and historic cladding. The property has been altered with a hyphen and addition, but the historic main block of the property remains intact. The property is not significantly associated with any historic events or persons in the history of Pleasanton. The house was the home of William Donahue, a county judge and prominent member of the legal community, but Donahue began studying law after he sold the property.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

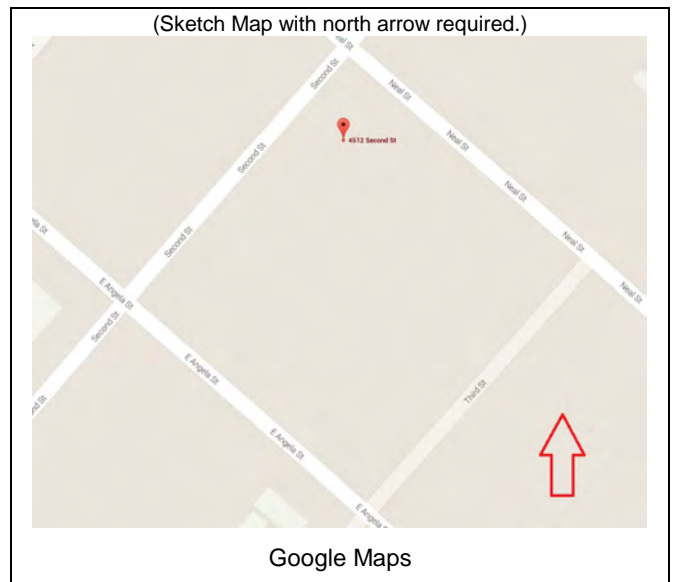
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4512 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The property includes a detached, single-car garage east of the house. Landscape features include a low site wall with a decorative iron fence, and wood privacy fencing around the rear yard.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4512 Second Street was constructed as a Queen Anne cottage form dwelling with projecting gable bay and partial-length, engaged front porch. Between 1898 and 1903, the Donahue Family added a shallow wing on the north elevation and a wraparound porch on the northwest elevation. Between 1929 and 1943, owners constructed a small single-story extension on the south elevation in the approximate location of the present hyphen connector (Sanborn 1898, 1903, 1907, 1929, 1943). In 1970, owners demolished several rooms attached to the rear of the house. In 1977, owners constructed a 2-story garage addition with room above attached to the house at the second level (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

Baker, Joseph. "Hon. William H. Donahue" in *Past and Present of Alameda County*. Chicago: S.J. Clarke, 1914.  
<http://www.rootsweb.ancestry.com/~cagha/biographies/d/donahue-william.txt>. Accessed June 2015.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 4512 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking W from Neal St.

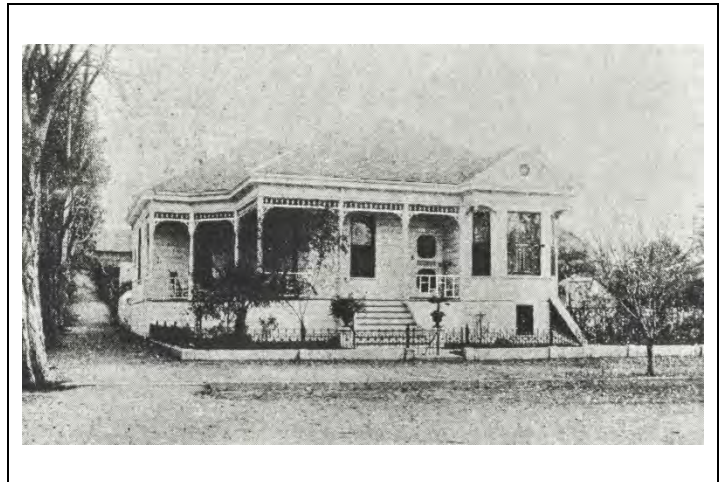


Looking NE from Second St.



Early 20<sup>th</sup> century

Collection of the Amador-Livermore Valley Historical Society



After 1903

Collection of the Amador-Livermore Valley Historical Society



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4524 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4524 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0034-007-03

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

4524 Second Street is a single-story, bungalow form dwelling with a hipped roof. The property features:

- Engaged, partial-length entry porch with square column support, square column pilaster, parapet walls, and concrete deck and steps
- Entry at north end of main elevation with glazed wood door and full-length sidelights
- Replacement vinyl windows on south end of main elevation
- 1/1 double-hung vinyl replacement windows on secondary elevations
- Gable elements on north and south roof slopes
- Wood product clapboard siding
- Exterior, clinker brick chimney on south elevation

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:

Ayres, Deborah A & Albertini, Robert E  
Tr  
4524 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_

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

4524 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

George and Wilhelmina Kolb constructed this house in 1910 as an investment rental property. The Kolbs operated a farm in Pleasanton and owned this property into the early 1940s. They also owned and rented out the adjacent ca. 1890 property at 4546 Second Street (Pleasanton 1912, 1940; US Census 1910, 1920). In 1920, Cedric and Jessie Petersen rented the house. Cedric was an attorney (US Census 1920). In 1930, Charles and Catherine Andrade rented the house. Charles was a cook at a local country club. In 1940, John and Ruth Trimmingham rented the house. John was a local service station operator (US Census 1930, 1940).

4524 Second Street does not appear eligible for the California Register of Historical Resources. The property is an example of a bungalow form dwelling, but has lost integrity of design, material, workmanship, and feeling with replacement of character defining windows, door replacement, and porch alterations. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4524 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4524 Second Street was constructed as single-story dwelling with a partial-length, engaged front porch and a rear engaged porch (Sanborn 1929, 1943). In 2003 and 2004, owners added a 538 square-foot addition on the rear of the house and altered the existing entry porch (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.



# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      4524 Second Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

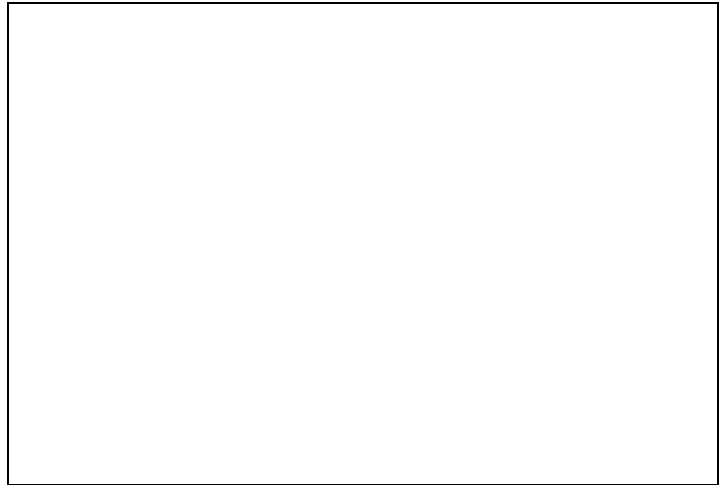
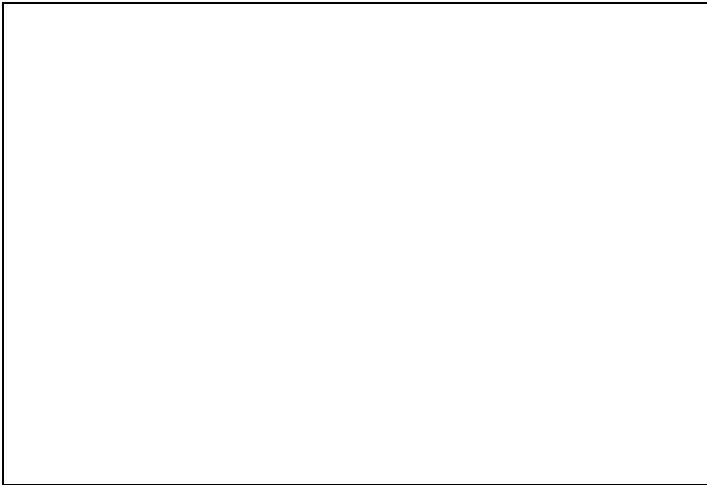
Date: April 2015

Continuation

Update



Looking NE from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4546 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4546 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0034-007-02

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

4546 Second Street is a 1.5-story, vernacular side-gable dwelling with a rear ell. The property features:

- Centered entry porch with flat roof, frieze and cornice, column supports on wood piers, and wood steps; wood decking and square spindle balustrade extend across full length of main elevation
- Centered main entrance with molding along top of surround, fitted with historic, glazed wood door
- 2/2 double-hung wood windows with moldings along top of surrounds on all elevations
- Single story ell with flat roof and similar materials to main block; one aluminum slider window visible
- Wood channel board siding

The property also contains a new, detached garage at the rear of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1910, City of Pleasanton  
Before 1893, Sanborn maps

\*P7. Owner and Address:

Boyce, Dustin & Robin  
4546 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown **Date:** 1910 **Original Location:** Immediately north at site of 4524 Second St.  
**\*B8. Related Features:** Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_  
**\*B10. Significance: Theme:** Residential Development **Area:** Post Railroad Subdivision and Development

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, side gable **Applicable Criteria:** 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4546 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Sanborn map research indicates that 4546 Second Street was constructed sometime before 1893 on property now occupied by 4524 Second Street. In 1910, owners George and Wilhelmina Kolb subdivided the lot and moved 4546 Second Street south to its current location. The earliest owners or builders of 4546 Second Street are unknown, but US Census records indicate that it has been a rental property since at least 1900 (US Census 1900, 1910). George and Wilhelmina Kolb owned this house from the 1910s through at least the early 1940s. The Kolbs operated a farm in Pleasanton and rented out this house and the adjacent property (b. 1910) at 4524 Second Street to tenants (Pleasanton 1912, 1940; US Census 1910, 1920). In 1900, Allen and Alice McDougall appear to have rented the house; Allen was a bicycle repairman (US Census 1900). In 1910, James and Mary Sousa rented the dwelling; James was a laborer doing odd jobs (US Census 1910). In 1920, Albert and Minnie Vervais rented the house; Albert was a local house painter (US Census 1920). From 1930 through at least 1940, Eugene and Caroline Doucette rented the house, living there with their three children; a nephew, and Eugene's brother and mother. Eugene worked as an auto mechanic and later for one of the New Deal Soil Conservation Service projects in Pleasanton. Caroline worked as a housekeeper outside the home (US Census 1930, 1940).

4546 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a vernacular, side-gable dwelling commonly constructed in Pleasanton in the late 19th century. The property has many characteristics of the form, including one-and-a-half-story height, modest classical or Greek Revival detailing; a symmetrical façade, and an attached front porch. The property has been moved a short distance and altered within the historic period (porch (continued page 3)

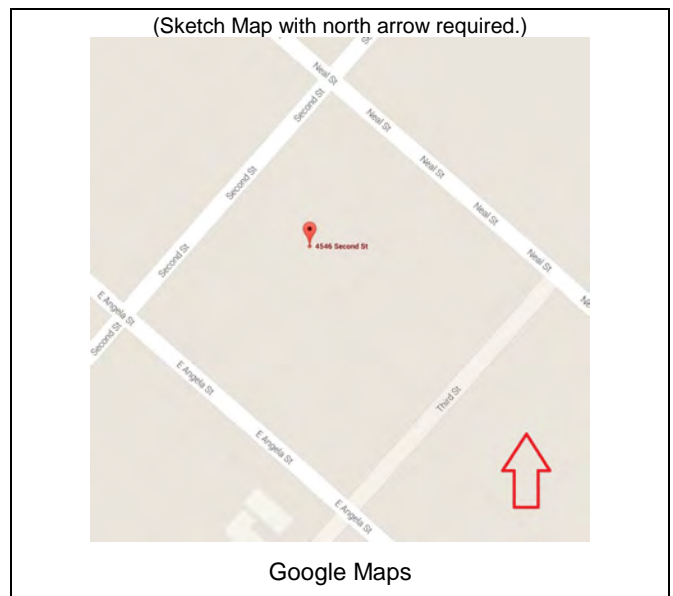
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4546 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 4546 Second Street was constructed sometime before 1893 on property now occupied by 4524 Second Street. From 1893 until 1907, the house was configured as single-story over basement dwelling with a side-gable orientation, full length front porch, and a small projecting addition set off-center on the rear elevation with a small porch on the north side. The property historically included a barn in the northeast corner of the lot and several open shelters and sheds (Sanborn 1892, 1898, 1903, 1907). After subdivision and relocation ca. 1910, the property was a single-story dwelling with a side-gable orientation, centered entry porch on the main elevation, and a small projecting addition centered on rear elevation with a porch on the south side. The property also included a garage and shed at the rear of the lot. After 1943, owners extended the porch decking and balustrade across the full length of the front elevation and expanded the rear additions to the property, eliminating the rear porch. Review of City of Pleasanton building permit records revealed no permits of note.

### B10. Significance (continued from page 2)

reconfiguration, window replacement ca. 1910) but these changes have not significantly affected integrity of setting or design. The property has also been altered with extension of the porch platform and expansion of the rear ell, but these changes have been compatible in scale and materials to the historic main block and do not significantly affect integrity of design, materials, workmanship, or feeling. The property is able to convey its architectural significance, as it retains a distinct form and a substantial amount of fabric from the historic period. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4546 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

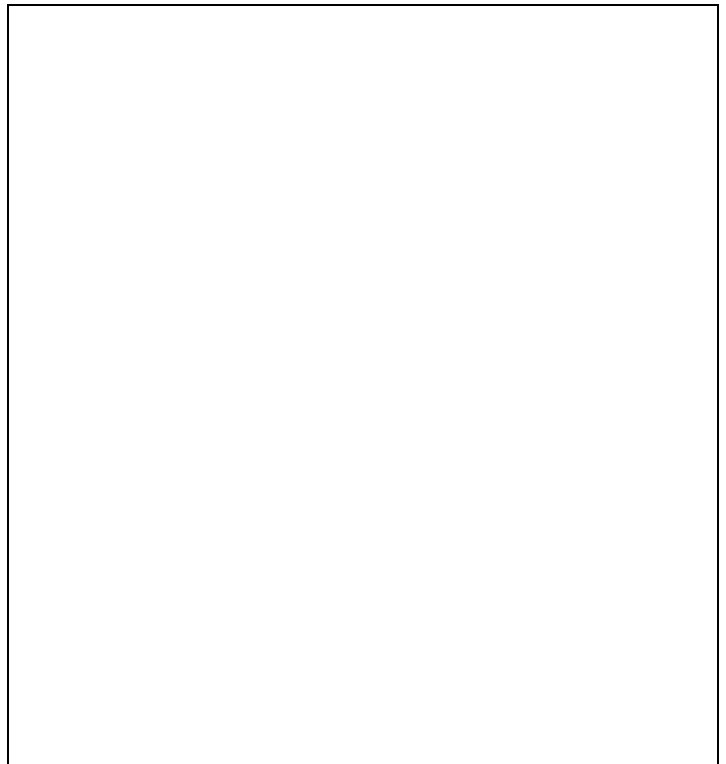
Update



Looking E from Second St.



Looking E from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4582 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4582 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0034-005-02

Northeast corner of Second and E. Angela Sts.

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

4582 Second Street is a two-story, Prairie-style dwelling with a low-pitched hipped roof. The second story of the property was constructed in 2002. The property features:

- Centered front entry porch with low-pitched hipped roof, square supports, parapet walls, and concrete decking and steps
- Centered main entrance fitted with historic, glazed wood door
- Recessed central bay on main elevation
- Three-part, single, and ganged wood or metal-clad wood casement and double-hung sash windows; most with decoratively divided top sash
- New rear entry porch with hipped roof on square posts
- Secondary entrance on north elevation with decoratively glazed wood door
- Stucco cladding with band dividing first and second stories on all elevations
- Deeply projecting, enclosed eaves

The property also contains a new, detached, two-car garage with hipped roof immediately north of the dwelling. Landscape features include historic concrete sidewalk and steps to street, new driveway, and wood privacy fencing around rear yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from corner of Second and E. Angela Sts.

January 2015

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1928, City of Pleasanton

\*P7. Owner and Address:

Hernan, Joseph & Christina Trs

4582 Second St

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: John and Anna Silva House

B2. Common Name: \_\_\_\_\_

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)

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Prairie Applicable Criteria: \_\_\_\_\_

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

4582 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major landowners in the vicinity during the late 19<sup>th</sup> century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Before 1928, Thomas Ziegenfuss, a local butcher, owned this property. Ziegenfuss and his wife Edith lived in the house immediately north of the site (Pleasanton 1912). The first residents and likely builders of 4582 Second Street were John and Anna Silva. John worked at the local gravel quarry (US Census 1930). In the early 1940s, Emma Oliveria owned the property, but appears to have rented it to John and Rita Hyndman. John was a mechanic at the gravel quarry (Pleasanton 1940, US Census 1940).

4582 Second Street does not appear eligible for the California Register of Historical Resources. The property was originally constructed as a single-story, Prairie style dwelling, but was raised to two stories in 2002 and has had substantial porch reconfiguration. Although the second-story addition follows the material and stylistic features of the original building and the property retains many original historic features, the property has lost integrity of design for the historic period with the substantial addition. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4582 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4582 Second Street was originally constructed as a single-story dwelling with a recessed center bay and engaged entry porch set flush with the main elevation (Sanborn 1929, 1943). The property included a garage at the rear of the lot. In 2002, owners constructed a 1,198 square-foot second-story addition to the house and substantially reconfigured and expanded the front porch (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.



Page 4 of 4

\*Resource Name or # 4582 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking E from Second St.



Looking SE from Second St.



Looking NW from E. Angela St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or # (Assigned by recorder) 4583 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4583 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0033-006-01  
Southwest corner of Second and E. Angela Sts.

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

4583 Second Street is a single-story, side gable dwelling with ell and rear, transvers block forming an H-shaped plan. The property is the result of a series of renovations and additions from the historic and modern periods. The property features:

- Side-gable main block oriented to E. Angela Street with clipped gable roofline and a full-length, attached front porch
- Front porch with hipped roof, wood column supports, and solid balustrade
- Recessed, centered main entrance with paneling in recess, later glazed wood door, and transom light
- Paired windows with double-hung wood sash flanking main entrance
- Hyphen with gable roof, attached porch on east (Second St.) elevation
- Enclosed porch on west elevation, incorporated into living space, with secondary entrance and modern windows
- Hyphen porch with shed roof, wood column supports, and solid balustrade
- Secondary entrances on north and south ends of the porch (originally to two apartment units) fitted with glazed wood replacement doors
- Double-hung vinyl replacement sash windows along north hyphen elevation

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from corner of Second and E. Angela Sts.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1910, City of Pleasanton  
Before 1893, Sanborn maps

\*P7. Owner and Address:

Gilmour, Steve M & Diane Trs & Gilmour, Kelci C Etal  
688 Varese Ct, Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Daniel and Margaret Fallon House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: New dwelling (2003) addressed as 4559 Second Street north of 4583 Second St.

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property  
Period of Significance: \_\_\_\_\_ Type: Vernacular, side gable Applicable Criteria: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4583 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

A plaque on the 4583 Second Street identifies it as the Fallon House, constructed ca. 1883. Daniel and Margaret Fallon are listed in US Census records as residing at the property from 1900 through at least 1920. Daniel Fallon was a local livestock dealer and farmer (US Census 1900, 1910, 1920; Pleasanton 1912). By 1930, the Fallons were no longer living at the property. Lloyd Rhodes, a newspaper editor, and his wife Sibyl rented the dwelling. In the 1940s, Helen Kolln owned the house and had converted it into two apartments. She rented the apartments to John and Barbara Hester and Augusta Frost in 1940. John was a local movie theater manager (US Census 1930, 1940; Pleasanton 1940; Sanborn 1943).

4583 Second Street does not appear eligible for the California Register of Historical Resources. The property appears to have been constructed as a vernacular, side-gable form dwelling, but is ultimately the product of many campaigns of renovation within and after the historic period. As a result of these campaigns, the property no longer exhibits the distinctive characteristics of a type, period, or method of construction. The property retains some historic fabric from the late nineteenth and early twentieth centuries in the main block, but most of the historic fabric in the building appears to date to the second quarter of the twentieth century when owners reconfigured the plan and converted the house into two apartments. Since that time, owners have further altered the property with porch enclosure and incorporation into living space, a rear addition, and door and window replacement. The property has diminished integrity of design, materials, and workmanship as a result of these changes. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) HP3: Multiple Family Residential

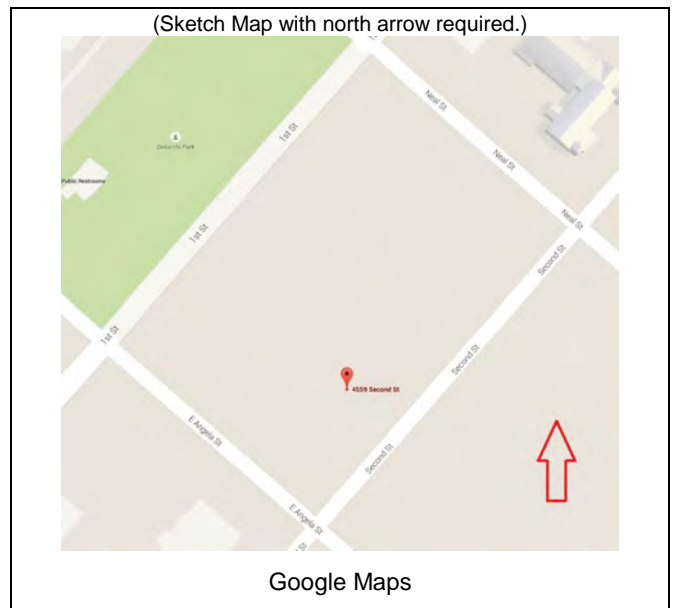
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 5

\*Resource Name or # 4583 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**\*P3a. Description** (continued from page 1)

- Rear transverse block with clipped gable roofline and rear ell with gable roof (ell 1988)
- Replacement casement sash and original 1/1 double-hung wood sash windows on rear block
- French doors to patio and modern windows on rear block ell
- Wood channel board siding on all portions of the building
- Exterior brick chimney on north elevation of rear block and cased chimney on east elevation of ell
- Historic 19th c. light fixtures and ceiling medallion visible through original main entrance facing Angela St;

The property also contains a second dwelling constructed in 2003 north of the historic dwelling. Landscape features include the original gate and sidewalk to the historic main entrance to the building on Angela Street, decorative metal fencing around street frontage, and wood privacy fencing with an arched arbor gate at the rear of the house.

**B6. Construction History** (continued from page 2)

4583 Second Street was constructed before 1893 as a single-story side gable dwelling with a centered entry porch, ell, and wrap around ell porch on east and rear elevations of ell (Sanborn 1893, 1898, 1903). Between 1903, and 1907, owners filled in portions of the ell porch on the north and east elevations (Sanborn 1907). By 1929, owners had completely reconfigured the rear extensions, creating the existing H-shaped plan with porches on both elevations of the hyphen. The clipped gable rooflines and column porch supports also likely date to this period. Helen Koln appears to have converted the property to multiple family use by 1943, and this may have resulted in the sealing of the original porch entry cut on the E. Angela St. elevation (Sanborn 1929, 1943). Owners converted the property back to single-family use at an unknown date. In 1988, owners added 228 square feet to the rear of the dwelling and added 240 square feet to the existing garage. In 2007, owners replaced the rear patio door in kind (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 5

\*Resource Name or # 4583 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Original main elevation fronting on E. Angela St.  
Looking NE from E. Angela St.



Looking NE from E. Angela St.



Original main entrance on south elevation



East elevation on Second St.  
Looking NW from Second St.

Page 5 of 5

\*Resource Name or # 4583 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

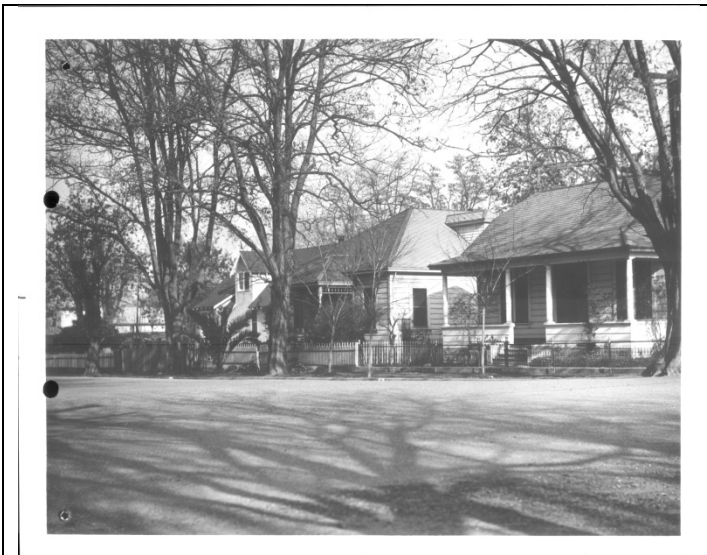
Update



East elevation on Second St.  
Looking SW from Second St.



North elevation  
Looking SW from Second St.



4583 Second St ca. 1940 (at right)  
Collection of the Amador-Livermore Valley Historical Society



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4614 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4614 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0031-001-01  
Southeast corner of Second and E. Angela Sts.

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

4614 Second Street is a single-story bungalow form dwelling with a hipped roof. The property features:

- Engaged, corner entry porch on northwest corner with square column supports, solid balustrade, and steps oriented to Second Street
- Main entry on the east elevation of porch with historic front door
- Projecting bay with gable roof on west elevation with shaped brackets under the eaves and altered, wood three-part picture window
- Addition with hipped roof on east elevation (1998)
- 6/1 double-hung, metal windows on most elevations; also fixed windows and divided-light casements
- Stucco cladding

The property also includes a detached, two-car garage with hipped roof and exposed rafters fronting on E. Angela Street (after 1943). Landscape features include lattice and pergola privacy screen in the west yard and wood privacy fencing around the southeast corner of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from E. Angela St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1928, City of Pleasanton

\*P7. Owner and Address:

Kramer, Ingrid Tr  
4614 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Newton and Gertrude Arendt House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Craftsman Applicable Criteria: \_\_\_\_\_

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

4614 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19<sup>th</sup> century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

The earliest known residents of 4614 Second Street were Newton and Gertrude Arendt. They rented the property in 1930, but by 1940, owned the house. Newton Arendt operated Arendt's General Merchandise Store in Pleasanton, selling feed, dry goods, and some groceries. Gertrude Arendt works as a teacher (Trimingham 20).

Second Street does not appear eligible for the California Register of Historical Resources. The property was constructed in the Craftsman style, but has since lost integrity of design, materials, workmanship, and feeling with window replacement and additions. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            4614 Second Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4614 Second Street was constructed as a single-story dwelling oriented to East Angela Street. The main elevation had a partial-length, engaged front porch and there was a bay window on the west elevation (Sanborn 1929, 1943). In 1998, owners constructed a 350 square-foot addition on the east elevation (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or #      4614 Second Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SE from corner of Second and E. Angela Sts.



Looking NE from Second St.



Looking SW from E. Angela St.



# PRIMARY RECORD

Page 1 of 1

\*Resource Name or # (Assigned by recorder) 4625 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4625 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0032-003-01  
Southwest corner of Second and E. Angela Sts.

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

4625 Second Street is a 2-story dwelling that was primarily constructed in 2000. The south portion of the building includes a preexisting two-story, ca. 1910 dwelling on the site. Another adjacent historic dwelling was demolished to accommodate the northern portion of the new building. The extant earlier building is now almost completely enveloped in new construction, though some isolated historic features such as window sash remain in place. The property does not appear eligible for the California Register of Historical Resources due to substantial alteration and material replacement. The property retains no integrity of design, materials, workmanship, or feeling for the historic period.

References:

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from corner of Second and E. Angela Sts.

January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1910/2000, City of Pleasanton

\*P7. Owner and Address:  
Aimar, David F & Theresa G Trs  
4625 Second St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4636 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4636 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0031-014-02

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

4636 Second Street is a 1.5-story Queen Anne cottage form dwelling with a hipped roof featuring:

- Projecting gable bay on the north side of the main elevation with cutaway bay window with brackets and drop pendants, pedimented gable with fish scale shingles; double-hung wood sash in the gable with pedimented hood on brackets and scroll ornament at the sill
- Partial-length, engaged front porch with turned posts; low replacement balustrade; replacement brackets; wood deck; and replacement brick steps with new wood handrails
- Main entrance set on a diagonal in the intersection of the projecting gable bay and main block; door not visible
- 1/1 double-hung wood sash windows with molded sill stops throughout
- Hipped dormer on south roof slope
- Wood channel board siding
- Single-story rear addition across full length of elevation.

Landscape features include a sloping lot descending toward the street level and boxwood hedges.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic

Prehistoric  Both

1900, City of Pleasanton

1896

\*P7. Owner and Address:

Milne, Sandra M Tr

4636 Second St

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Bruce-Zwisler House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: Charles A. Bruce

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne cottage Applicable Criteria: 3/C

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

4636 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Local house carpenter Charles A. Bruce constructed this house in 1896. He and his wife Laura lived in it briefly before moving to the adjacent house at 4672 Second Street in 1910. The Bruces retained ownership of 4636 Second Street through the early 1950s, renting it for much of that time to Albert and Georgia Zwisler (Pleasanton 1912, 1940; ARG 2003). Albert Zwisler was a department manager at a general merchandise store for much this time (US Census 1920, 1930, 1940). In 1951, the Arendt Family purchased the property from the Bruces (ARG 2003).

Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weillbye on some projects (Pleasanton Downtown Historic Context Statement).

4636 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne cottage form dwelling commonly constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in Pleasanton. The property features many characteristics of the style including an asymmetrical form with hipped and gable roof elements; a partial-length (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

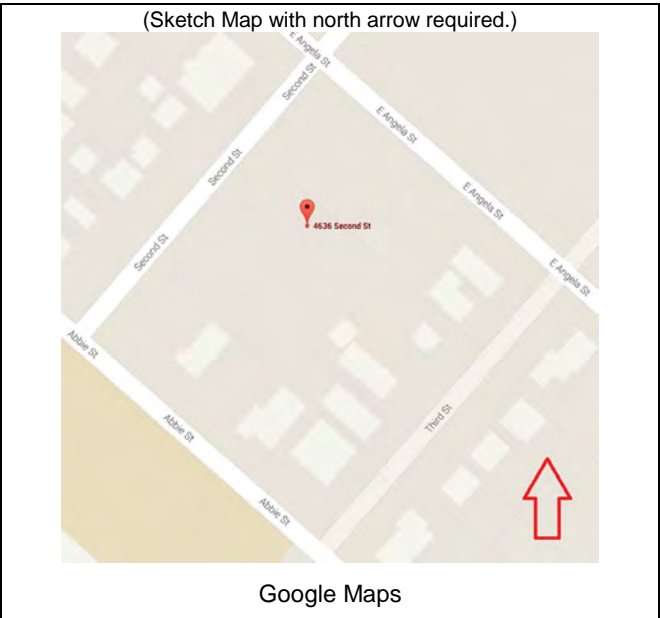
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4636 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 4636 Second Street has changed little since construction. In the early 20<sup>th</sup> century, the property was a single-story dwelling with a bay window and partial-length, engaged front porch, and a narrow, full-length addition across the rear elevation. The Zwislars added a small ell porch between 1929 and 1943 (Sanborn 1929, 1943). In 1976, owners repaired and replaced elements of the front porch, including adding metal railings, and added a new foundation (Pleasanton Building Permits). Owners added a wood balustrade at a later date.

### B10. Significance (continued from page 2)

porch; cutaway bay window, wood channel board wall sheathing; turned work; classical elements such as pediments and cornice work; and decorative shingles. The property has a high degree of integrity of design, materials, workmanship, and feeling, retaining original form, door and window openings, doors and windows, sheathing materials, and architectural ornament. The property has lost some integrity of design with the replacement of some porch elements, but these alterations do not impact the property to such a degree that it cannot convey its architectural significance. The property may also be eligible for the California Register of Historical Resources as the work of local master craftsman Charles A. Bruce. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

### B12. References: (continued from page 2)

Architectural Resources Group. DPR 523 A and B Forms for 4636 Second Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

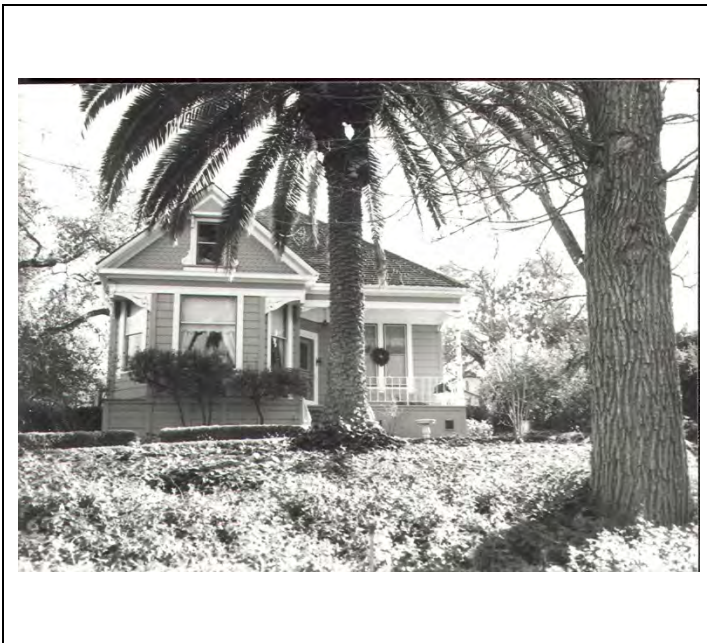
\*Resource Name or # 4636 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

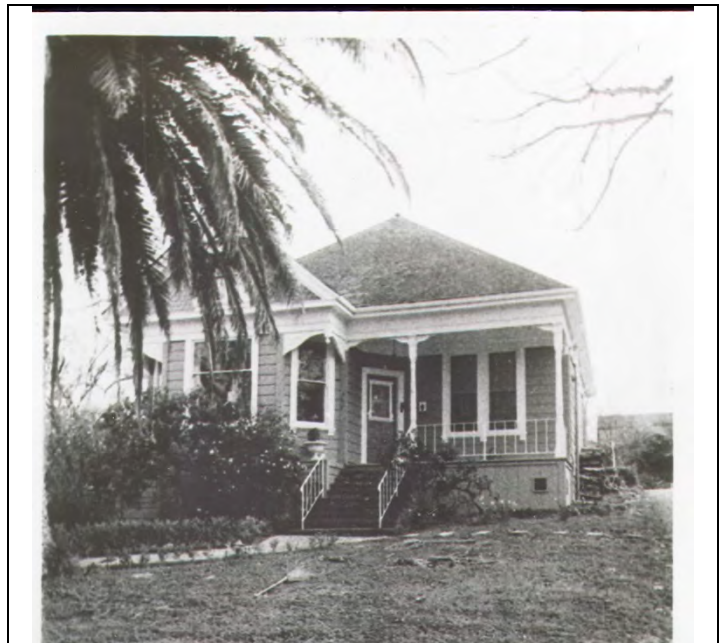
Continuation

Update



Mid 20<sup>th</sup> c.

Collection of the Amador-Livermore Valley Historical Society



Mid 20<sup>th</sup> c.

Collection of the Amador-Livermore Valley Historical Society

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or # (Assigned by recorder) 4649 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4649 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0032-004-02

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

4649 Second Street is a single-story, end-gable bungalow form dwelling with Craftsman styling. The property features:

- Off-center entry on the south end of the main elevation with tiled steps, brick parapet walls, and braced gable door hood with stick work
- Main entry with wide door opening; half-length sidelights; and historic, glazed wood door
- Three 1/1, double-hung wood sash windows on north end of main elevation; similar windows singly set on secondary elevations
- Shaped, exterior, rustic brick chimney centered on main elevation and cutting through eave line
- Wood, channel board siding
- Deeply projecting, unenclosed eaves with exposed rafter ends
- Small addition with shed roof on rear elevation
- Patio cover on north elevation enclosed with corrugated fiberglass siding, possibly used as a greenhouse
- Two replacement vinyl sliding sash window on south elevation

The property includes a detached garage at the rear of the lot with a new garage door and enlarged bay opening.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1928, City of Pleasanton

\*P7. Owner and Address:

Dunkley, Arthur W & Anne L Trs  
239 Main St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photographic Record  Other (List) \_\_\_\_\_



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: Charles A. Bruce (?)

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman Applicable Criteria: 3/C  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4649 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Local home builder Charles A. Bruce and his wife Laura owned this property from at least 1912 through the early 1940s (Pleasanton 1912, 1940). Bruce lived across Second Street, initially at 4636 Second Street, and later at 4672 Second Street. Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement). Bruce may be the builder of this dwelling.

Bruce rented this property for much of the early 20<sup>th</sup> century. In 1940, Fred and Verna Kennedy rented the house. Fred was a book keeper at Kaiser Gravel (US Census 1940).

4649 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of an end-gable, bungalow form dwelling with Craftsman styling in Pleasanton, featuring a low-pitched gable roof; wide unenclosed eave overhang with exposed rafters; braced door hood with stick work; wood channel board siding; and a rustic brick chimney. The property has a high degree of integrity of design, material, workmanship and feeling, retaining a distinct form; original door and window openings and fittings; historic cladding; and architectural ornament. The property has been altered with minor (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

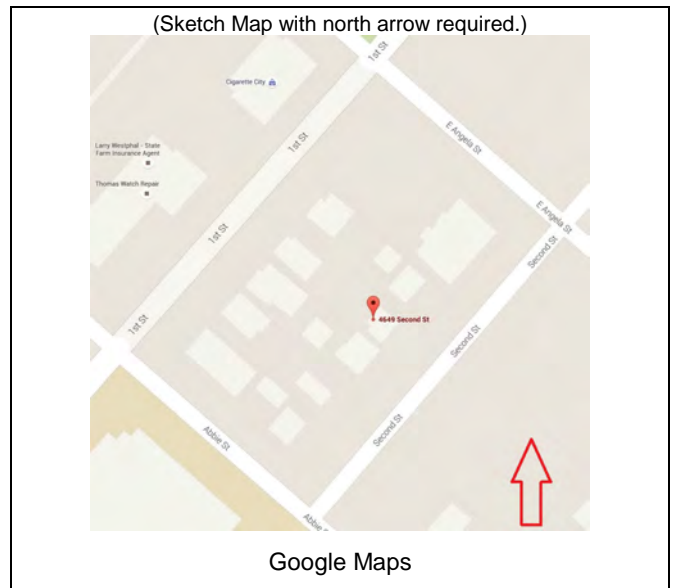
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 5

\*Resource Name or # 4649 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 4649 Second Street was originally constructed as a single-story dwelling with end-gable orientation and a small addition on the rear elevation (Sanborn 1929, 1943). Sometime after 1943, owners may have added the entry hood and added the patio cover on the north elevation. Review of City of Pleasanton building permit records revealed no permits of note.

### B10. Significance (continued from page 2)

additions to the rear and north elevations, but these changes do not diminish the overall integrity of the building to such a degree that it cannot convey its architectural significance. The property may also be eligible for the California Register of Historical Resources as the work of local master craftsman Charles A. Bruce. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 5

\*Resource Name or # 4649 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update



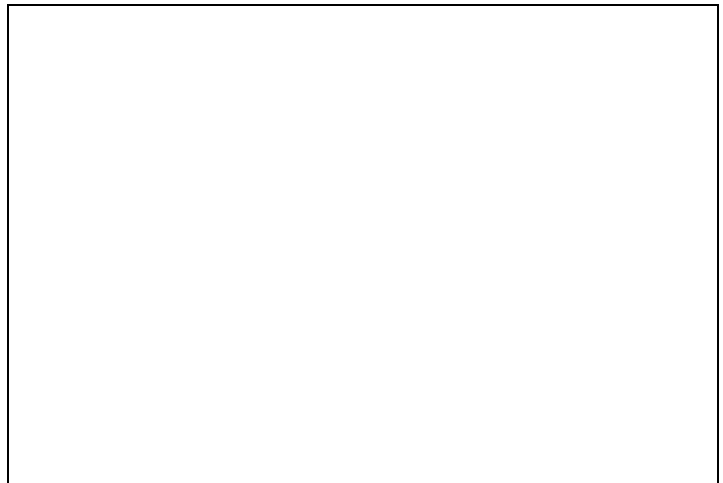
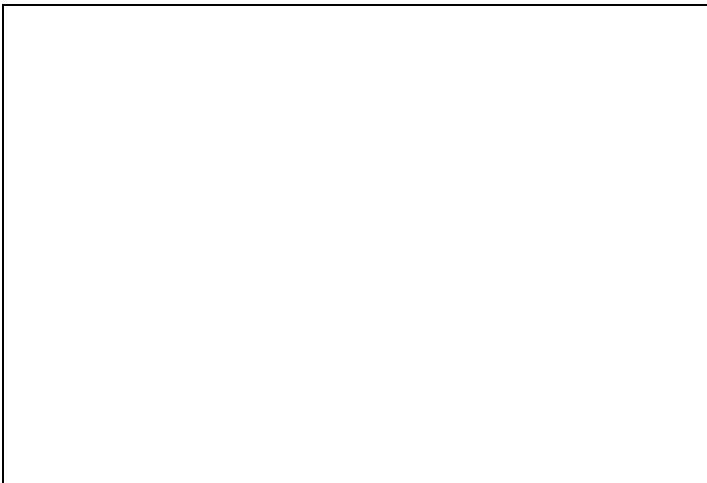
Detail, main entry



Main elevation, looking SW



South elevation, looking NW



# CONTINUATION SHEET

Page 5 of 5

\*Resource Name or #            4649 Second Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4672 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4672 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0031-012-02

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

4672 Second Street is a two-story-over-basement dwelling with a hipped roof and single-story flanking wings with parallel, hipped rooflines. The property features:

- Raised entry terrace with metal railings across main block
- Arbor on concrete pillars sheltering main entry
- Centered main entrance with replacement door
- Ganged casement windows with diamond division patterns on the first story of main block and wings
- Second-story balcony with metal railings on main block, accessed via (new?) door opening on north end of second story
- Three-part window with divided side casement sash and ganged casement windows with similar sash on second story
- Wood shingle cladding
- Deeply projecting eaves with exposed rafters on all rooflines
- New, wraparound addition on southeast corner of south wing with hipped roofline and similar finish materials to main block

The site also includes a detached garage with hipped roof (1985) and arbor (2004). Landscape features include a terraced front yard with series of concrete steps and retaining walls and a concrete retaining wall with piers along the lot frontage.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:  
Dunkley, Arthur W & Anne L Trs  
239 Main St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Charles and Laura Bruce House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: Charles A. Bruce

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property  
Period of Significance: \_\_\_\_\_ Type: Craftsman Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4672 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Local builder Charles Bruce constructed this house in 1910 as his family home. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement). The Bruces owned and lived in this house until at least the early 1940s (Pleasanton 1912, 1940; US Census 1940).

4672 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is one of the most well-developed examples of Craftsman styling in Pleasanton and reflects the design and workmanship of local master craftsman Charles Bruce. The property exhibits many characteristics of the Craftsman style, including wood shingle cladding, low-pitched rooflines, deeply projecting eaves with exposed rafters, pergola and arbors, and extensive windows to allow light and air penetration. The property has been altered with compatible additions to the rear elevation, preserving the design, workmanship, and feeling of the original portions of the building. The property has lost some integrity of design, materials, workmanship, and feeling with installation of metal railings on the front balcony and a new door opening on the second story, but these changes do not diminish the overall integrity of the building to such a degree that it can no longer convey its architectural significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

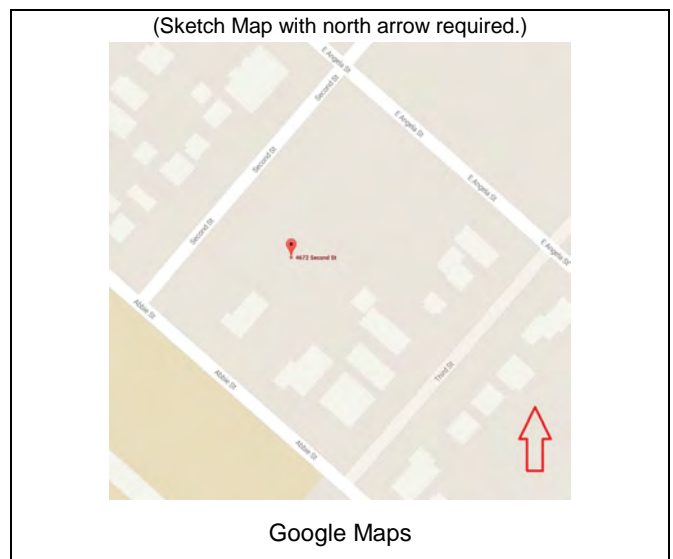
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4672 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4672 Second Street was originally constructed as an H-shaped dwelling with a two-story main block and single-story, perpendicularly set wings (Sanborn 1929, 1943). In 1984, owners constructed a two-story rear addition to the main block, extending the hipped roofline east. In 2004, owners constructed a 660 square-foot, single story addition with hipped roof to the southeast corner of the house. They also constructed a 450 square-foot wood arbor and replaced 11 windows. The garage on the property dates to 1985 (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4672 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

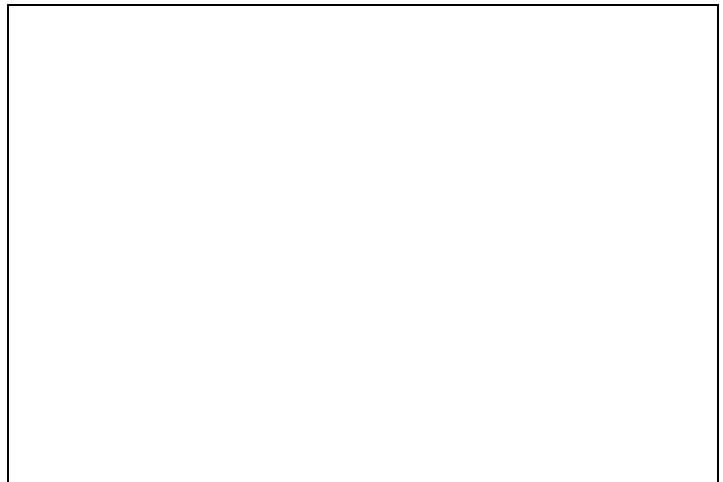
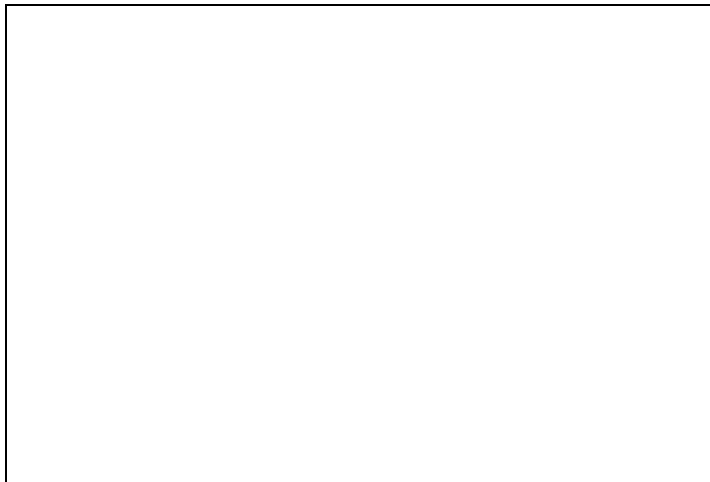
Continuation

Update



Late 20<sup>th</sup> c.

Collection of the Amador-Livermore Valley Historical Society





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4673 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4673 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0032-005-00

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

4673 Second Street is a heavily-altered, 1.5-story bungalow form dwelling with a hipped roof featuring:

- Projecting gable bay on north end of main elevation with cutaway bay window and all new materials and ornament
- Reconstructed, partial-length front porch with all new materials and speculative Craftsman-style ornament (2006)
- Centered main entrance with new door
- Clipped gable dormer on front roof slope (2006)
- All new, replacement windows
- New, wood product clapboard siding
- Deeply projecting eaves on all elevations with brackets
- New porte-cochere on south side of dwelling with gable roof

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1937, City of Pleasanton

\*P7. Owner and Address:

Dunkley, Anne L & Arthur W Trs  
239 Main St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Charles and Florence Bruce House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: 4661 and 4675 Second Street at rear of lot

B9a. Architect: \_\_\_\_\_ b. Builder: Charles A. Bruce, Jr.

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4673 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Charles A. Bruce, Jr., son of local builder Charles Bruce, constructed this house as his family home in 1937, possibly on the occasion of his marriage to wife Florence (US Census 1930, 1940; Pleasanton 1940). Charles A. Bruce, Sr. (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects. Charles Bruce Jr. worked with his father as a builder for most of his life (Pleasanton Downtown Historic Context Statement (US Census 1920, 1930, 1940).

4673 Second Street does not appear eligible for the California Register of Historical Resources. The property no longer retains integrity of design, material, workmanship or feeling due to substantial materials replacement, porch reconstruction, and speculative decorative elements. The dwelling retains no visible historic material aside from basic form. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            4673 Second Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 4673 Second Street was originally constructed as a single-story dwelling with a bay window and partial-length, engaged front porch. It was originally situated on the same lot as 4687 Second Street (Sanborn 1943). Sometime in the late 20<sup>th</sup> or early 21<sup>st</sup> century, owners constructed two additional dwellings on the rear of the lot. In 2006-2007, owners reconstructed the porte-cochere on the south side of the building, constructed a new front porch and roof dormer, and replaced the windows (Pleasanton Building Permits).

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4673 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SW from Second St.



Looking SW from Second St.  
North elevation



South elevation and porte-cochere  
Looking W from Second St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4687 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4687 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0032-006-00

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

4687 Second Street is a heavily altered, 1.5-story, cross-gable dwelling with a substantial rear addition. The property features:

- Front-facing cross-gable across most of the main elevation with new vinyl picture window, new fixed vinyl window with half-round transom light in the gable apex, and imitation stone siding
- Entry porch at north end of main elevation with gable roof, plain square post supports, metal railing, and concrete platform
- Arched entrance oriented east with wood door
- Gable wall dormer on south elevation
- Shaped, exterior brick chimney on south elevation
- Two-story rear addition (2006?)
- All new vinyl windows on secondary elevations
- Stucco cladding (1978)

The property includes an carriage barn/garage at the rear of the lot with wood channel board siding and divided historic wood windows.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1934, City of Pleasanton

\*P7. Owner and Address:

Manos, Chris A & Gina M Trs  
4687 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: Charles Bruce Jr. (?)

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_

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

4420 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

This property was originally situated on the same parcel as the adjacent Charles Bruce Jr. House at 4673 Second Street and may have been constructed by the Bruce Family. Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. Early owners of this property include Charles and Francis Chicczola. Charles managed the local movie theater on Main Street in Pleasanton (Trimingham 11). In the later 1940s, Edna C. Harris owned the property (US Census 1940, Pleasanton 1940).

4687 Second Street does not appear eligible for the California Register of Historical Resources. The property may have been constructed as a Tudor Revival style dwelling, but owners have heavily altered the property with out-of-scale additions, replacement cladding material, porch addition, and removal of original historic ornament or features. The property no longer retains integrity of design, materials, workmanship, or feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

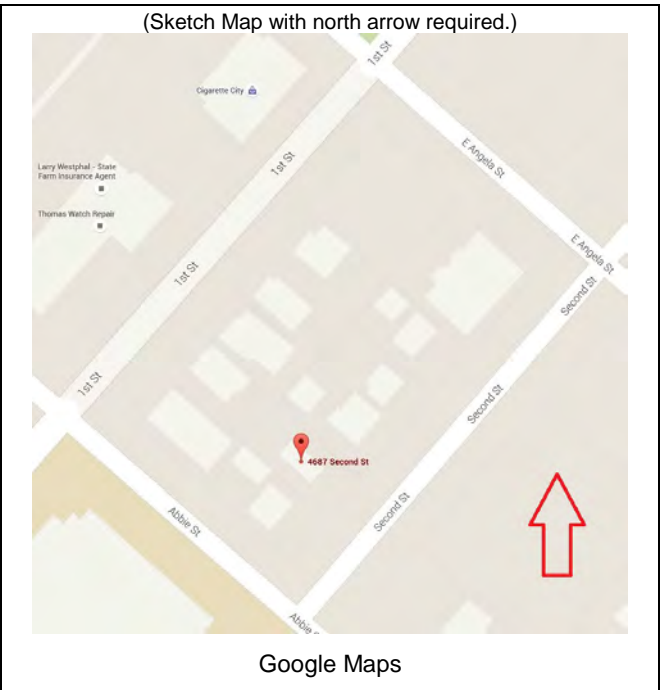
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            4687 Second Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

**B6. Construction History** (continued from page 2)

4687 Second Street was originally constructed as a single-story dwelling with setback on north side of the front elevation. It was originally situated on the same lot as 4687 Second Street (Sanborn 1943). Sometime after 1943, owners constructed an entry porch. In 1978, owners added a bedroom to the second story and stuccoed the building. In 2006, owners constructed a 250 square-foot addition (Pleasanton Building Permits)

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

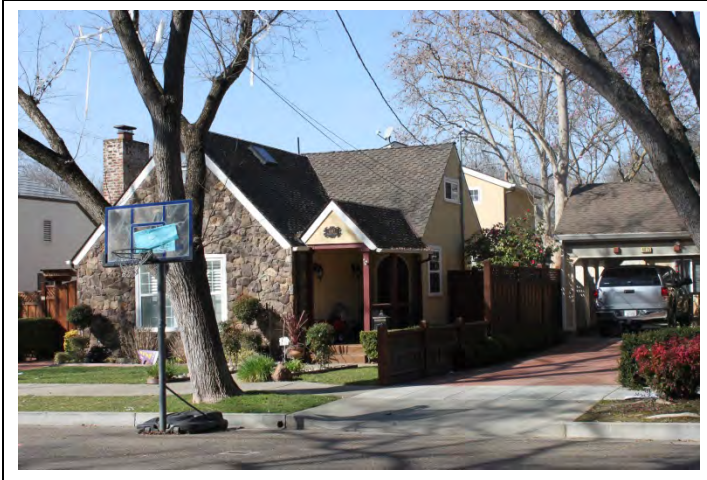
Page 4 of 4

\*Resource Name or # 4687 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

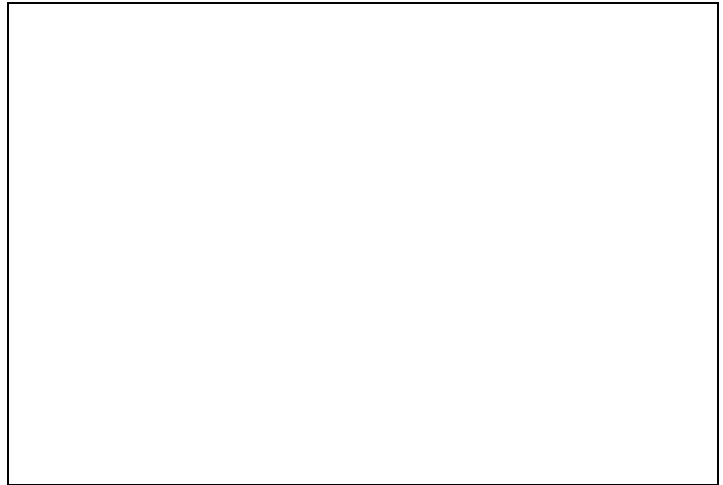
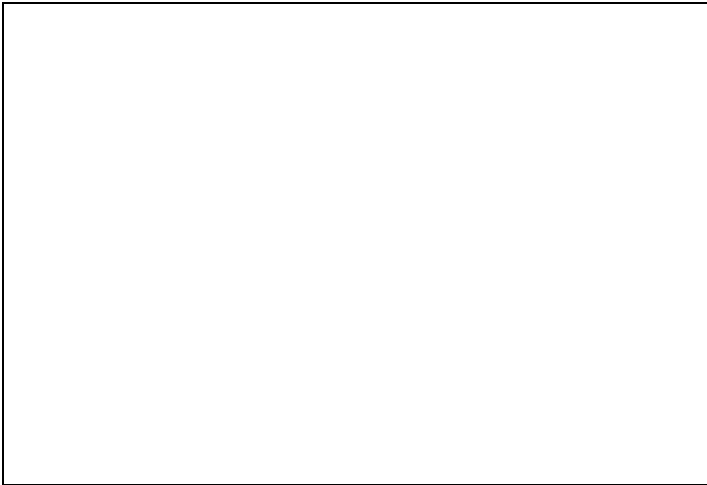
Continuation     Update



Looking SW from Second St.



Looking NW from Second St.





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4698 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4698 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0031-010-00  
Northeast corner of Second and Abbie Sts.

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

4698 Second Street is a heavily altered, 2-story-over-basement dwelling with a hipped roof originally constructed in the Spanish Colonial Revival style. The building features:

- Recessed center bays on the main elevation
- Entry landing with metal railings centered on main elevation
- Centered main entrance with arched, coved niche, arched roofline above the entrance, and glazed wood door
- Recessed balcony with arched opening centered on second story of main elevation
- Divided wood casement sash with fixed sidelights flanking main entrance and divided wood casement sash on end bays of main elevation
- Vinyl and new wood casement sash and double-hung windows on second story and secondary elevations
- Bay window on south elevation
- Shaped, exterior stuccoed chimney on south elevation; interior stuccoed chimney on north roof slope
- Newer stucco cladding

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking E from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1928, City of Pleasanton

\*P7. Owner and Address:

Nostrand, Neil C & Betty A Trs  
4698 Second St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Walter and Clara Nilson House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4698 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Walter T. and Clara Nilson constructed this house in 1928 and lived at the property until at least the early 1940s. Walter Nilson was a local attorney who practiced with Charles and William Gale (Gale & Nilson and later Gale, Nilson, & Gale). Nilson also served as the city attorney. The Nilsons were active at First Presbyterian Church, where Clara was a deacon and Sunday School superintendent (Trimingham 14, 19, 20, 22).

4698 Second Street does not appear eligible for the California Register of Historical Resources. The property has been heavily altered with a second-story addition, window replacement, and the removal of extant ornament with new finishes. The property no longer retains integrity of design, material, workmanship, or feeling and no longer embodies a type, period, or method of construction. The property is not significantly associated with any historic events or persons in the history of Pleasanton. Walter Nilson was a prominent local attorney, but does not appear to have made significant legal contributions to Pleasanton or to the broader practice of law.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

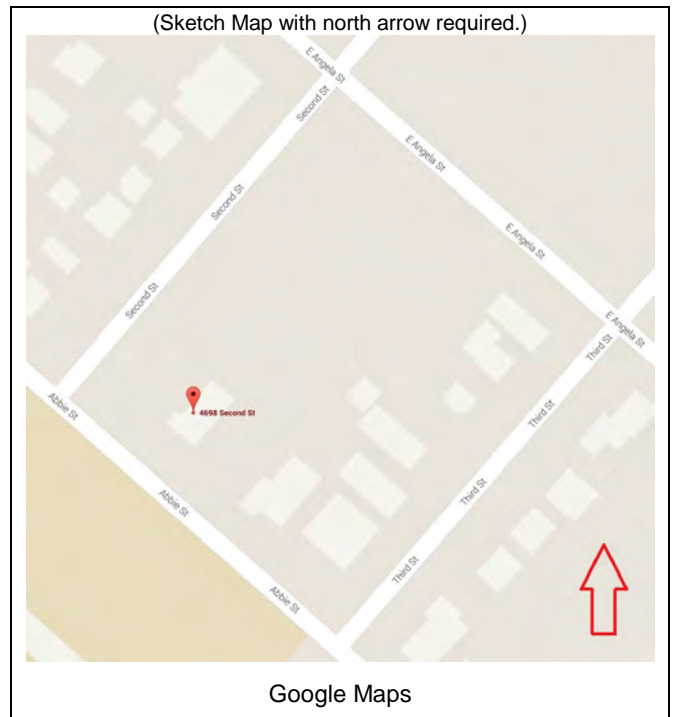
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4698 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- A wood louvered vent with shaped louvers on the south end of the basement story on the main elevation (likely indicating earlier Spanish Colonial Revival styling)
- Asphalt shingle roofing

The property also includes a detached studio building with hipped roof set just west of the main elevation, connected to the main block with a stuccoed arch. The studio has finish materials similar to the main dwelling. A detached garage with hipped roof is set behind the house, oriented to Abbie Street. Landscape features include a stuccoed wall with gate around the south and rear yards, mature coniferous trees in the front yard, terraced concrete steps and walkways to the front entrance from Second Street, and a low concrete retaining wall along the property frontage.

**B6. Construction History** (continued from page 2)

4698 Second Street was originally constructed as a single-story dwelling with recessed center bays and a bay window on the rear elevation (Sanborn 1943). Sometime after 1943, owners constructed a detached "studio" building northwest of the dwelling with similar materials and decorative features. In 1987, owners added a second-story addition to the main block (Pleasanton Building Permits).

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

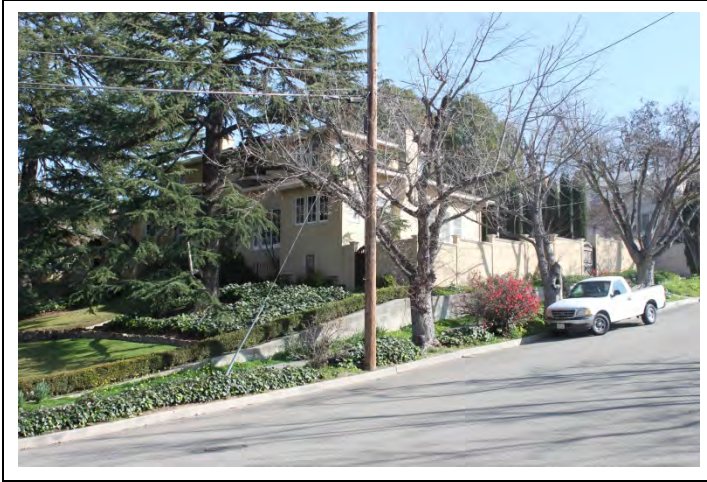
Page 4 of 4

\*Resource Name or # 4698 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update



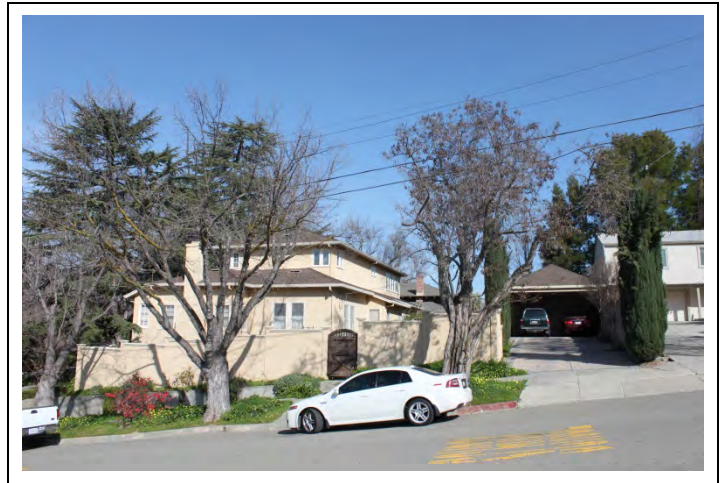
Looking NE from corner of Second and Abbie Sts.



Looking E from Second St.



Studio building at left  
Looking E from Second St.



Looking N from Abbie Street  
Garage at right



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4699 Second Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4699 Second Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0032-007-00

Northwest corner of Second and Abbie Sts.

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

4699 Second Street is a single-story, cross-gable dwelling with clipped gable rooflines. The property features:

- Main entry set on the north side of the front-facing cross-gable with engaged entry porch with dimensional lumber "columns," door not visible
- Set of three double-hung vinyl windows on front-facing gable; combination of 6/1 wood and vinyl double hung sash in other openings
- Tapered, stuccoed exterior chimney on south elevation
- Small exposed rafter ends on some rooflines

The property also includes the original, detached garage with stucco cladding and a clipped gable roof, oriented to Abbie Street. The garage has been enlarged and altered with a larger bay entrance. Landscape features include wood privacy fencing enclosing the rear of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Second St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1934, City of Pleasanton

\*P7. Owner and Address:

Dunkley, Anne L & Arthur W Trs Etal  
1860 Tice Creek Dr  
Walnut Creek, CA 94595

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

\*NRHP Status Code

B1. Historic Name: Hugo and Helen Radbruch House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Tudor Revival

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Tudor Revival Applicable Criteria: \_\_\_\_\_

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

4699 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Hugo and Helen Radbruch constructed this house in 1934. Hugo was an Alameda County Deputy Sheriff. The Radbruches owned the property until at least the early 1940s (Pleasanton 1940; US Census 1930, 1940).

4699 Second Street does not appear eligible for the California Register of Historical Resources. The property was originally constructed in the Tudor Revival style, but has been altered with additions to the entry porch, replacement of character-defining windows, and possibly removal of extant ornament with restuccoing. Aside from form, the property does not embody the distinct characteristics of the Tudor Revival style, and has diminished integrity of design, materials, workmanship, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4699 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

4699 Second Street was originally constructed as a single-story dwelling with a setback on the north side of front elevation, consistent with the existing building (Sanborn 1943). Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4699 Second Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



South elevation, looking W from Abbie St.



Rear (west) elevation



Garage, oriented to Abbie St.





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 3900 Stanley Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 3900 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946 -1697-002-00

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

3900 Stanley Boulevard is a single-story Queen Anne cottage form dwelling with a hipped roof. The property features:

- Original form with a main block and projecting gable bay; narrow addition across rear elevation with shed roof
- Gable bay has pedimented and lit gable, and three-part window with sunburst pattern above central window
- Partial-length, attached front porch with squared porch columns and pilasters on the corner wall surface, parapet walls
- Centered main entrance with replacement front door and original transom light
- Small plumbing or service additions on east elevation with shed roofs
- Sunburst pattern over paired windows on west elevation
- Modern greenhouse window with sunburst pattern surround on west elevation
- Vinyl replacement windows in all openings
- Asbestos shingle siding

Landscape features include a wood picket fence enclosing the front yard, a pollarded tree in the front yard, and privacy fencing around rear yard.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from Stanley Blvd.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1908, City of Pleasanton

\*P7. Owner and Address:

Ingram, Gary E & Shari J Trs  
3900 Stanley Blvd  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: Ca. 1920 Original Location: 3963 Stanley Blvd.

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Queen Anne Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

3900 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20<sup>th</sup> century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

Per the property owner, 3900 Stanley Boulevard was originally constructed in 1908 across the street from its present location on the property of M.F. Martin (SVWC 1910). In the 1920s, the Martin Family appears to have constructed the present house at 3963 Stanley Blvd. No M.F. Martins appear in the US Census for Pleasanton or Murray during this period. This parcel appears to have been outside the bounds of Pleasanton for most of the early 20<sup>th</sup> century, so property ownership information was limited.

3900 Stanley Boulevard appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne cottage form dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property has many characteristics of the type, including asymmetrical form; hipped roof; prominent projecting gable bay; partial-length porch, and decorative emphasis on gables, porch, and window openings. The property has been altered with recent window replacement, recladding within the historic period, and personalized, but compatible, ornament. However, these alterations have not significantly impacted overall form or architectural expression. The property retains sufficient integrity of design, materials, workmanship, and feeling to convey its significance. The property was moved, but the move was early in the property history and the move was minimal distance. The property has now been in the current location longer than in its original location, and the property retains integrity of location and setting the historic period. Research did not determine if the property is significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

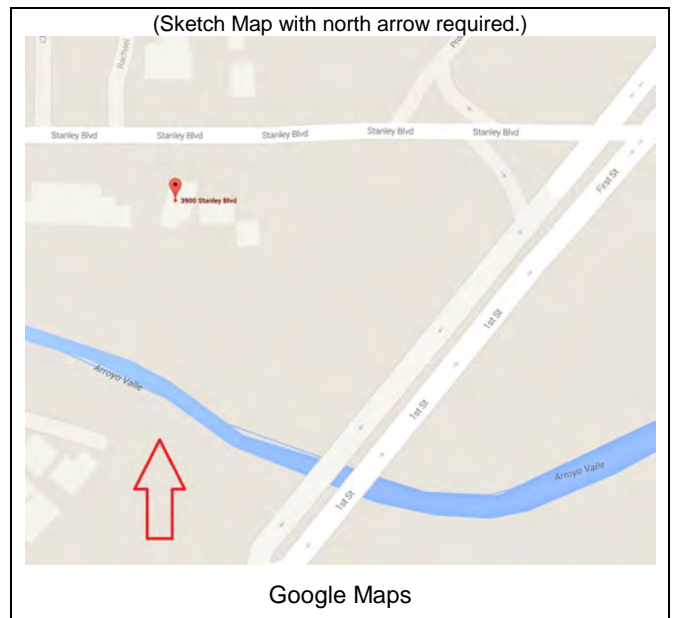
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            3900 Stanley Boulevard  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of Stanley Boulevard. Review of City of Pleasanton building permit records revealed no permits of note. The property owner reported that some of the trim on the building was created by a previous owner who taught wood shop at Amador High School.

**B12. References:** (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 3900 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

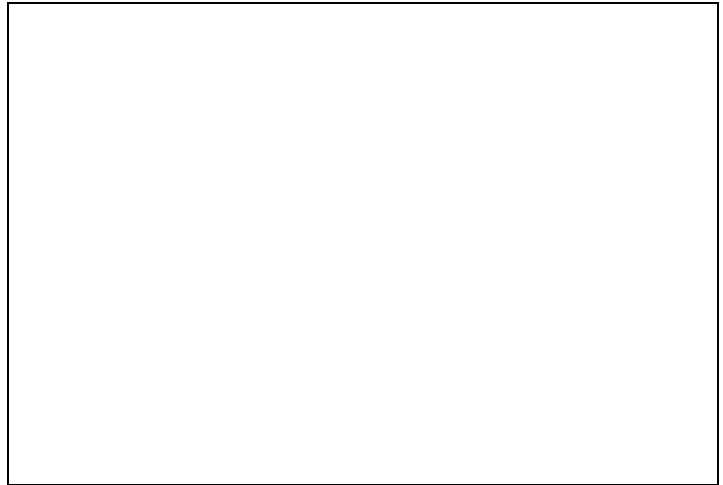
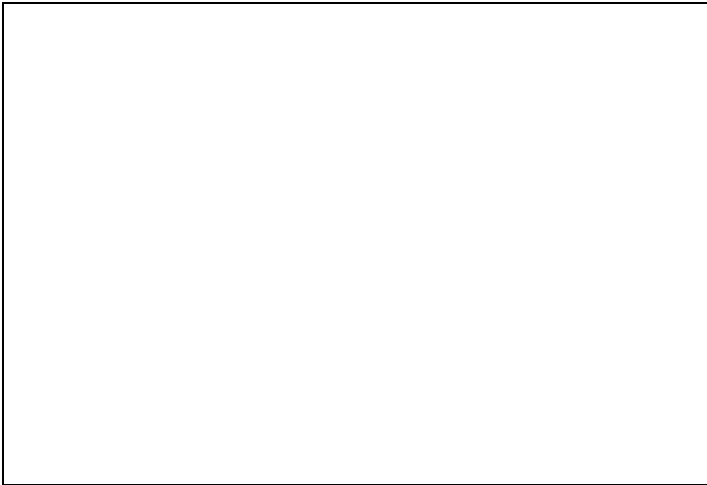
Update



Looking SE from Stanley Blvd.



Looking SW from Stanley Blvd.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 3963 Stanley Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 3963 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946 -1686-002-02

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

3963 Stanley Boulevard is a single-story, end gable bungalow dwelling with a transverse rear addition, addition ell, and Craftsman styling. The property features:

- Full-length, engaged porch with concrete deck and steps, broad square column porch supports, and parapet walls
- Porch extension with perpendicular gable roof set flush with front porch elevation and with identical detailing
- Centered main entrance; door not visible
- Three-part picture windows with 6/1 double-hung sash flanking entrance
- 1/1 double-hung, wood windows on other elevations of main block
- Rear transverse addition with metal windows and newer entrance on east elevation
- Stucco cladding

The property also contains a historic tank house base, small chicken coop, garage and equipment shed, and several modern sheds. Landscape features include chain link and landscaping stone fencing lining lot frontage and mature trees.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from Stanley Blvd.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1912, City of Pleasanton

\*P7. Owner and Address:

Willis, Thomas E & Cheryl L Trs  
3963 Stanley Blvd  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Tank house base, garage and equipment shed, chicken coop, modern sheds

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: End-gable bungalow, Craftsman Applicable Criteria: 3/C

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

3963 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20<sup>th</sup> century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

According to a 1910 SVWC map of Pleasanton, an M. F. Martin owned this property, which encompassed 8.65 acres (SVWC 1910). The property was outside the township boundaries until after 1940, so no historic assessment data was available. No M.F. Martin is listed in period census records (US Census 1910, 1920). According to local residents, the original house on the site is now located across the street at 3900 Stanley Boulevard. It was moved there sometime in the 1920s. The Martin property also appears to have historically included the dwelling at 3987 Stanley Blvd.

3963 Stanley Boulevard appears eligible for the California Register of Historical Resources under Criterion 3. The house is a distinct example of a Craftsman dwelling in Pleasanton featuring end gable bungalow form, low-pitched roof, wide unenclosed eave overhang, full-width engaged porch, square column porch supports on solid balustrades, and stucco cladding. The property maintains integrity of design, materials, workmanship, and feeling with a distinct form, original door and window openings, most original windows, and historic finish materials. The property has had some apparent additions, but these are in scale with the historic portion of the property and have compatible finish materials. The property may also be eligible for the California Register of Historical Resources under Criterion 3 as a relatively intact historic ranch or farmstead in Pleasanton. Agriculture was a primary economic driver in the settlement, development, and growth of Pleasanton from the earliest period of European settlement until after World War II and farming interests ranged from large-scale to small family farms raising stock or market gardening. Few farmsteads survive in Pleasanton. Commercial agricultural production in the city declined dramatically in the second and third quarters of the twentieth century, and most potential historic properties related to this context no longer maintain association with agricultural production and have lost integrity of setting. (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP33. Farm/ranch

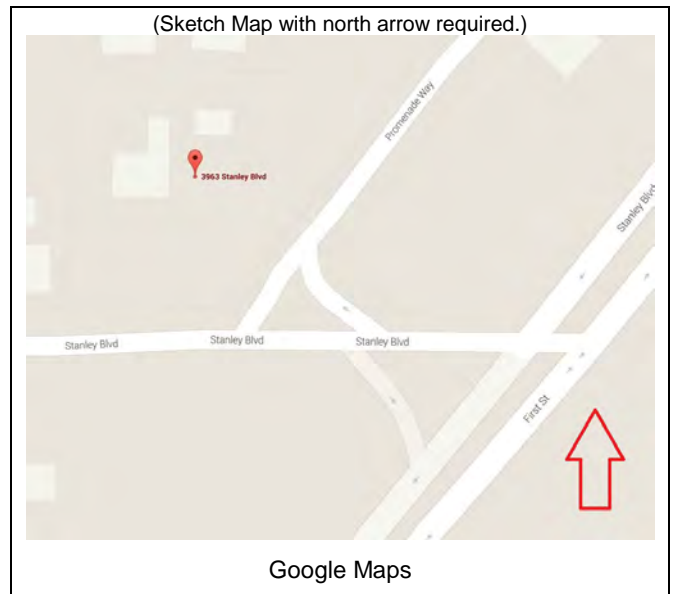
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or #            3963 Stanley Boulevard  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of Stanley Boulevard. Review of City of Pleasanton building permit records revealed no permits of note.

**B10. Significance** (continued from page 2)

Because of the rarity of agriculture-related resources in Pleasanton, however, these losses of integrity do not preclude historic recognition of agricultural resources if the property retained sufficient integrity of location, materials, workmanship, and feeling to convey association with agricultural production. 3963 Stanley Street appears to retain sufficient integrity across its extant resources to convey this association.

**B12. References:** (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 3963 Stanley Boulevard  
(Assigned by recorder)

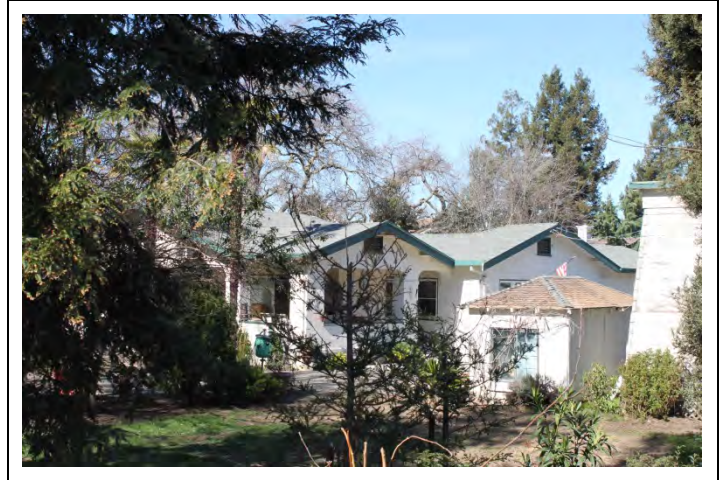
Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update



Looking NW from Stanley Blvd.  
Tank house base and chicken coop



Looking NW from Stanley Blvd.  
Chicken coop and east elevation of house



Looking NW from Stanley Blvd.



Looking N from Stanley Blvd.  
Garage and equipment shed





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 3987 Stanley Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 3987 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946-1686-003-01

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

3987 Stanley Boulevard is an end-gable bungalow form dwelling with Craftsman details. The property features:

- Partial-length, attached, enclosed front porch incorporated into living space with gable roof, brick parapet walls, fixed vinyl picture windows, and older, divided fixed sash on west elevation
- Main entrance set on east elevation of enclosed porch; door not visible
- Vinyl picture window on front elevation; 1/1 double-hung wood windows on side elevations
- Small gable extension on the west elevation with divided wood picture sash, shaped vertical board siding in gable
- Narrow addition across rear elevation with gable roof
- Stucco cladding
- False braces at roofline of main elevation of main block
- Interior brick chimney on main block; exterior stone chimney on rear addition

The property also contains a detached car shelter garage and two other outbuildings of undetermined use. Landscape features include a metal fence along the lot frontage and a wood privacy fence enclosing the rear lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from Stanley Blvd.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1914, City of Pleasanton

\*P7. Owner and Address:

Westfall, Rosemary Tr  
4017 Stanley Blvd  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached car shelter, detached outbuilding of unknown use

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Craftsman, end-gable  
Type: bungalow Applicable Criteria: \_\_\_\_\_

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

3987 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20<sup>th</sup> century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

According to a 1910 SVWC map of Pleasanton, an M. F. Martin owned this property, which encompassed 8.65 acres and the dwelling at 3963 Stanley Boulevard (SVWC 1910). The property was outside the township boundaries until after 1940, so no historic assessment data was available. No M.F. Martin is listed in period census records (US Census 1910, 1920).

3987 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property is a modest example of an end-gable bungalow form dwelling with minor Craftsman detailing. However, the property has few characteristics of the form aside from brackets and overall form. The property has also lost integrity of design, workmanship, and feeling with porch enclosure and incorporation into living space, vinyl replacement windows, and reconfiguration of some window openings. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



**B6. Construction History** (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of Stanley Boulevard. Review of City of Pleasanton building permit records revealed no permits of note.

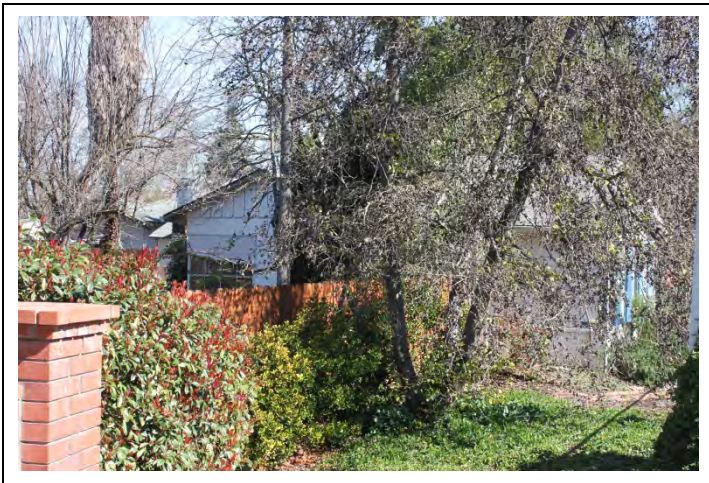
**B12. References:** (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

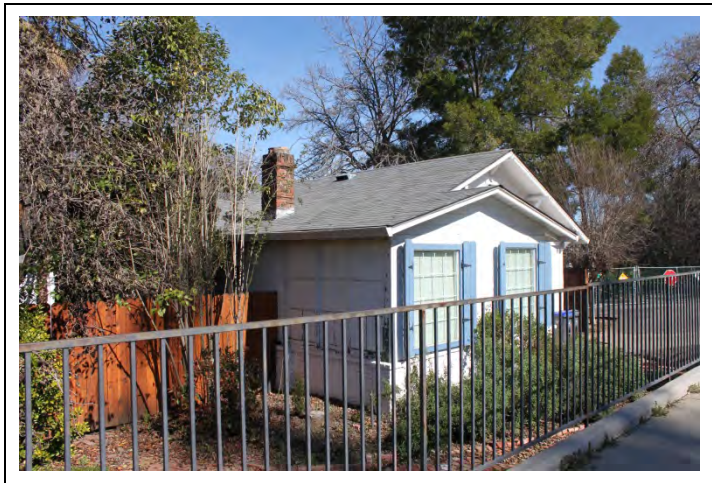
City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.



East elevation showing extension  
Looking NE from Stanley Blvd.



Enclosed porch  
Looking NE from Stanley Blvd.



Looking NW from Stanley Blvd.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 3988 Stanley Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 3988 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946 -1697-001-00

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

3988 Stanley Boulevard is a heavily altered 2.5-story dwelling with a single-story wing and attached 2-story barn converted to garage and living space. The property features:

- Brick foundation
- Full-length, enclosed front porch incorporated into living space and sheathed in wide wood clapboards
- Main entrance set on the west elevation of a recess in the enclosed porch and fitted with wood replacement door
- Wood, three-part picture windows and divided picture windows on both stories of main elevation
- Wing set flush with former main elevation of main block clad in wood shingles
- Ell hyphen from wing to barn with divided wood picture window and greenhouse window
- Attached former barn with side gable orientation; garage on first story; living space on second story with aluminum sliding sash, skylights
- Single-story shed addition on east gable end with chicken house extension to east
- Wood shingle siding
- Turned bracing at apex of gable on main elevation (continued on page 3)

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Stanley Blvd.

January 2015

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1885, City of Pleasanton

\*P7. Owner and Address:

Wilcox, Mary L Tr

P.O. Box 769

Port Orford, OR 97465

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: George and Delfina Lopez House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance: Theme:** Residential Development, Agriculture **Area:** Post Railroad Subdivision and Development

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** \_\_\_\_\_ **Applicable Criteria:** \_\_\_\_\_

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

The original owner or builder of this property is unknown. In 1900, this property belonged to E. R. Lilienthal (Nusbaumer 1900). Ernest R. Lilienthal was a partner in the major San Francisco liquor distribution company of Lilienthal and Company and the financial backer of the Pleasanton Hop Company. The Pleasanton Hop company owned hundreds of acres of land north of the Arroyo del Valle, though hop production was concentrated northwest of downtown Pleasanton (Pleasanton Downtown Historic Context Statement). In the early 20<sup>th</sup> century the Pleasanton Hop Company liquidated its holdings with the downturn in the regional hop markets, selling to the Spring Valley Water Company (SVWC). The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

According to 1907 and 1910 SVWC maps, this property belonged to a G. Lopez (SVWC 1907, 1910). In 1910, George and Alfina (alternatively Delfina) Lopez are listed in the US Census on Pleasanton-Livermore Road. George was a farm laborer. In 1920, Delfina, then widowed, lived at the property with one of her three sons (US Census 1910, 1920). The property remained outside the township boundaries until after 1940, so additional ownership information was not readily available.

3988 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property appears to have been a 2-story end-gable dwelling with Stick style details, however the property has been heavily altered with porch enclosure and incorporation into living space, new window and door openings, conversion of agricultural areas to living space, and new siding. The property no longer has a distinct form, and while a rare example of a surviving connected farmstead in Pleasanton, no longer retains integrity of design, materials, workmanship, or feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) HP33. Farm/ranch

**\*B12. References:** See page 3

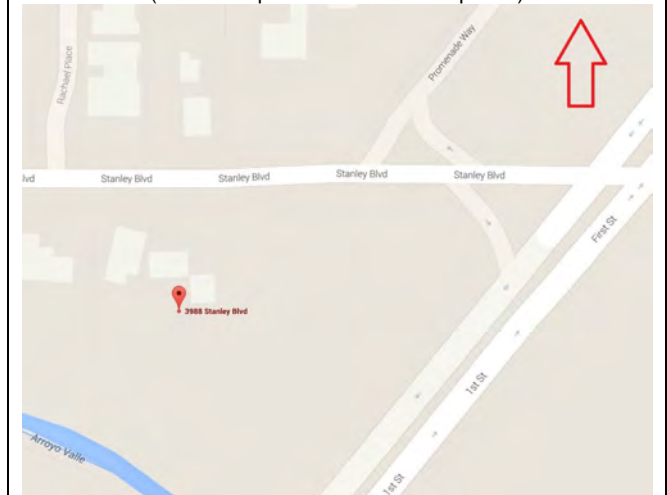
B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Google Maps

# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 3988 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The property also includes an outhouse and several sheds. The front portion of the property has signs of landscaping and benches and is largely obscured from Stanley Boulevard by vegetation and mature trees (including redwoods). The Arroyo del Valle flows through the rear portion of the lot, and the house abuts the original Central Pacific Railroad line. Wood privacy fencing encloses the lot frontage.

**B6. Construction History** (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of Stanley Boulevard. Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Nusbaumer, George L. and Tribune Publishing Company, "Official Map of Alameda County, California, 1900" (Oakland, Cal: Tribune Publishing Company, 1900.

Spring Valley Water Company. "Addition No. 1 to the Town of Pleasanton", 1907. Collection of the Bancroft Library, University of California, Berkeley, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 3988 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

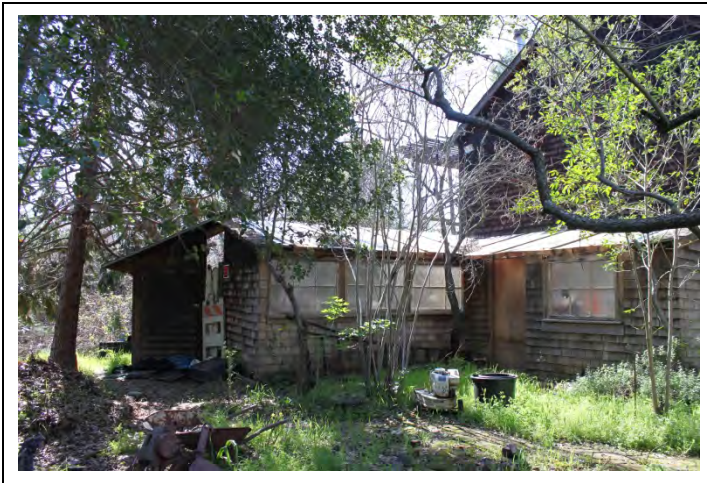
Continuation  Update



Detail showing main entrance  
Looking SE



East elevation of house and north elevation of attached barn  
Looking W



Attached chicken coop and outhouse  
Looking SW



Barn/garage  
Looking S



Detail, stick work on gable, north elevation



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4017 Stanley Boulevard

P1. Other Identifier: 4023 Stanley Boulevard

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4017 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946-1689-002-00

Northwest corner of Stanley Boulevard and Del Valle Court

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

4017 Stanley Boulevard is a single-story Queen Anne cottage form dwelling with a hipped roof. The property features:

- Partial-length, engaged front porch with square post, replacement roof, and parapet wall with stone cladding
- Centered main entrance with replacement door
- Projecting gable bay on west end of main elevation with divided wood picture window with awning
- ADA accessible ramp accessing porch level from west elevation
- Projecting gable bay on east elevation with wood, 3-part picture window with double-hung side sash
- Casement and double hung sash windows in other openings on main and secondary elevations
- Narrow, partial-length addition with shed roof on east elevation
- Rear porch enclosed with corrugated fiber glass
- Newer stucco siding

The property also contains an ancillary dwelling addressed as 4023 Stanley Boulevard (date unknown) and a shed. Landscape features include chain link fencing and mature vegetation along lot frontage, privacy fencing and hedges along lot frontage on Del Valle Court, and a handmade stone fountain in the front yard.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from Stanley Blvd.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1917, City of Pleasanton

\*P7. Owner and Address:

Westfall, Rosemary  
4017 Stanley Blvd  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Ancillary dwelling addressed as 4023 Stanley Blvd., shed, stone fountain

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne cottage Applicable Criteria: \_\_\_\_\_

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

4017 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20th century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

According to a 1910 SVWC map of Pleasanton, an M. F. Martin owned this property, which encompassed 8.65 acres and the dwelling at 3963 Stanley Boulevard (SVWC 1910). No M.F. Martin is listed in period census records (US Census 1910, 1920). The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4017 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property is an example of a Queen Anne cottage form dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. However, the property has been substantially altered with new window openings and window sash, porch material replacement, new cladding, small additions, and removal of original ornamentation scheme. The property no longer retains integrity of design, materials, workmanship or feeling. The property does not appear to be significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

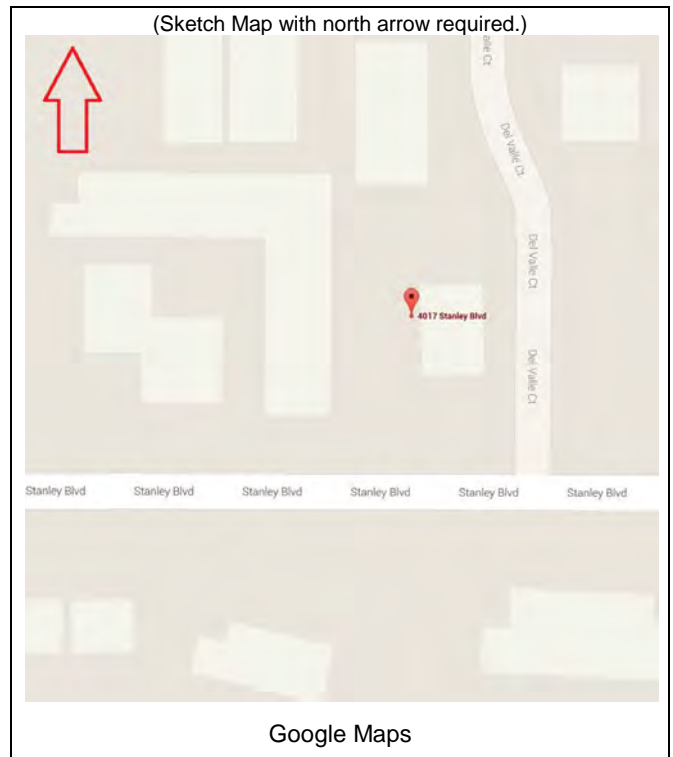
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4017 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that in the second quarter of the 20<sup>th</sup> century, 4017 Stanley Boulevard was a single-story dwelling with a partial-length, engaged front porch and a one-story shed addition across the rear elevation. The property contained a garage at the rear of the lot (since demolished) and was on the same parcel as a small residential property to the north (now demolished) (Sanborn 1929, 1943). Sometime after 1943, owners added a gable bay to the east elevation and a small addition on the west elevation. They also constructed the ancillary dwelling on the property. Review of City of Pleasanton building permit records revealed no permits of note.

### B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4017 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking W from Del Valle Ct.



Looking SW from Del Valle Ct.



Looking NE from Stanley Blvd.



4023 Stanley Blvd., looking N from Stanley Blvd.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 4070 Stanley Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4070 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946 -1695-001-01

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

4070 Stanley Boulevard is a heavily rehabilitated, single-story, end-gable bungalow form dwelling with Craftsman details. The property features:

- Full-length, attached front porch with all new materials (new) and concrete and brick platform and concentric circle steps
- Off-center main entrance with new, glazed wood door
- All vinyl replacement windows; one fixed plate glass window west of entrance
- Wood product clapboard siding
- False bracing at the roofline of the attached porch and main elevation gable (speculative, new)

Landscape features include new walkway and paved driveway, metal driveway gate, and wood privacy fencing enclosing the side and rear yard. The Arroyo del Valle flows along the south boundary of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Stanley Blvd.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1908, City of Pleasanton

\*P7. Owner and Address:

Elmalak, Nazih & Elhelweh, Dina Etal  
4070 Stanley Blvd  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Angelo and Virginia Zaro House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman, end gable  
Period of Significance: \_\_\_\_\_ Type: bungalow Applicable Criteria: \_\_\_\_\_

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

4070 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20<sup>th</sup> century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

In the 1910s and 1920s, Angelo and Virginia Zaro owned and lived in this house. Angelo was a worker at the nearby Remillard Brick Company, which employed dozens of Italian immigrants in the early 20<sup>th</sup> century (SVWC 1910; US Census 1910, 1920). The Zaros had a small ancillary dwelling on the property, possibly to serve as rental housing for other brickyard workers (Sanborn 1929). The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4070 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property is an example of an end-gable bungalow form dwelling with modest Craftsman details. However, the property has been heavily altered with porch enclosure and incorporation into living space, a new porch addition, window and door replacement, new cladding, addition of speculative architectural ornament, and demolition of a historic rear addition. (Satellite imagery of the dwelling from ca. 2013 via Bing Maps shows no apparent false bracing on the building as originally configured). The property no longer retains integrity of design, materials, workmanship, and feeling. The property setting has also been altered with subdivision and development since the mid-20<sup>th</sup> century. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

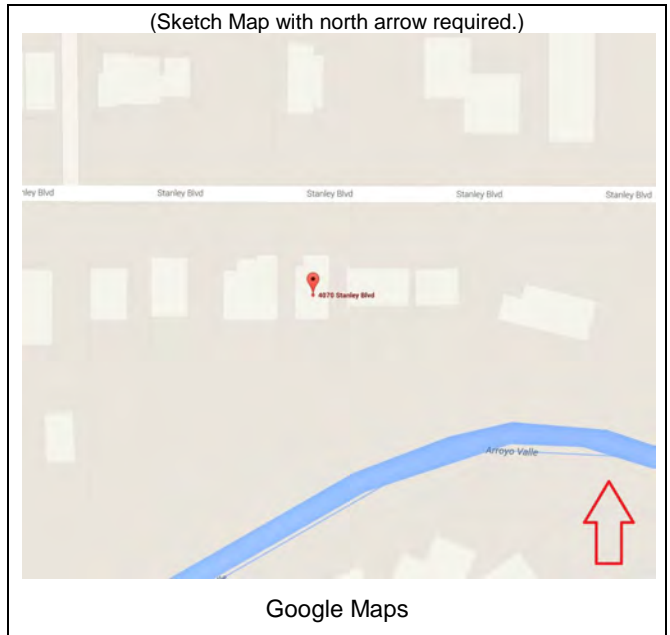
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 3

\*Resource Name or # 4070 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 4070 Stanley Boulevard has been substantially altered since construction. In 1929 and 1943, the property was a single-story dwelling with an end gable orientation; a partial-length, engaged front porch, and a single-story shed addition across the rear elevation. The lot originally included property now associated with 4062 Stanley and had a small, ancillary dwelling, several sheds, and a garage. Recent owners have completely rehabilitated the property, reconfiguring the front elevation with an attached porch; replacing all doors, windows, and cladding; adding speculative architectural detailing; and demolishing the rear addition. Review of City of Pleasanton building permit records revealed no permits of note.

### B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Nusbaumer, George L. and Tribune Publishing Company, "Official Map of Alameda County, California, 1900" (Oakland, Cal: Tribune Publishing Company, 1900.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Property Owners in the Vicinity of Pleasanton", 1910. Collection of the Earth Sciences and Map Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 4073 Stanley Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4073 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946-1689-067-00

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

4073 Stanley Boulevard is a single-story, Spanish or Mediterranean Revival form dwelling. The property features:

- Original form consisting of a cross-gable front section, longitudinal central block with gable roof, and small ell extension with gable roof
- Small entry porch with shed roof in intersection of front cross-gable featuring arched openings and stuccoed parapet wall
- Centered main entrance under entry porch fitted with historic wood door
- Original three-part picture and double-hung wood sash windows
- Interior brick chimney on rear roof slope; stuccoed interior chimney on rear roof slope of lateral cross gable
- Stucco cladding
- Small pipe vents in apex of front-facing cross gable

The property includes a detached two-car garage with gable roof. Landscape features include a wood picket fence and driveway gate enclosing side and rear yard and a mature tree at the street frontage. The property is surrounded on three sides by new multi-family unit development.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Stanley Blvd.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1940, City of Pleasanton

\*P7. Owner and Address:

Bottarini Trust  
1565 Petal Way  
San Jose, CA 95129

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Mediterranean Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Mediterranean Revival Applicable Criteria: 3/C

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

3900 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20<sup>th</sup> century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

In the early 20<sup>th</sup> century, Valentine and Ameila Linsler owned the property associated with this dwelling. The Linslers operated a fruit farm on their 4.38 acre property on Stanley Boulevard from the 1910s through sometime in the 1930s (SVWC 1910; US Census 1910, 1920, 1930). The property was outside the township boundaries until after 1940, so no historic assessment data was available. This property appears to have been constructed after the Linsler ownership.

The property is an example of a simplified Mediterranean Revival form dwelling in Pleasanton. Character-defining features include a low-pitched gable roof, asymmetrical plan, arched porch openings, and stucco cladding. The property retains a high degree of physical integrity, retaining all original windows and form (including rear ell), the (likely) original, wood front door, and the bay window on west elevation. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4073 Stanley Street appears eligible for the California Register of Historical Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

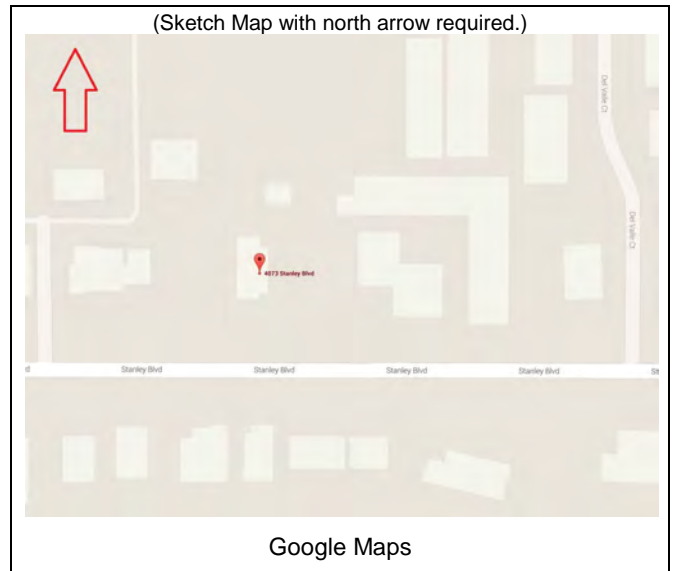
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

\*Resource Name or # 4073 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that shortly after construction, 4073 Stanley Boulevard was a single-story dwelling with a footprint consistent with the existing building, a small entry porch, and a garage at the rear of the lot. In 1943, the house was still on a large parcel extending west, along with second dwelling (now demolished) (Sanborn 1943). Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4112 Stanley Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4112 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946 -1695-003-00

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

4112 Stanley Boulevard is a single-story, end gable bungalow form dwelling with modest Craftsman details. The property features:

- Partial-length, attached front porch with gable roof, square column posts, parapet walls, wood steps with parapets, and leaded glass sash at apex of gable
- Centered front entrance with historic, glazed wood door
- Original 1/1 wood windows with leaded glass top sash in openings on front elevation
- Narrow, wood clapboard siding
- Exterior brick chimney on east elevation
- Possibly a narrow rear addition included under the roofline with a hip extension
- False braces at roofline of porch and gable on main elevation; exposed rafters
- Brick foundation

The property also includes three outbuildings of unknown use and several temporary car shelters. The Arroyo del Valle flows along the south boundary of the property.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Stanley Blvd.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1912, City of Pleasanton

\*P7. Owner and Address:

Perry, Robert R & Wilona F Trs  
2401 Woodlake Ct  
Lodi, CA 95242

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Martin and Josephine Block House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Three outbuildings of unknown use; temporary car shelters

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Craftsman, end gable  
Type: bungalow Applicable Criteria: 3/C

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

4112 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20<sup>th</sup> century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

In 1910, this property belonged to Martin and Josephine Block. Martin Block was a farmer. The Blocks appear to have lived on this site until sometime in the 1920s. In the 1930 census, Martin is farming grain in unincorporated Alameda County (US Census 1910, 1920, 1930; SVWC 1907, 1910). The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4112 Stanley Boulevard appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a modest, end-gable bungalow form dwelling with Craftsman details commonly constructed in Pleasanton in the early 20<sup>th</sup> century. The property has many characteristics of the style including end gable bungalow form; low-pitched roofs with wide, unenclosed eave overhangs; partial-width attached porch creating an asymmetrical façade arrangement; with the porch set off-center on the elevation. Common decorative details include exposed rafter ends and false braces at the eaves; square column porch supports on solid balustrades, and narrow wood clapboard cladding. The property maintains a high degree of integrity of design, materials, workmanship and feeling, retaining a distinct form, original door and window openings and decorative sash fittings, original siding, original and compatible porch details, and ornament. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

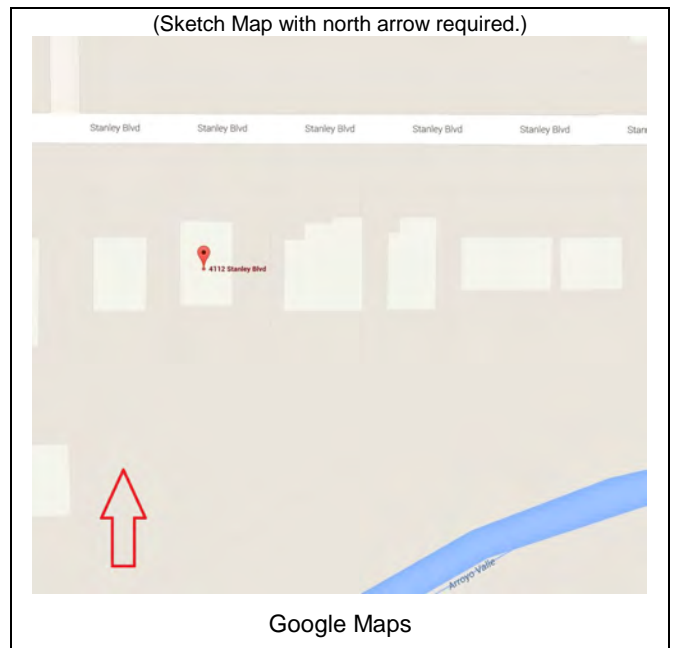
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4112 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4112 Stanley Boulevard has changed little in form since construction. In the early 20<sup>th</sup> century, the property was a single-story dwelling with an end gable orientation; partial length, attached front porch, a garage southwest of the house and a shed at the rear of the lot near the creek (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

## B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Addition No. 1 to the Town of Pleasanton", 1907. Collection of the Bancroft Library, University of California, Berkeley, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4112 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

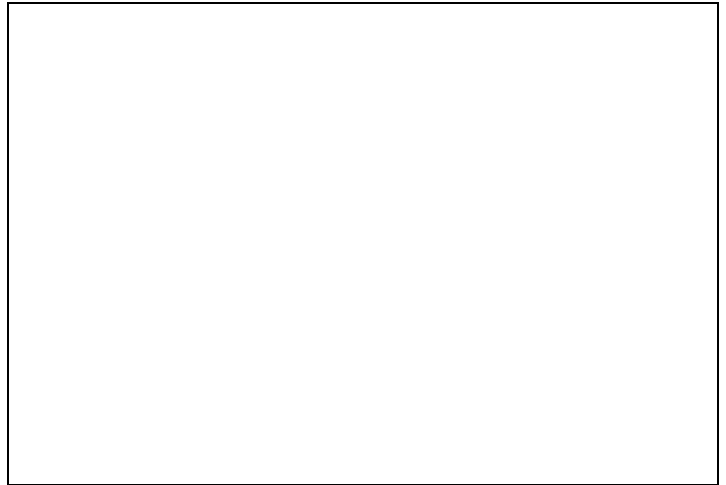
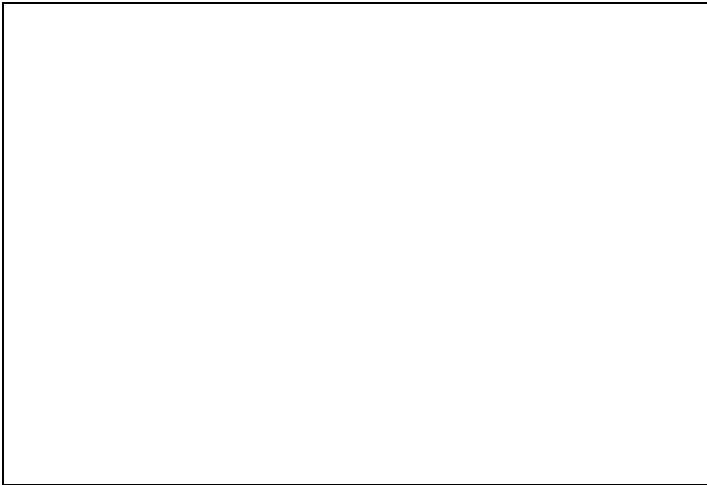
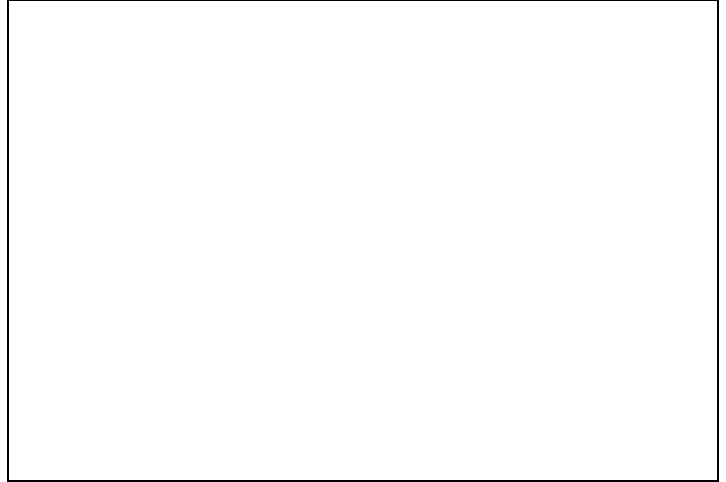
Date: April 2015

Continuation

Update



Looking SE from Stanley Blvd.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4120 Stanley Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4120 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946 -1695-004-00

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

4120 Stanley Boulevard is a single-story dwelling with a hipped roof. The property features:

- Partial-length, attached porch with shed roof, all new post and balustrade material, and brick and wood decking
- Off-center main entrance fitted with new door
- Vinyl three-part picture window west of porch on main elevation and on east elevation
- 1/1 double-hung vinyl windows in other openings on secondary elevations; some openings feature molded window surrounds (possibly new)
- Narrow addition with shed roof across rear elevation, featuring metal sliding sash windows
- Newer wood clapboard siding
- Concrete foundation with brick facing on main elevation

The property also includes a detached, two-car garage (1997) and a second outbuilding of unknown use. The Arroyo del Valle flows along the south boundary of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from Stanley Blvd.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic

Prehistoric  Both

1913, City of Pleasanton

\*P7. Owner and Address:

Walker, David H & Tsujioka, Tammy S  
4120 Stanley Blvd

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group

Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached two-car garage (1997), additional outbuilding of unknown use

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne cottage Applicable Criteria: \_\_\_\_\_

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

4120 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20<sup>th</sup> century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

In the 1910s, A.V. Cactano and a Bellam owned this parcel. Neither name appears in US Census records for Pleasanton in the period (US Census 1910, 1920; SVWC 1910). The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4120 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property appears to have been constructed as a modest, Queen Anne cottage form dwelling commonly built in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Since construction, owners have substantially altered the property with enclosure of the original front porch and incorporation of the space into the living area, added a new front porch, changed window openings, replaced windows and doors, and constructed a small rear addition. The property no longer retains integrity of design, materials, workmanship, and feeling for the historic period. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4120 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4120 Stanley Boulevard was originally constructed as a single-story dwelling with a partial-length, engaged front porch on the east side of the main elevation. Sometime after 1943, owners enclosed the porch and incorporated it into living space, added a new attached porch, installed three-part picture windows, and added a narrow shed addition on the rear elevation (Sanborn 1929, 1943). In 1997, owners replaced the historic garage on the property (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Addition No. 1 to the Town of Pleasanton", 1907. Collection of the Bancroft Library, University of California, Berkeley, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4120 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

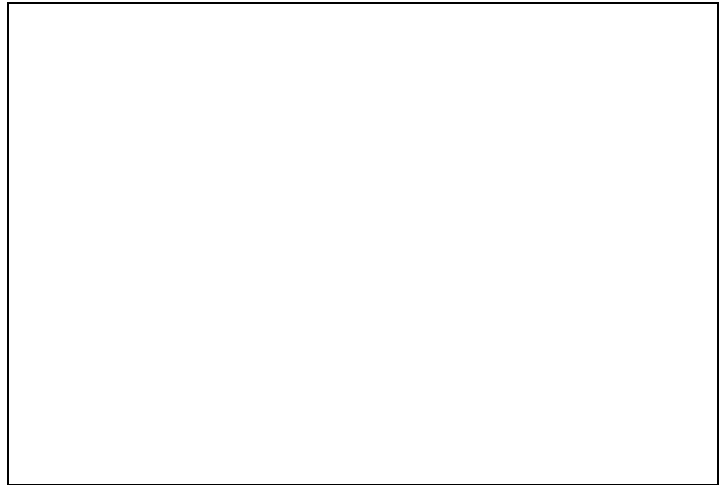
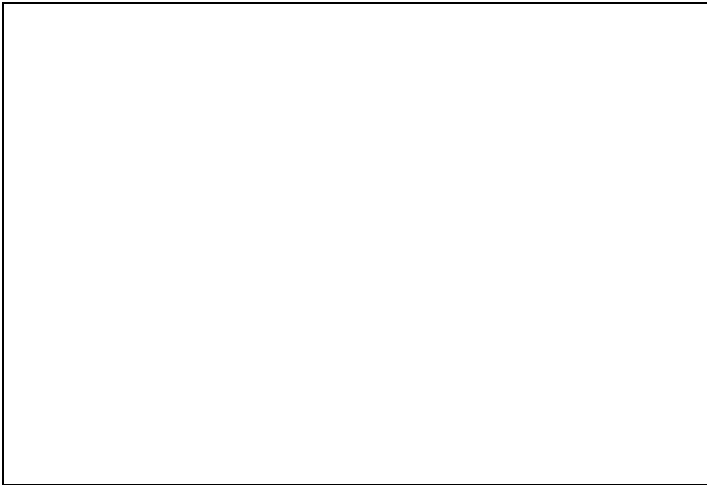
Update



Looking SW from Stanley Blvd.



Looking SE from Stanley Blvd.



# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\*Resource Name or # (Assigned by recorder) 4128 Stanley Boulevard

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4128 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946 -1695-005-00

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

4128 Stanley Boulevard is a 2.5-story dwelling primarily constructed in 2000. The property envelopes an earlier dwelling constructed ca. 1911, which now constitutes the western, single-story portion of the existing building. Sanborn map research indicates that the original property was a single-story Queen Anne cottage form dwelling with an engaged front porch and projecting gable bay on the main elevation. In 2000, owners constructed a 1,498 square-foot addition 833 square-foot deck, and 793 square foot covered porch on the property. The property also includes two guest houses, a swimming pool (2001), and what appears to be a historic barn at the rear of the lot (date unknown). This property does not appear eligible for the California Register of Historical Resources because of the substantial alterations and additions ca. 2000. These alterations have effectively demolished the earlier building by enveloping and incorporating it into a new structure and removing all significant historic materials.

References:

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from Stanley Blvd.

January 2015

\*P6. Date Constructed/Age and Sources:

Historic

Prehistoric  Both

1913/2000, City of Pleasanton

\*P7. Owner and Address:

Eaton, Scott

4128 Stanley Blvd

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4140 Stanley Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4140 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946 -1695-007-00

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

4140 Stanley Boulevard is a 1.5-story Queen Anne cottage form dwelling with a hipped roof and rear ell. The property features:

- Partial-length, engaged front porch with original porch decking, low parapet wall, newer column supports, and concrete steps
- Centered main entrance with historic glazed wood door
- Shallow bay window on west end of main elevation and on east elevation
- 1/1 double-hung wood sash windows
- Hipped dormer on the front (north) roof slope with fixed, multi-pane wood window
- Original narrow wood clapboard siding
- Hipped ell with similar finish materials set flush with west elevation
- Brick interior chimney on west roof slope

The property includes a detached building of unknown use at the rear of the lot. The Arroyo del Valle runs along the south boundary of the lot.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from Stanley Blvd.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1912, City of Pleasanton

\*P7. Owner and Address:

Rodondi, Deborah J  
225 Wildwood Dr  
South San Francisco, CA 94080

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached outbuilding

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Queen Anne cottage Applicable Criteria: 3/C

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

4140 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20<sup>th</sup> century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

In the 1910s, Fred J. and Emma F. Hall owned the parcel associated with this property (SVWC 1910). The Halls lived at 215 Neal Street at the time, and Fred Hall was one of the largest hay and grain merchants in the city (Pleasanton Downtown Historic Context Statement). The original owner and builder of this property are unknown. The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4140 Stanley Boulevard appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne cottage form dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property exhibits many characteristics of the form, including a partial-length, engaged front porch and bay window on the primary elevation; decorative emphasis on gables, porches, and bay windows; wood clapboard siding; and classical elements such as columns. 4140 Stanley Boulevard has a high degree of integrity of design, materials, workmanship, and feeling, retaining a distinct form, original door and window openings and fittings, porch materials and configuration, and siding materials. The rear ell addition is likely from the historic period, and is compatible in scale and materials. The property is not significantly associated with any historic events or persons in the history of Pleasanton, though more research is necessary to identify property owners and occupants.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

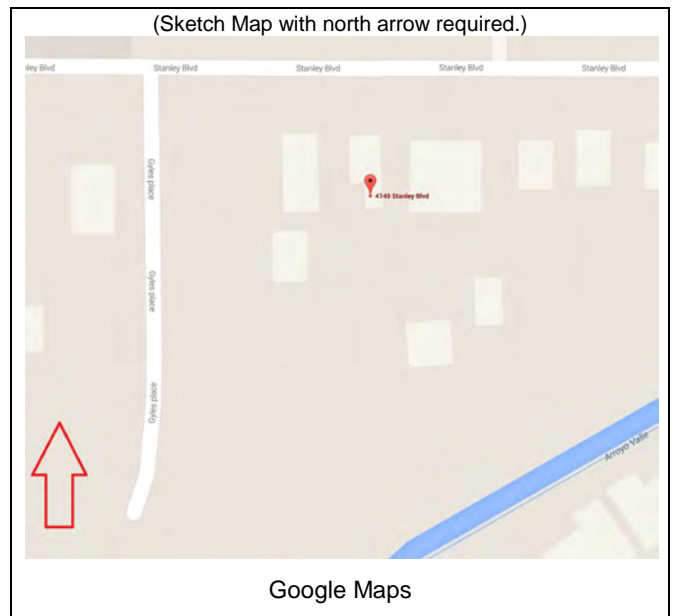
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4140 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**B6. Construction History** (continued from page 2)

Sanborn research indicates that in the early 20<sup>th</sup> century, 4140 Stanley Boulevard was a single-story dwelling with an engaged porch on the west side of façade and a bay window on the west elevation. The property included a garage behind the house along the west lot line (Sanborn 1929, 1943). Later owners constructed a small ell with hipped roof on the rear elevation after 1943. Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4140 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



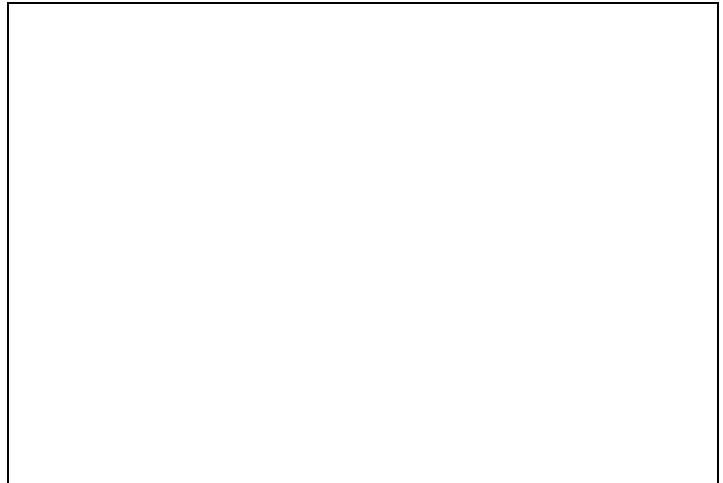
Looking SE from Stanley Blvd.



Looking S from Stanley Blvd.



Looking SW from Stanley Blvd.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4151 Stanley Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4151 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946 -1689-010-00

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

4151 Stanley Boulevard is a single-story, end-gable dwelling with a projecting gable and porch on the main elevation, projecting gable bay on the west elevation, and a narrow rear addition with a shed roof. The property features:

- Partial-length, attached front porch with dimensional lumber post supports, metal railing, and concrete decking
- Main entrance set in the east elevation of the projecting gable, fitted with replacement door
- Vinyl replacement sliding and double-hung sash windows; greenhouse window on west elevation
- Channel board siding with scallop edge in gables on front elevation
- Stucco cladding
- Stuccoed exterior chimney on west elevation

The property also includes a detached garage with long rectangular plan and solar panels and a second outbuilding of unknown use.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from Stanley Blvd.  
January 2015

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1912, City of Pleasanton

\*P7. Owner and Address:

Walterson, Darell R

4151 Stanley Blvd

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: \_\_\_\_\_ Applicable Criteria: \_\_\_\_\_  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4151 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20<sup>th</sup> century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The company appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

Research uncovered no information on the early owners or occupants of 4151 Stanley Boulevard. The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4151 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property has been heavily altered over the course of the 20<sup>th</sup> century with porch enclosure and incorporation into living space, small gable additions, restyling, new stucco cladding, new window and door openings, and replacement doors and windows. The property no longer retains integrity of design, materials, workmanship, or feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4151 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that in the early 20<sup>th</sup> century, 4151 Stanley Boulevard was a single-story dwelling with a square plan and full-length front and rear porches. Sometime between 1929 and 1943, owners enclosed the rear porch and incorporated it into living space and added a small extension to the west (Sanborn 1929, 1943). Sometime after 1943, owners added the front-facing gable section on the main elevation and restyled the house. In 2008, owners installed solar panels on the roof (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Page 4 of 4

\*Resource Name or # 4151 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

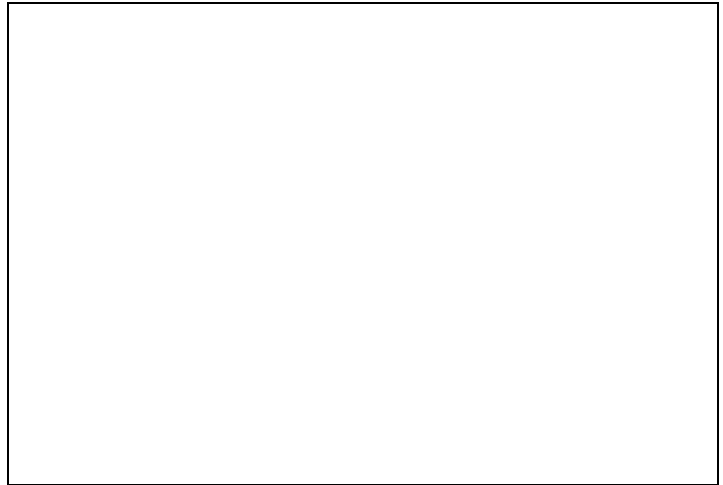
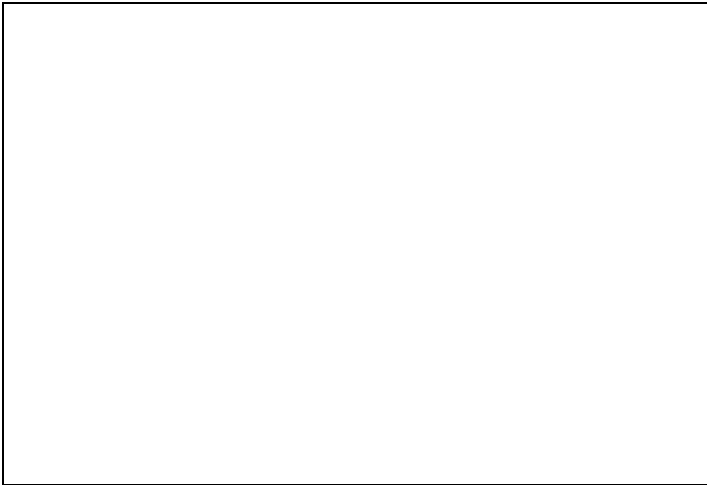
Continuation  Update



Looking N from Stanley Blvd.



Looking NW from Stanley Blvd.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4160 Stanley Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4160 Stanley Boulevard City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 946 -1695-006-02

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

4160 Stanley Boulevard is a single-story bungalow form dwelling with a hipped roof. The property features:

- Shallow, engaged entry porch on the NE corner with brick steps, deck, and parapet walls; metal railings; replacement column supports on parapet walls (altered 1994)
- Entrance set on east end of main elevation fitted with new door
- Shallow, rectangular bay window projection on west end of main elevation
- Shallow semi-hexagonal bay window on east elevation
- Vinyl replacement windows in all openings
- Cased, exterior chimney on west elevation
- Original form with shed roof extension
- Narrow addition across full length of rear elevation with shed roof
- Wood product clapboard siding

The property includes a detached combination garage, storage building, and game room south of the dwelling (1995). Landscape features include a mature redwood tree at street frontage, privacy fencing enclosing side and rear yards, new wishing well structure in front yard, and brick piers at the front property line and flanking the driveway.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from Stanley Blvd.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1912, City of Pleasanton

\*P7. Owner and Address:

Swift, Michael J.  
5994 W Las Positas Blvd  
Pleasanton, CA 94588

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** Detached garage/game room/storage building (1995); wishing well

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Bungalow form **Applicable Criteria:** \_\_\_\_\_

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

4160 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20<sup>th</sup> century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for homebuilders (Pleasanton Downtown Historic Context Statement).

Research uncovered no information on the earliest owners or occupants of 4160 Stanley Boulevard. In the 1940s or 1950s, Marie Delucchi owned the property, though she does not appear to have lived there. James and Marie Delucchi lived and had a farm on the west side of Santa Rita Road and sold market vegetables door to door in Pleasanton (Trimingham 6, Pleasanton Building Permits). The property was outside the township boundaries until after 1940, so no historic assessment data was available. In the 1960s, Ethel and John Corner owned the property (Pleasanton Building Permits).

4160 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property was constructed as a modest bungalow form dwelling, possibly with Craftsman styling. However, owners have substantially altered the property in the late 20<sup>th</sup> century, changing the porch depth, adding new porch elements, replacing all windows and doors, adding new siding, and constructing a rear addition. The property no longer retains any exterior historic materials, and has lost integrity of design, materials, workmanship, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

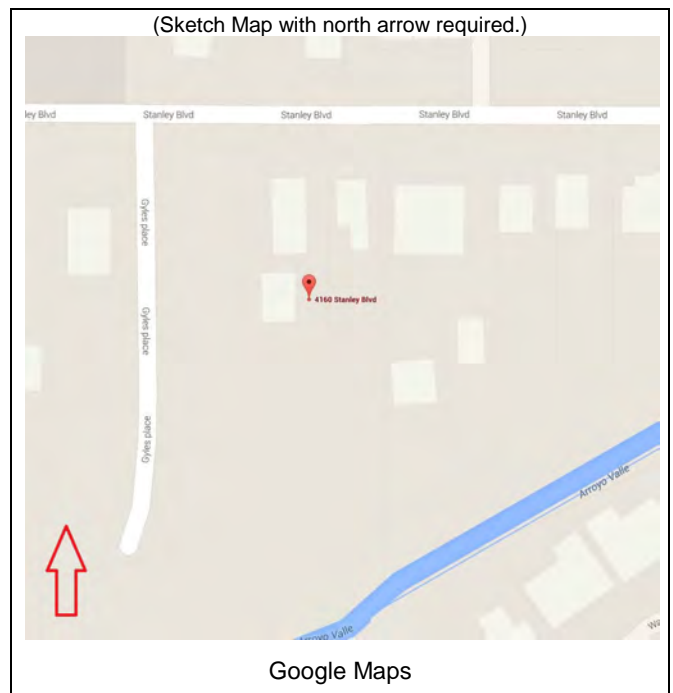
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4160 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that the overall form of 4160 Stanley Boulevard has remained generally consistent since the early 20<sup>th</sup> century. In 1929 and 1943, the property was a single-story dwelling with an engaged entry porch at the northeast corner and a shallow bay window on the east elevation. The lot originally extended to the Arroyo del Valle (Sanborn 1929, 1943). Sometime after 1943, owners appear to have extended the dwelling to the south, including new work under the hipped roofline. In 1994, owners added a fireplace to the dwelling and partially enclosed the entry porch, making it shallower. In 1995, owners constructed a combination garage, storage building, and game room on the lot (Pleasanton Building Permits).

### B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4160 Stanley Boulevard  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

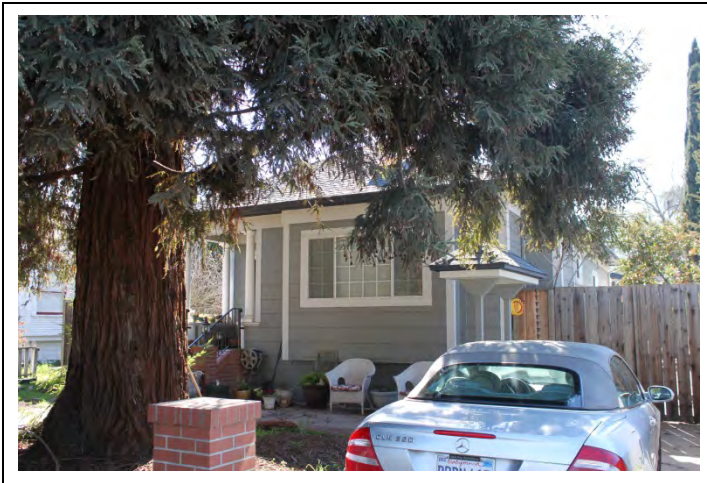
Update



Looking SW from Stanley Blvd.



Looking SE from Stanley Blvd.



Looking SE from Stanley Blvd.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 536 St. John Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 536 St. John Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0122-018-00

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

536 St. John Street is a single-story dwelling with a hipped roof and gable-roofed ell. The property reflects a substantial renovation and addition campaign in the 1930s that added to the front of the building and reconfigured the roof form (See Construction History). The property features:

- Partial length engaged front porch with square balustrade, turned posts and brackets, and square spindle screen
- Centered main entrance fitted with historic, glazed wood door
- 1/1 and 2/2 double-hung wood windows
- Wood channel board siding
- Wide frieze and applied acanthus ornament on rear section of main block, indicating original main block (constructed before 1907).
- Enclosed porch with T1-11 siding and modern sliding sash windows on east elevation of ell

The property also contains a detached garage at the rear of the lot.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District



P5b. Description of Photo: (View, date, accession #)

Looking SW from St. John St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1900, City of Pleasanton

\*P7. Owner and Address:

Mills, Nancy C. & Dunkley, Arthur  
W. & Anne L. Trs. Etal  
239 Main St, Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Queen Anne Cottage  
Type: (modified) Applicable Criteria: 3/C

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

536 St. John Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date (Thompson 1878, Pleasanton Downtown Historic Context Statement).

In the early 1910s, Manuel and Katherine (or Catherine) Goularte (alternatively Goulard) owned the property. Manuel immigrated to the US in 1909 from the Azore Islands. He is listed in the 1910 and 1920 US Census as a farmer. The Goulartes owned this property into the 1940s. In later years, Manuel worked doing odd jobs and as a gardener at a private home (Pleasanton 1912, 1940; US Census 1910, 1920, 1930, 1940).

536 St. John St. has many of the features of a modest, Queen Anne cottage from commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property acquired this appearance in the 1930s, however, when owners wanted to expand the property. It appears the Goulartes or their builder chose to model the expanded house on a common local building form. The property retains a high degree of integrity of design, materials, workmanship, feeling, association, and setting from the period of historic alteration. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

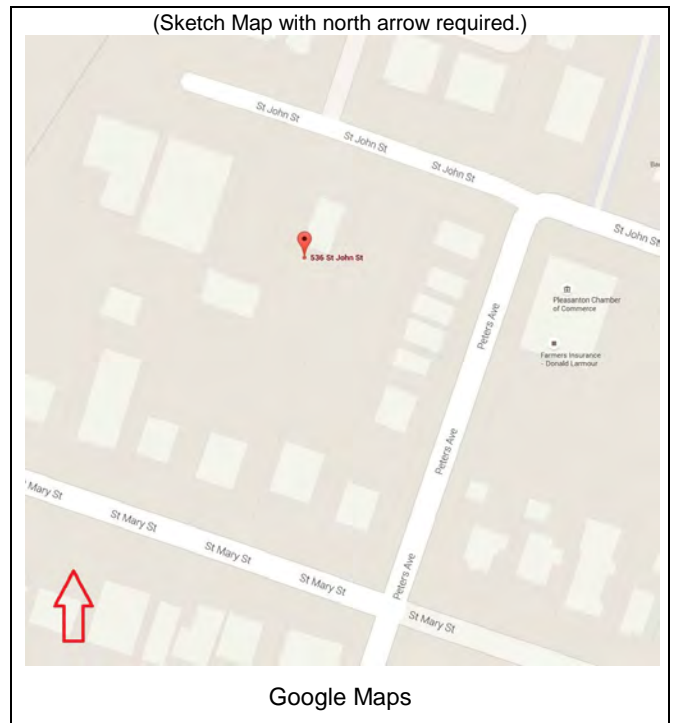
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 536 St. John Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 536 St. John St. was originally constructed as a single-story dwelling with a side-gable plan, full-length front porch, ell and enclosed addition along the full length of the east elevation of the ell (Sanborn 1907, 1929). Sometime between 1929 and 1943, the Goulartes altered the property to take its current form, adding to the front, enclosing part of the front porch and reconfiguring the roof form. They also opened up the ell addition to create a porch along one side of the ell (Sanborn 1943). Review of City of Pleasanton building permit records revealed no permits of note.

### B10. Significance (continued from page 2)

536 St. John St. appears eligible for the California Register of Historic Resources under Criterion 3.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 536 St. John Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

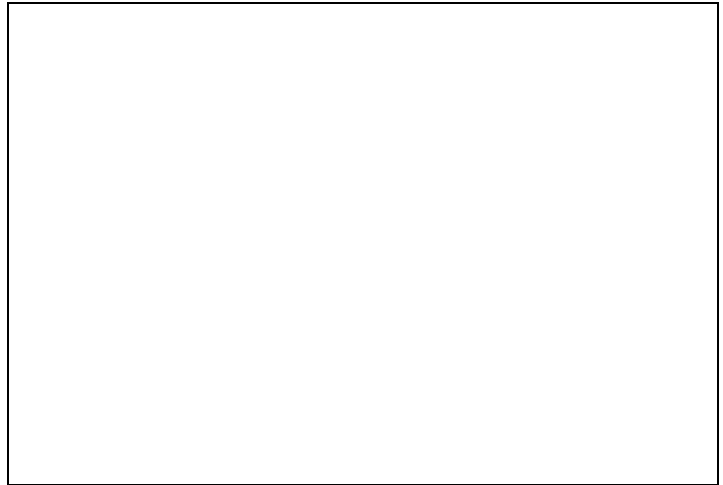
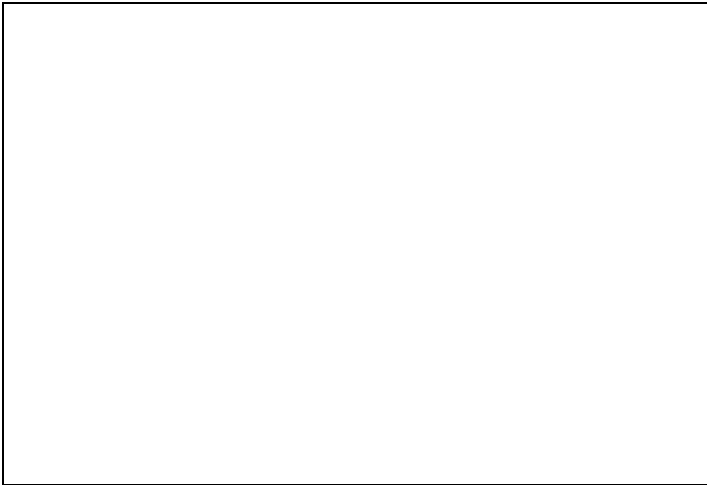
Continuation     Update



Looking SW from St. John St.



Looking E from St. John St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 648 St. John Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 648 St. John Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0120-004-01

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

648 St. John Street is a 1.5-story dwelling with a side-gable roof and prominent front-facing gable and small rear extension. The property features:

- Off-center main entrance with arched opening and newer, arched, paneled, wood door
- Small entry landing with stuccoed parapet walls and metal railings
- Large, divided, arched, fixed sash window in the front-facing gable with metal balconnette
- Semi-hexagonal bay window on east elevation (post 1943)
- Small casement window set east of entrance
- Wood casement and 1/1 double hung sash on secondary elevations
- Secondary entrance on the east elevation
- Parapet walls extending from both ends of the main elevation
- Shaped, stuccoed chimney with brick coping on west elevation
- Shallow projecting gable section with roof at south end of west elevation; interior stuccoed chimney on north roof slope of main block

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from St. John St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1929, City of Pleasanton

\*P7. Owner and Address:

Futterman, John A. & Dorothea H. Trs  
648 St John St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Tudor Revival Applicable Criteria: 3/C

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

648 St. John Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910 (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early twentieth century, and many of them built substantial period revival homes in the district.

The land now associated with 648 St. John Street was part of a large lot owned by Antone Peterson in the 1910s (Pleasanton 1912). In 1930, just a year after construction, Charles and Anna Gale rented the dwelling. Charles Gale was a prominent local attorney and justice of the peace. He had a law office at 62 West Neal Street and practices with Walter T. Nilson (Gale and Nilson) and later with his nephew, William Gale (Gale, Nilson, and Gale) (Trimingham 20; Pleasanton Downtown Association Historical Preservation Committee 6). In the early 1940s, Albert and Nancy Oxsen owned the dwelling. Al Oxsen was a gas and oil distributor and owned the local Signal Oil Company distributorship. His station, which sold bulk gas to other gas stations and farms, was located on Santa Rita Road immediately across the railroad tracks, south of the high school. Oxsen also served as postmaster in the 1930s or 1940s (Trimingham 27).

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 648 St. John Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Cut-out barge board with brackets on front-facing gable of main elevation
- Stucco cladding

The property includes a detached garage with original, double-leave, glazed and paneled wood doors. Landscape features include concrete curbing around front yard, brick path, and rear yard security gate.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates little change in 648 St. John Street since construction. In 1929 and 1943 the property was a single-story dwelling with a footprint consistent with the existing building and a detached garage (Sanborn 1929, 1943). Sometime after 1943, owners appear to have added the bay window on the east elevation. Review of City of Pleasanton building permit records revealed no permits of note.

**B10. Significance:** (continued from page 2)

648 St. John Street is a modest example of Tudor Revival domestic architecture in Pleasanton. The property has hallmarks of the style such as a cross-gable plan with a prominent cross gable on the main elevation; steeply pitched gable rooflines; gable end decorative treatment; stucco wall cladding; groupings of narrow windows with casement sash; arched door openings; and substantive exterior chimney stacks. The property appears to maintain integrity of design, materials, workmanship, and feeling and retain most of its historic materials. The possible addition of the bay window on the east elevation after 1943 only minimally impacts integrity of design.

648 St. John Street appears eligible for the California Register of Historic Resources under Criterion 3.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 648 St. John Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

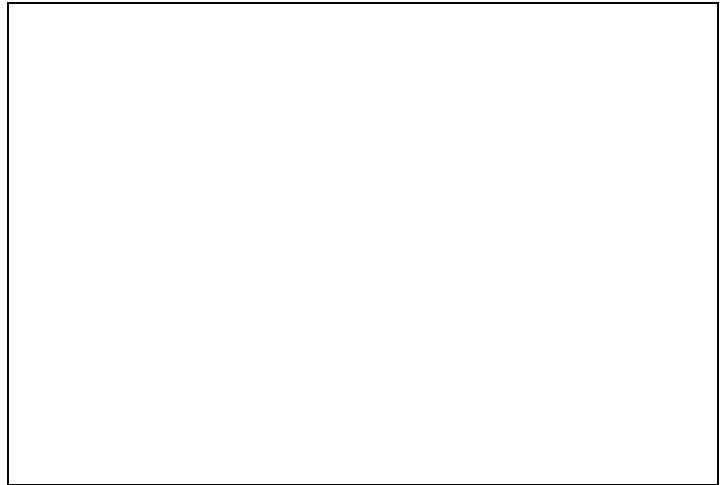
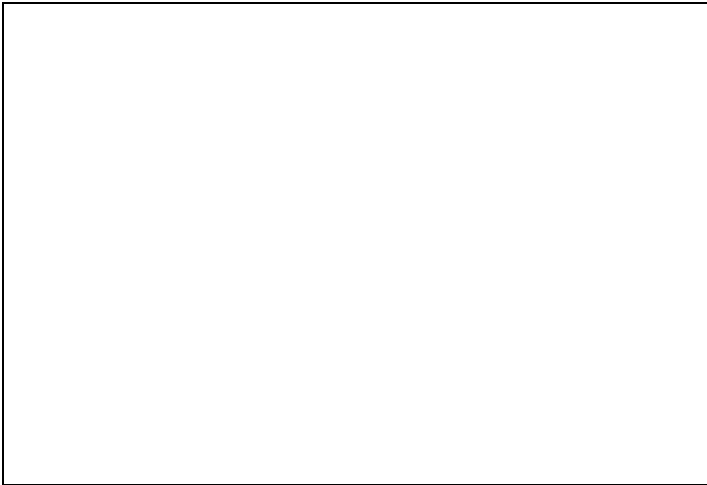
Update



Looking SE from St. John St.



Looking SW from St. John St., showing lot curbing



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 653 St. John Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 653 St. John Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0119-003-02

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

653 St. John Street is a 1.5-story cross-gable dwelling executed in the Tudor Revival style. The property features:

- Prominent front-facing gable with ganged windows; small fixed, divided window in the gable; and wavy board accent in gable end
- Round, engaged tower set in the intersection of the cross-gable, with false half-timbering at eave line and conical roof
- Recessed main entrance set in the tower and fitted with a paneled wood door
- Ganged windows on transverse block and on secondary elevations
- Wood casement and double hung windows in all openings
- Exterior stuccoed chimney with articulated, randomly set bricks on west elevation
- Stucco cladding with wavy board siding in gable ends
- Large wall dormer on rear elevation (1994)
- Small rear ell with gable roof (1994)

The property also contains an expanded, historic single-car detached garage. Landscape features include curved walkway with curved boxwood hedges.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from St. John St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1930, City of Pleasanton

\*P7. Owner and Address:

Lowry, David & Stone, Deborah Trs  
653 St John St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Tudor Revival Applicable Criteria: 3/C

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

653 St. John Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early twentieth century, and many of them built substantial period revival homes in the district.

It is unclear who the first owned or built 653 St. John Street, though historic census research indicates it may have been the home of Chris and Martha Simonsen and their children. Simonsen, a Danish immigrant, was the millwright at the local gravel pit (US Census 1940). By 1940, Alfred J. and Catherine Avila owned the property. Alfred Avila was a laborer at the gravel pit (US Census 1940; Pleasanton 1940).

653 St. John Street is one of the most highly developed examples of Tudor Revival styling in Pleasanton. The property has many characteristics of the style including a cross-gable plan with a prominent cross gable on the main elevation; steeply pitched gable rooflines; a tower; stucco and imitation masonry wall cladding; decorative half-timbering; groupings of narrow windows, often with casement sash; and substantive exterior chimney stacks. The property retains a high degree of integrity of location, setting, design, workmanship, feeling, and association with a recognizable and distinct form, almost all its original formal and ornamental elements. The property has been altered with two rear additions but these are in scale with the overall massing and form of the building and appear to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

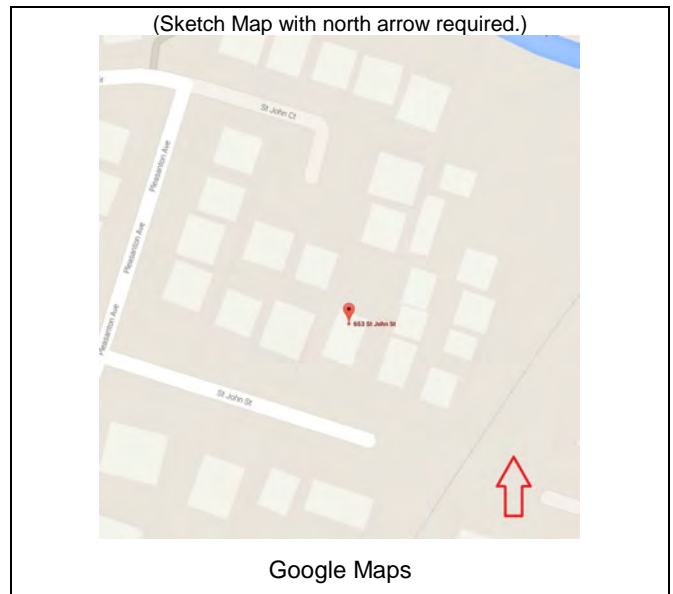
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 653 St. John Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn maps do not cover this portion of Pleasanton. Building permit research revealed that in 1994 owners constructed an addition to convert the existing second floor attic, den and bedroom areas to 1,134 square-foot master bedroom suite. The project altered the roofline and included a 72 square-foot addition to the first story of the rear elevation (Pleasanton Building Permits).

## B10. Significance (continued from page 2)

653 St. John Street appears eligible for the California Register of Historic Resources under Criterion 3.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 653 St. John Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

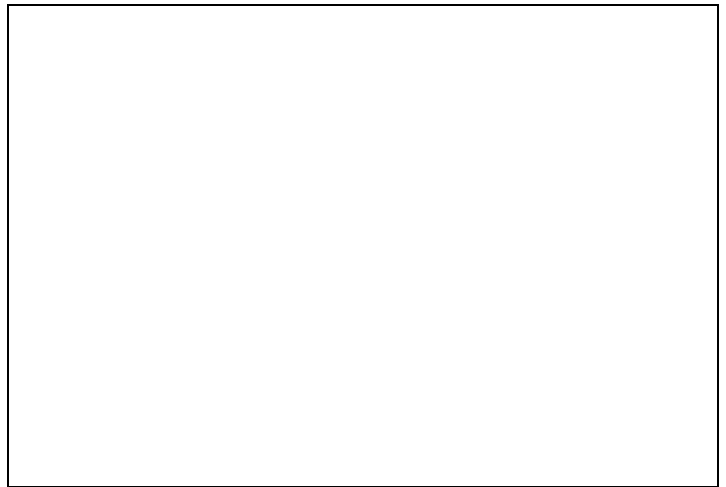
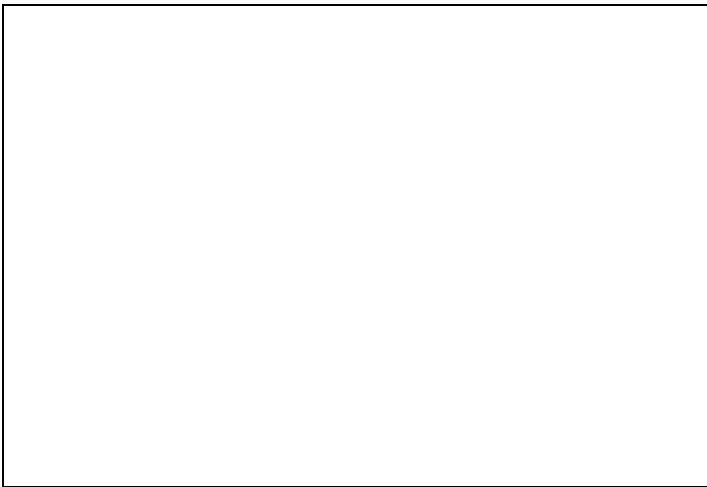
Date: April 2015

Continuation

Update



Looking NE from St. John St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 670 St. John Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 670 St. John Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0120-003-01

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

670 St. John Street is a single-story, Spanish Colonial Revival dwelling with a long, rectangular plan and gable roof. The property features:

- Prominent, front-facing gable section with gable roof; clay pipe vents; and arched, plate glass window with spiral colonnette mouldings
- Main entrance situated on the east elevation of the gable extension sheltered in an entry porch with arched opening, shed roof, and small landing; entrance is fitted with an arched, divided, glazed wood door
- Square corner tower set flush with side elevation featuring a hipped roof, arched divided window with spiral colonnette surrounds, and ganged casement windows
- Bay window toward rear of the east elevation with hipped roof
- Transverse gable roofline at rear of building with clay pipe vents
- Secondary entrance with braced door hood and landing with parapet walls at rear of east elevation
- Wood casement and double-hung windows in select openings on secondary elevations

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from St. John St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1930, City of Pleasanton  
Before 1929, Sanborn maps

\*P7. Owner and Address:

Garman, Duane M & Susan S Trs  
670 St John St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Manuel and Marian Rose House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Spanish Colonial Revival Applicable Criteria: 3/C

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

670 St. John Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early twentieth century, and many of them built substantial period revival homes in the district.

This house was constructed in 1930 by Manuel and Marian Rose. Manuel, like several of his immediate neighbors, was a laborer in one of the local gravel pits. The Roses owned the property through the early 1940s (Pleasanton 1940; US Census 1930, 1940).

670 St. John Street is a distinct example of the Spanish Colonial Revival style in Pleasanton and one of the best-developed examples in the city. The property features many characteristics of the style, including a cross-gable plan; low-pitched gable roof line, red clay tile roofing; arched window and door openings; stucco cladding; and a small entry porch with arched openings. The property retains a high degree of integrity of location, setting, design, materials, workmanship, feeling, and association. It has a distinct, recognizable form and retains all elements of its historic ornamentation scheme.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

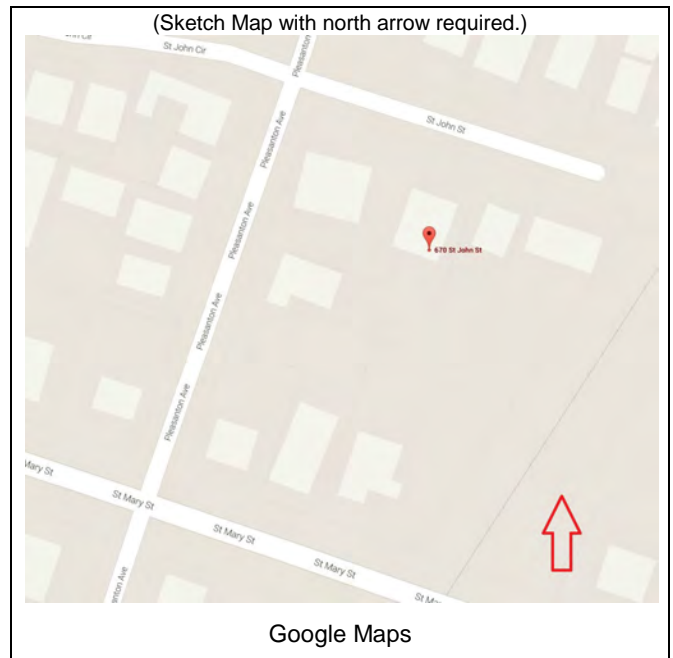
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 670 St. John Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**\*P3a. Description** (continued from page 1)

- Stuccoed, exterior chimney on west elevation
- Textured stucco cladding
- Red clay tile roofing or coping on all roof planes

The property also contains a detached garage with similar stylistic treatment to the dwelling. Landscape features include parallel paved strips in driveway and large coniferous tree at west side of lot.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 670 St. John Street is unchanged in form since construction (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

**B10. Significance** (continued from page 2)

670 Saint John Street appears eligible for the California Register of Historic Resources under Criterion 3.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 670 St. John Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

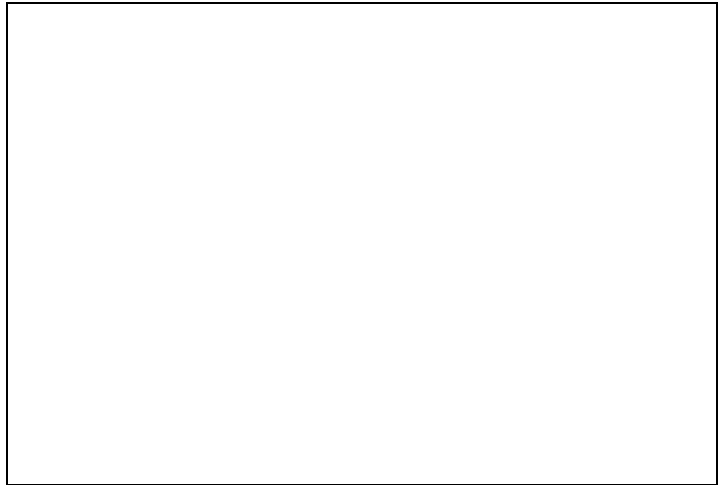
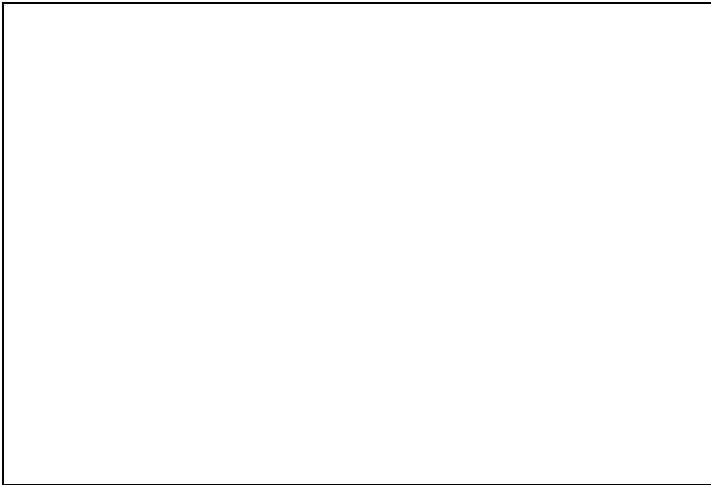
Update



Looking SW from St. John St.



Looking SE from St. John St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 403 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 403 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0122-032-00

Northwest corner of St. Mary St. and Peters Ave.

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

403 St. Mary Street is a single-story end-gable bungalow form dwelling with modest Craftsman styling. The property features:

- Partial-length, attached front porch with gable roof, brick deck and piers, square stuccoed column supports, newer metal balustrade, and leaded glass vent sash in the gable
- Off-center main entrance with newer wood door
- Plate glass picture window set west of entrance
- 1/1 double-hung wood sash windows
- Stucco cladding on main and side elevations; wood clapboard siding on rear elevation
- Exposed rafter tails on side elevation roofline and false braces on gable rooflines
- Single-story rear addition with flat roof, T1-11 siding, aluminum sliding sash windows, and secondary entrance with new glazed door
- Bulkhead entrance on rear elevation

The property also includes a detached two-car garage with newer architectural detail imitative of the main dwelling. Landscape features include a hedge lining the lot frontage on St. Mary Street and wood privacy fencing around the rear yard.

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1915, City of Pleasanton

\*P7. Owner and Address:

Pestana, Eric & Jenni  
403 St Mary St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property  
Period of Significance: \_\_\_\_\_ Type: Craftsman Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

403 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement).

Just before this property was constructed in 1915, the associated property belonged to Joseph Lewis as part of a larger, through-block parcel that preexisted the opening of Peters Avenue (Pleasanton 1912). The property appears to have been constructed as a rental property as in the early 1940s, the Lewis Family (Carrie Lewis) continued to own it (Pleasanton 1940). Renters included local druggist F.E. Hartzell and his wife Maude in 1940.

403 St. Mary Street is a distinct example of an end-gable bungalow form dwelling with modest Craftsman styling that was common in Pleasanton in the early 20<sup>th</sup> century. It has many characteristics of the type, including a single-story height; low-pitched roof; wide unenclosed eave overhangs; partial-width attached porch; asymmetrical facade arrangement; exposed rafter ends and false braces at the eaves; square or round column porch supports on piers, and stucco cladding. The property retains integrity of location, setting, design, materials, workmanship, feeling and association. The main block of the property retains its original design and almost all of its historic materials. The replacement of the porch rail with a metal rail and the rear addition diminish integrity of design to some degree, but not to such a degree that the dwelling cannot convey its significance.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 403 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 403 St. Mary Street has changed little in form since the early 20<sup>th</sup> century. Sometime after 1943, owners constructed the rear ell addition (Sanborn 1929, 1943).

**B10. Significance** (continued from page 2)

403 St. Mary Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or #      403 St. Mary Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

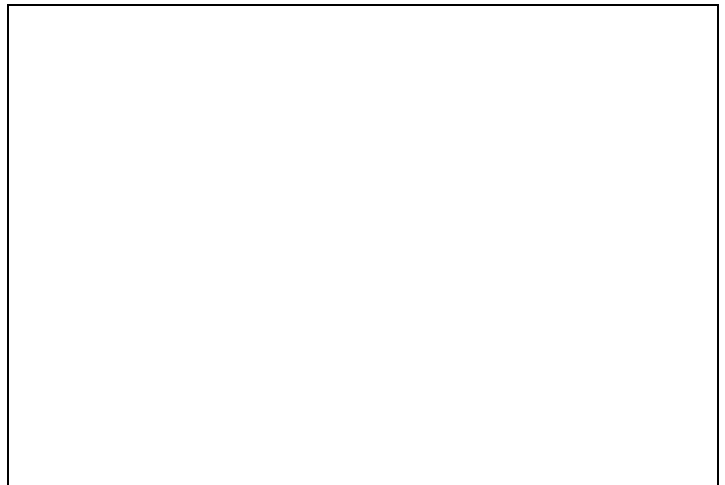
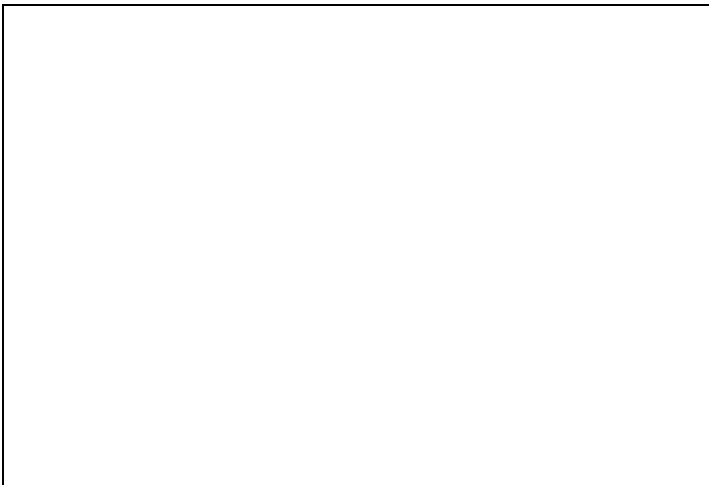
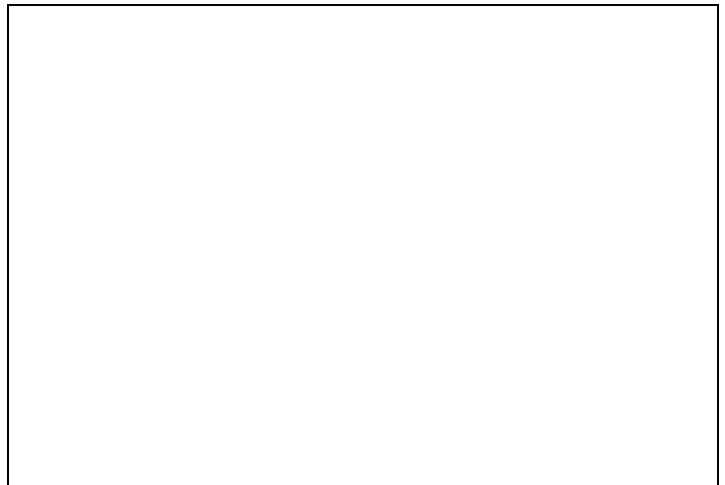
Date: April 2015

Continuation

Update



Looking SW from Peters Ave.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 417 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 417 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0122-011-01

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

417 St. Mary Street is a single-story, Queen Anne cottage with a hipped roof and transverse rear addition (ca. 1915). The property features:

- Projecting front section with hipped roof and transverse rear block with hipped roof
- Single-story rear addition that wraps around the rear block with hipped roof
- Full-length front porch with parapet walls, square column posts, newer scrolled brackets, metal handrails and hipped roof.
- Centered main entrance fitted with newer wood door
- Engaged entry porch with similar design to front porch sheltering secondary entrance fitted with French doors
- Vinyl replacement windows in all openings except small sash flanking chimney on east elevation
- Later addition with flat roof and plywood siding at northwest corner of rear addition
- Wood, channel board siding
- Exterior brick chimney on east elevation of main block

The property also contains an early 20<sup>th</sup> century detached garage with hipped roof and substantial rear addition and a second outbuilding of unknown use at the rear of the lot.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1915, City of Pleasanton  
Before 1893, Sanborn maps

\*P7. Owner and Address:

Emmett, George P. Tr.  
940 Riesling Dr  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage, second outbuilding of unknown use

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne cottage Applicable Criteria: 3/C

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

417 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date (Thompson 1878, Pleasanton Downtown Historic Context Statement).

The original builder or owner of this dwelling is unknown. Among the earliest owners and longest residents of this dwelling were Frank C. and May A. Nevis. The Nevis Family, which grew to include six children, lived on St. Mary Street since at least 1910 and lived in this house from construction through at least the early 1940s (Pleasanton 1912, 1940). Frank Nevis was a civil servant in Pleasanton and Alameda County for much of his adult life. In 1910, he was serving as the town marshal, and over the next thirty years served as a town officer and deputy sealer for the county weights and measures department. May Nevis also operated her own millinery store in 1910. The household included cousins, nephews, and grandchildren over the years, and in 1920 when many of the children were young, a servant (US Census 1910, 1920, 1930, 1940).

Built prior to 1893, 417 St. Mary Street is an example of a modest Queen Anne Cottage form commonly constructed in Pleasanton in the late 19<sup>th</sup> century. The property has many formal characteristics of the type, including asymmetrical form, hipped roof form full-length (formerly wrap-around porch; and ship lap or channel board siding. The property lacks ornamental treatments common in the style such as spindle and turned work, classical elements such as columns and cornice work, decorative brackets at roofline corners; or bay windows. The property has also lost some integrity of design, materials, and workmanship through partial enclosure of the wrap around porch, window and door replacement, and rear additions from outside the historic period.

417 St. Mary Street appears eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

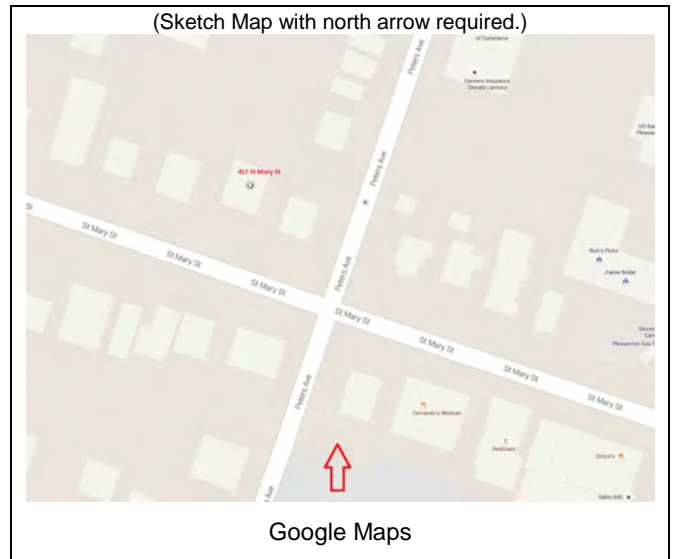
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 417 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that the main block of this dwelling was constructed sometime before 1893. From 1893 to 1907, the property was a single-story dwelling with a wrap-around front porch and small entry porch on the northeast corner of the building. Sometime between 1907 and 1929, the Nevis Family added a single-story rear addition to the property in the configuration of the existing rear ell. Sometime after 1943, owners enclosed the east side of the wrap-around porch and added a small addition with flat roof to the northwest corner of the rear ell (Sanborn 1893, 1898, 1903, 1907, 1929, 1943).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 417 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

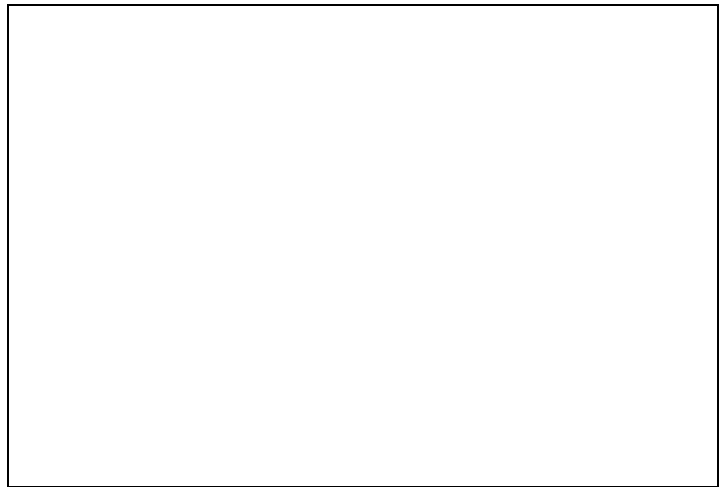
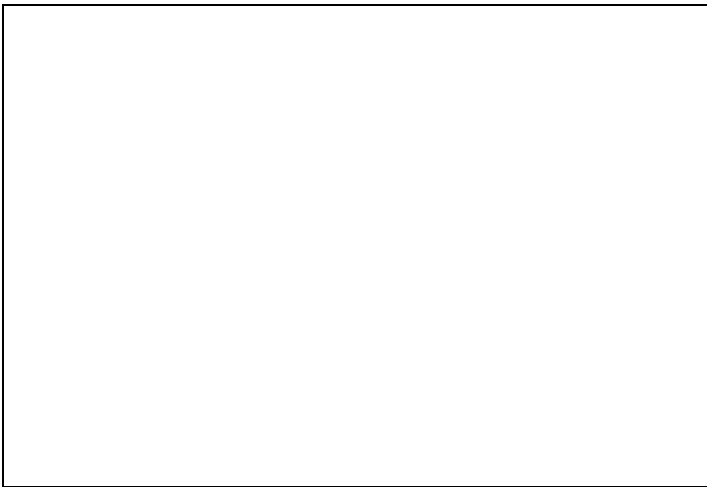
Update



Looking NW from St. Mary St.



Looking NE from St. Mary St.



# PRIMARY RECORD

Page 1 of 1

\*Resource Name or # (Assigned by recorder) 430-432 St. Mary Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Dublin Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 430-432 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0123-014-03

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

430-432 St. Mary Street is a single-story, bungalow form dwelling with a hipped roof. An off-set rear block with a hipped roof forms the second unit. The main block of the property features:

- A partial-length, engaged front porch on the northwest corner of the main elevation with no post supports, a concrete deck and steps, and metal railings
- An off-center entry with a new wood door
- A secondary entrance on the east elevation with a hipped door hood

The offset, rear block features a similar porch and an entry with a newer wood door. Both blocks feature:

- Vinyl sliding sash windows
- Stucco cladding
- No architectural ornament
- Deeply projecting eaves

The rear block may date from 1972 when local building permit records indicate the owner constructed an addition valued at \$4,000. The property appears to have been heavily rehabilitated and retains no discernible historic fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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



P5b. Description of Photo: (View, date, accession #)

Looking SE from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
After 1943, Sanborn maps

\*P7. Owner and Address:  
Antonini Family Properties LLC Etal  
110 Broadmoor Dr  
San Francisco, CA 94132

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 431 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 431 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0122-012-00

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

431 St. Mary Street is a single-story, Queen Anne cottage with a hipped roof and wrap-around rear addition with flat roof. The property features:

- Projecting gable section with cutaway bay window and brackets; pedimented gable with diamond wood shingles; square, decoratively divided light in gable; and infilled gable apex
- Attached, partial-length porch on southeast corner with lattice railing, turned posts, concrete deck and steps, and pipe railings; section east of the entrance enclosed with child-sized door and divided, fixed wood sash
- Off-center entrance with historic, glazed, paneled wood door
- Main block with compound hipped roof forms
- 1/1, double-hung wood windows on main block; vinyl replacement sash on east portion of rear addition
- East portion of rear extension has one surviving porch post, indicating porch enclosure
- Small landing and porch on rear elevation of east extension
- Wood channel board siding

The property also includes a detached garage or barn with newer board and batten siding at the rear of the lot.

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1895, City of Pleasanton

\*P7. Owner and Address:

Mohr, Alice Tr.  
431 St Mary St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property  
Period of Significance: \_\_\_\_\_ Type: Queen Anne Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

431 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date (Thompson 1878, Pleasanton Downtown Historic Context Statement).

The original owner and builder of 431 St. Mary Street is unknown, though in 1912, Catherine Peterson owned the property. For much of the early 20<sup>th</sup> century, Anton and Anna Peterson (relation to Catherine unclear) owned the property. Anton and Anna Peterson immigrated to the US from Denmark in the 1860s; Anton served as the town marshal in the 1920s. The Petersons owned the property until 1955. In the 1940s, Hannah M. Rasmussen owned the property. She lived there with her sister and brother-in-law Catherine and Arthur Dunsford (Pleasanton 1912, 1940; US Census 1920, 1930, 1940).

431 St. Mary Street is an example of a Queen Anne cottage form dwelling commonly constructed in Pleasanton in the late nineteenth and early twentieth centuries. The property has many distinctive characteristics of the form, including a prominent projecting gable bay and partial-length front porch on the primary elevation; ornament limited to the primary elevation and concentrated on window openings, porches, door openings, and rooflines. The property retains a high degree of integrity with a distinct form, almost all original design elements and finish materials, and minor alterations such as an historic-period addition and side porch enclosure. 431 St. Mary Street appears eligible for the California Register of Historic Resources under Criterion 3.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 431 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 431 St. Mary Street has changed little since construction. From 1898 until at least 1929, the property was a single-story dwelling with a projecting bay and porch on the southeast corner of main elevation and a porch at the north end of the east elevation. Sometime between 1929 and 1943, the Petersons built a full-length, single-story addition across the rear elevation. Sometime after 1943, owners partially enclosed the front wraparound porch and enclosed the secondary porch (Sanborn 1898, 1903, 1907, 1929, 1943).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 431 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking NW from St. Mary St.



Detail, east porch enclosure with post



Looking NE from St. Mary St.

# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 438 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 438 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0123-014-01

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

438 St. Mary Street is a single-story dwelling with an end gable orientation and rear ell. The property features:

- Sidehall entrance with newer front door and gable hood on braces
- Large aluminum awning over paired windows west of main entrance
- Newer 1/1 double-hung wood windows on front elevation and 2/2 double-hung wood windows on side elevations
- Secondary entrance at rear of west elevation fitted with glazed wood door and aluminum hood
- Sliding vinyl sash windows on ell
- Stucco cladding
- Concrete platform across front elevation

The property also includes the former IDES Hall, now converted to apartment use, a car shelter, and detached two-car garage.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:

Ault, Beverly D. & Eddie T. Etal  
2297 Acacia Dr  
Concord, CA 94520

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: IDES Hall  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Community center/social hall B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** Car shelter; apartment building

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Civic, Religious, and Institutional Development; Immigration Area: Religious Organizations; Portuguese Immigration

**Property**  
**Period of Significance:** \_\_\_\_\_ **Type:** Social hall **Applicable Criteria:** \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

438 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement).

The Irmandade do Divino Espirito Santo (IDES), a Portuguese religious fraternal organization in Pleasanton, constructed this building sometime between 1907 and 1929 to serve as an auxiliary social hall. The use of the building is unclear, but it may have served as a women's auxiliary space or office space for the main social hall immediately adjacent at 444 St. Mary Street. Portuguese Catholic residents of Pleasanton established a local chapter of a common Portuguese religious and fraternal society, Irmandade do Divino Espirito Santo (IDES), or Brotherhood of the Divine Holy Spirit in 1898. The local Council No. 15, Conselho Piexoto, celebrated the most important religious feast of the Azorean Portuguese, the Festa do Divino Espirito Santo, expressing their devotion to the Holy Trinity and Pentecost. The first festival took place in Pleasanton in 1901 at the Nevis Pavilion on Main Street. In 1910, the Pleasanton IDES constructed a fraternal hall and this adjacent building for chapter and festival events. Interest in the festa declined in the 1930s, and the last local Holy Ghost Festival took place ca. 1936 (Pleasanton Downtown Historic Context Statement). The property was sold sometime after 1943 and has been owned by the Ault Family since at least the mid-1960s and was likely converted to residential use in the mid-20<sup>th</sup> century (Pleasanton 1940; Sanborn 1943; Pleasanton Building Permits).

438 St. Mary Street does not appear eligible for the California Register of Historical Resources. 438 St. Mary Street does not display the distinctive characteristics of a type, period, or method of construction and is not the work of a master architect. The property is (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP13. Community center/social hall, HP16. Religious building

**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 438 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 438 St. Mary Street was originally constructed as a single-story social hall with a rectangular plan and the narrow end oriented to St. Mary Street. Owners added a single-story addition of lower height on the rear elevation after 1943 (Sanborn 1929, 1943).

## B10. Significance (continued from page 2)

associated with Portuguese immigration and cultural practices in Pleasanton as a part of the IDES social and community building complex on St. Mary Street. However, the property has lost integrity of association, design, workmanship, and materials with conversion to residential use in the mid-20<sup>th</sup> century.

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 438 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

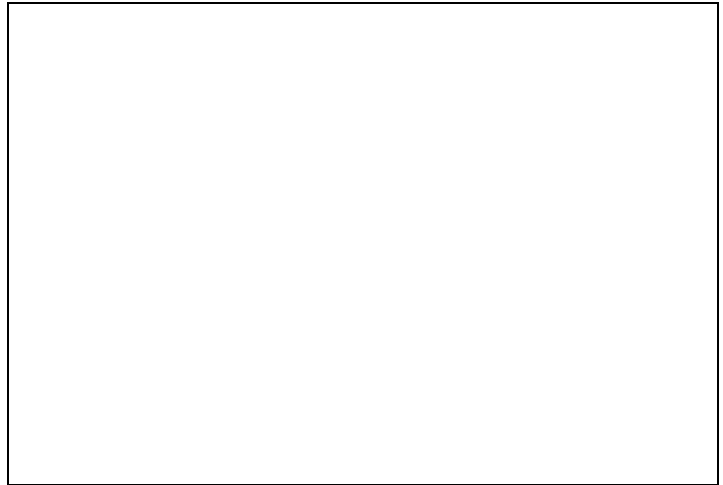
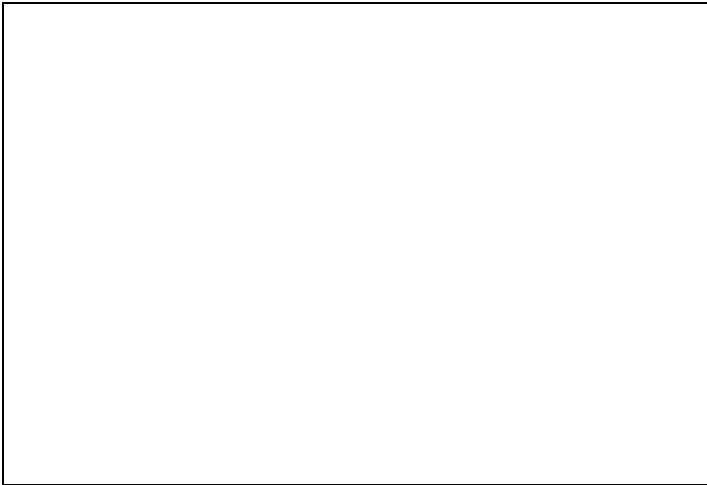
Update



Looking SE from St. Mary Street



438 (left) and 444 (IDES Hall, right) St. Mary St.





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or # (Assigned by recorder) 443 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 443 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0122-013-03

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

443 St. Mary Street is a single-story, Queen Anne cottage with a hipped roof and offset rear block of lower story height. The property features:

- Projecting gable bay on the east side of the main elevation with pedimented gable, projecting verge boards, staggered wood shingles and a round louvered vent with molding in the gable, cutaway bay window with pierced brackets and drop pendants, and paneled spandrels
- Partial-length attached front porch with turned posts and balusters, spindle screen, post brackets, wood decking, concrete steps, and newer wood handrails (1997)
- Centered main entrance fitted with historic, paneled, glazed wood door
- 1/1 and 2/1 double-hung wood windows in most openings
- Shallow, rectangular bay window with shed roof and aluminum three-part picture window on north end of east elevation
- Narrow clapboard siding on major wall planes and channel board siding enclosing foundation
- Exterior brick chimney on east elevation

Landscape features include wood planter box in front of porch, mature trees, and privacy fencing enclosing rear yard.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1900, City of Pleasanton  
circa 1880

\*P7. Owner and Address:

Carey, Michael & Theresa  
P.O. Box 564  
Sunol, CA 94586

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Detjens-Graham House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: Charles A. Bruce

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: 3/C

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

443 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement).

443 St. Mary Street was constructed ca. 1880 when Martin Donahue owned the property. In 1898, Herman Detjens, a Pleasanton grocer and owner of the Germania/Pleasanton Hotel (1874, demolished 1931) owned the house. Charles and Matilda Graham purchased the property in 1900 (ARG 2003). At that time, Charles was Pleasanton's postmaster and Matilda was a postal clerk (US Census 1900). Charles continued to serve as postmaster in the 1910s and in the 1930s, interrupted by a brief stint as a stock man on a local cattle ranch in the early 1920s. Graham is best known in Pleasanton as the local mortician, though he appears to have only entered that profession in the late 1930s (US Census 1910, 1920, 1930, 1940). The Graham Mortuary was located at 706 Main Street. Graham later partnered with Ralph Hitch and operated the Graham-Hitch Mortuary on St. John Street (Trimingham 28). The Graham Family lived at 443 St. Mary Street until 1967 (ARG 2003).

It is unclear who originally owned or built 443 St. Mary Street, but the house is attributed in local history to Charles Bruce. Carpenter-builder Charles A. Bruce (d. 1955) was one of Pleasanton's best-known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

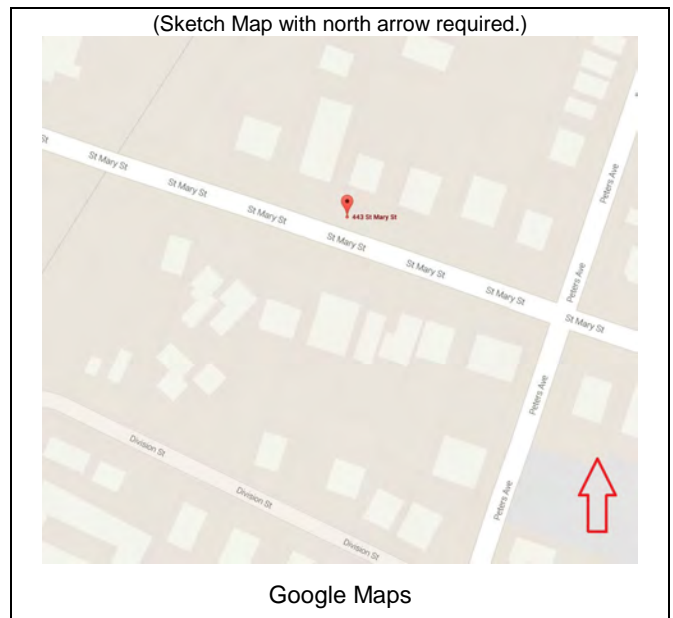
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 5

\*Resource Name or # 443 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that in 1907, 443 St. Mary Street was a single-story dwelling with projecting bay window and partial-length front porch. Sometime between 1929 and 1943, the Grahams added an offset rear block on the northwest corner of the main block (Sanborn 1907, 1929, 1943). Sometime after 1943, owners added a small, rectangular bay window with shed roof at the north end of the east elevation. Owners replaced the porch deck boards and stair handrail in 1997 (Pleasanton Building Permits).

### B10. Significance (continued from page 2)

plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Historic Context Statement).

443 St. Mary Street appears eligible for the California Register of Historic Resources under Criterion 3. The property is a distinct example of the Queen Anne cottage form dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property has many characteristics of the style including a prominent projecting gable bay and partial-length front porch on the primary elevation, and ornament limited to the primary elevation and concentrated on window openings, porches, door openings, and rooflines. The property has a high degree of integrity of design, materials, workmanship, and feeling, retaining its overall historic form, door and window openings and fittings, ornament, and cladding. The rear addition on the property respects the scale and massing of the main block. The property also appears eligible as the work of local master craftsman Charles A. Bruce. The property is not significantly associated with any historic events or persons in the history of Pleasanton. Charles Graham was a well-known resident of Pleasanton, but does not appear to have made significant contributions to the community in the course of his service as postmaster or mortician.

### B12. References: (continued from page 2)

Architectural Resources Group. DPR 523A and B for 443 St. Mary Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

\*Resource Name or # 443 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

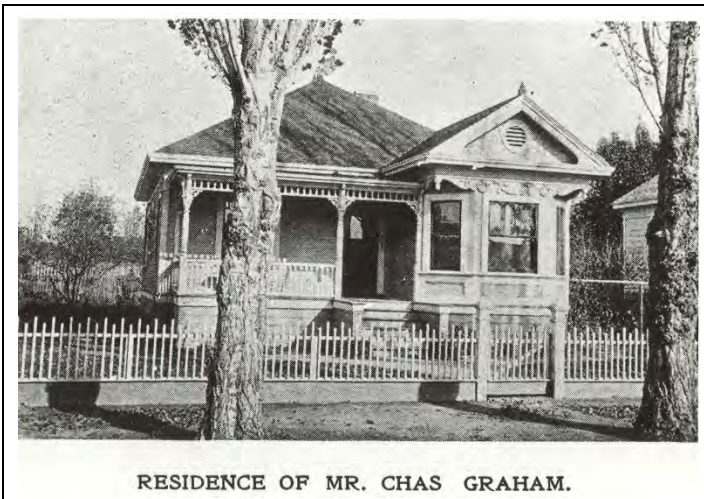
Update



Looking NE from St. Mary St.  
January 2015



Looking NW from St. Mary St.  
January 2015



RESIDENCE OF MR. CHAS GRAHAM.

Early 20<sup>th</sup> century

Collection of the Amador-Livermore Valley Historical Society



Mid-20<sup>th</sup> century

Collection of the Amador-Livermore Valley Historical Society



Mid 20<sup>th</sup> century

Collection of the Amador-Livermore Valley Historical Society



Mid 20<sup>th</sup> century

Collection of the Amador-Livermore Valley Historical Society

# CONTINUATION SHEET

Page 5 of 5

\*Resource Name or #            443 St. Mary Street  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 444 St. Mary Street

P1. Other Identifier: IDES Hall

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 444 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0123-014-01

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

444 St. Mary Street is a 2.5-story multiple-family dwelling (approximately 8 units) with a hipped roof and narrow rear addition with shed roof. The property features:

- Stucco cladding on the first story with low-relief pilasters at corners and flanking entry bay
- Asbestos shingle cladding on the second story
- A wide molded beltcourse dividing first and second stories
- Centered entrance on first story of main elevation with aluminum awning and glazed, wood door
- Large, 1/1 wood windows flanking the main entrance
- 2/2 double-hung wood windows set evenly across the front elevation on the second story and in the front bays of side elevations
- Newer wood windows on first story of side elevations; aluminum casement sash with hoods on second story of side elevations
- Unit entrances set at varied intervals on side elevations, most fitted with wood glazed doors; some with metal hoods

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1910, City of Pleasanton

\*P7. Owner and Address:  
Ault, Beverly D. & Eddie T. Etal  
2297 Acacia Dr  
Concord, CA 94520

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: IDES Hall

B2. Common Name: \_\_\_\_\_

B3. Original Use: Community center/social hall B4. Present Use: Multiple family residential

\*B5. Architectural Style Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Dwelling at 438 St. Mary St.

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Civic, Religious, and Institutional Development; Immigration Area: Religious Organizations, Portuguese Immigration

Property  
Period of Significance: \_\_\_\_\_ Type: Religious, Social Applicable Criteria: 1/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

444 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement).

Portuguese Catholic residents of Pleasanton established a local chapter of a common Portuguese religious and fraternal society, Irmandade do Divino Espirito Santo (IDES), or Brotherhood of the Divine Holy Spirit in 1898. The local Council No. 15, Conselho Piexoto, celebrated the most important religious feast of the Azorean Portuguese, the Festa do Divino Espirito Santo, expressing their devotion to the Holy Trinity and Pentecost. The first festival took place in Pleasanton in 1901 at the Nevis Pavilion on Main Street. Sometime before 1907 the IDES purchased the property now associated with 444 St. Mary Street. In the early 20<sup>th</sup> century, this parcel went through the block to Division Street. By 1907, the IDES had constructed a small, single-story building on the property (Sanborn 1907). In 1910, the organization constructed this fraternal hall for chapter and festival events. Sometime between 1907 and 1929 the IDES built a second, smaller hall adjacent to the major hall (338 St. Mary Street) (Sanborn 1929, 1943). Interest in the festa declined in the 1930s, and the last local Holy Ghost Festival took place ca. 1936 (Pleasanton Downtown Historic Context Statement). The property was sold sometime after 1943 and has been owned by the Ault Family since at least the mid-1960s and was in use as an apartment building at that time (Pleasanton 1940; Sanborn 1943; Pleasanton Building Permits).

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP13. Community center/social hall, HP16. Religious building

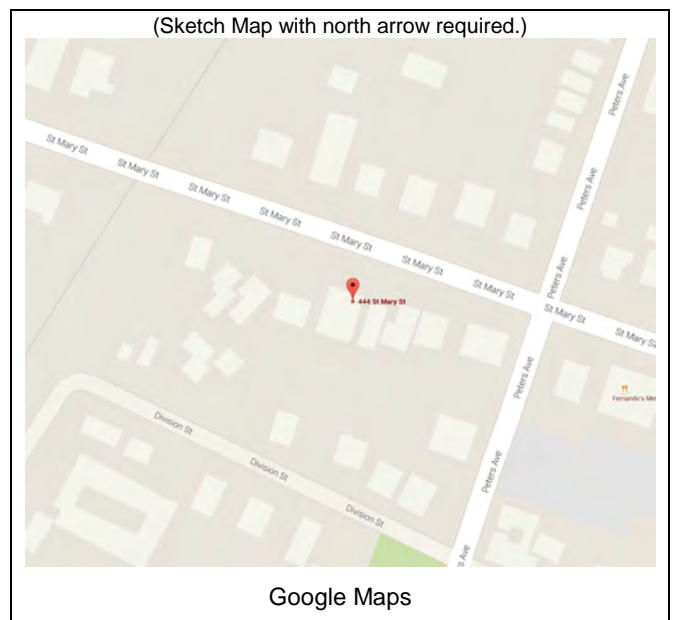
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 444 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Entrance to interior corner staircase at north end of west elevation; awning vent sash in stairwell set in wall south of entrance
- Wide eave overhangs with simple scrolled modillions
- Hipped dormer centered on front roof slope with 3-part arched window composed of central, divided wood sash and flanking louvered vents
- Two-story rear addition has asbestos and wood siding and two-story rear deck and exterior stairwell

The property also includes a single-family residence at 438 St. Mary Street and a detached two-car garage and car shelter at the rear of the lot. Landscape features include drives on either side of the building.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 444 St. Mary Street has changed little in overall form since the early 20<sup>th</sup> century. In 1929 and 1943 the property was a two-story building with a long, rectangular plan and the narrow end oriented to St. Mary Street. The property had a single-story extension on the south end of west elevation and a single-story addition at the midpoint of the west elevation that were removed after 1943 (Sanborn 1929, 1943). Historic photographic evidence shows that the property originally had channel board siding on the first story and narrow clapboard siding on the second story and narrower, taller window openings on the first story of the main elevation (see continuation sheet).

**B10. Significance** (continued from page 2)

The property is associated with Portuguese immigration and cultural practices in Pleasanton. The building has lost some integrity of materials, workmanship, and design due to recladding, new door and window openings, and window and door replacement. It has lost integrity of association, workmanship, and feeling with conversion to multiple family residential use. However, it retains its original form, massing, and some features of Colonial Revival styling. Some alterations have been additive and could be removed to restore a greater level of material integrity. While the building is not a distinctive example of the Colonial Revival style in Pleasanton, it is significant as a cultural institution associated with the Portuguese community. It is a rare survivor. The building appears to be eligible for the California Register of Historic Resources under Criterion 1.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.



Page 4 of 4

\*Resource Name or # 444 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SE from St. Mary Street



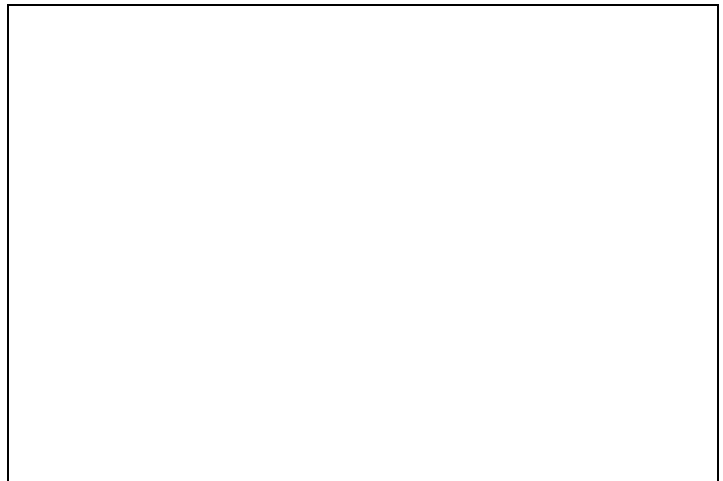
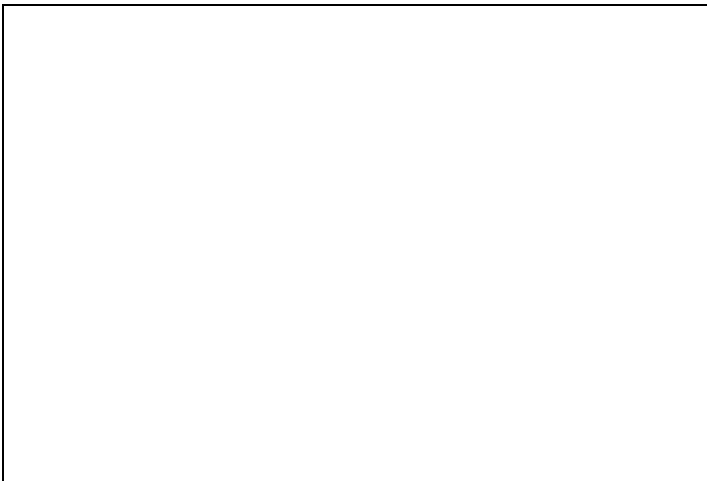
Looking S from St. Mary Street  
Detail showing pilasters



438 (left) and 444 (right) St. Mary Street, looking S



Early 20<sup>th</sup> century  
Collection of the Amador-Livermore Valley Historical Society



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or # (Assigned by recorder) 459 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 459 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0122-014-02

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

459 St. Mary Street is a heavily altered, single-story, end-gable bungalow form dwelling with Craftsman styling. Between 1999 and 2010, owners constructed additions totaling more than 3,000 square feet to the property, nearly tripling the dwelling size. The historic main block of the property features:

- Partial-length attached porch with gable roof, all new materials, brick steps, braces at eaves and gable apex and historic fixed sash with diamond-division pattern in gable
- Off-center main entrance with historic door with new glazing
- Vinyl replacement windows in all openings except fixed sash with diamond division pattern on west elevation
- Braces at apex and eave of main elevation
- Wood product siding
- Porte-cochere with gable roof on posts on west elevation, sheltering secondary entrance

The 1999 rear addition (2,870 square feet) features:

- Hipped roof

(continued on page 2)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1915, City of Pleasanton

\*P7. Owner and Address:

Powers, Kevin M & Cynthia J Trs  
459 St Mary St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# CONTINUATION SHEET

Page 2 of 2

\*Resource Name or # 459 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

\*P3a. Description (continued from page 1)

- Projecting gable on second story sheltering balcony with sliding door
- Balcony extension to west with pergola
- Engaged rear porch on first story of rear (north) elevation
- Finish materials and ornament similar to main block, including diamond-pane fixed sash windows

The property also contains a detached two-car garage (1995).

Because of substantial alterations, this property does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

## References:

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 462 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 462 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0123-013-01

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

462 St. Mary Street is a 1.5-story cross-gable dwelling with a compound roof form. The property is the product of several campaigns of building before 1943. It features:

- Projecting gable section slightly off-center on main elevation with semi-hexagonal, cutaway bay window with hipped roof and aluminum sliding sash window in gable peak
- Bay window features 1/1 double-hung wood sash with paneled spandrels
- Engaged, partial-length front porch set west of projecting bay with square column posts on wood decking and wood louvered infill on west elevation
- Main entrance set in the west elevation of projecting bay; door not visible
- 1/1 double-hung wood sash in most openings; aluminum sliding sash in east gable end
- Rear addition infilling southeast intersection of cross-gable form with low-pitched shed roof and exposed rafters
- Rear gable wall dormer

The property also includes a detached, 2-car garage with gable roof, metal overhead door, and T1-11 siding.

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

Before 1907, Sanborn maps

\*P7. Owner and Address:

Nerton, Susan M & Thacher,  
Thomas A Trs & Nerto Etal  
462 St Mary St, Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: John B. Walton

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne cottage Applicable Criteria: 3/C

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

462 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement).

This property is likely the work of local builder John B. Walton, who owned the property for much of the early 20<sup>th</sup> century. John and Georgia (alternatively Georgiana) Walton formerly lived on Second Street and built and moved to this house in the first decade of the twentieth century. The Waltons owned the house from at least 1900 until Georgia Walton's death sometime in the 1930s (Pleasanton 1912; US Census 1900, 1910, 1920, 1930). The Waltons also owned a substantial amount of land on the west side of Third Street and may have constructed some of the dwellings there (Pleasanton 1912). In the early 1940s, Walter and Ine Christianson owned the property. Walter was a locomotive engineer at a local gravel pit (Pleasanton 1940, US Census 1940). By the 1960s, the Nerton Family owned the property. Tom Nerton worked as an ice and fuel oil delivery man in the 1940s (Trimingham 40). Members of the Nerton Family continue to own the property (Pleasanton Building Permits).

462 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a variation on the Queen Anne cottage form commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and likely the work of local craftsman John B. Walton. The property has many characteristics of the Queen Anne cottage form, such as a projecting front gable; engaged partial-length front porch, and bay window, and also reflects a series of historic period additions under the direction of a prolific local house carpenter. The property has lost some integrity of design, materials, workmanship, and feeling with expanded window openings, replacement windows, and partial porch enclosure. However, the property retains a historic form and sufficient historic material to convey its significance as the built expression of local craftsman John B. Walton. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

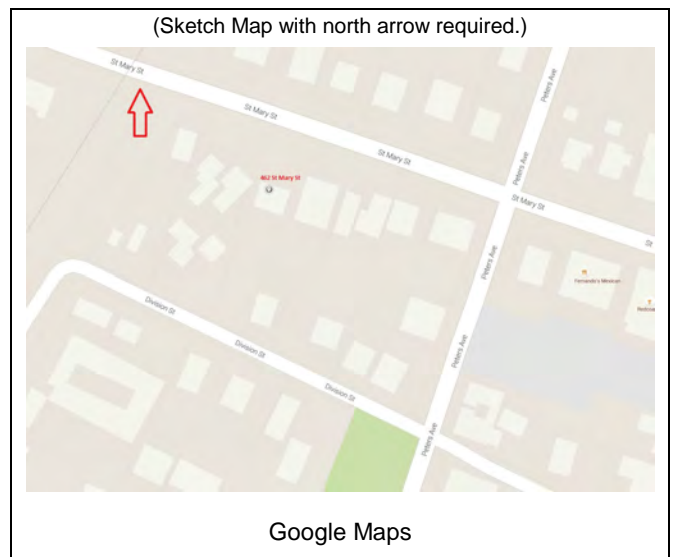
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 462 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 462 St. Mary Street has changed little in form since the early 20th century. Between 1907 and 1943, the house had a footprint consistent with the existing dwelling, including the rear block. Sometime after 1943, owners enclosed a portion of what was a wrap-around porch on the northwest corner of the house and a small entry porch on the southwest corner of the house (Sanborn 1907, 1929, 1943). In 1929, the property included a two-story barn and shed at the rear of the lot near Division Street. In 1943, the lot included a second single-story dwelling and garage at the rear of the lot fronting on Division Street (no longer extant) (Sanborn 1929, 1943).

## B12. References: (continued from page 2)

- City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.
- City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.
- Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.
- Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.
- US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 462 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SW from St. Mary St.



Late 20<sup>th</sup> century  
Collection of the Amador-Livermore Valley Historical Society



Late 20<sup>th</sup> century  
Collection of the Amador-Livermore Valley Historical Society



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 471 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 471 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0122-030-00

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

471 St. Mary Street is a 2-story dwelling with a single-story rear addition. The property features:

- Wrap-around attached porch with hipped roof, column supports, wood decking, brick steps, and new wood handrail
- Shallowly projecting center bay with hipped roof
- Recessed, centered entrance with glazed, historic wood door, half-length sidelights, and pilasters at edge of recess
- 1/1 double-hung wood windows set in singly and in pairs on all elevations; set of three windows on second story of projecting bay
- Semi-hexagonal bay window at north end of wrap around porch, included under the roofline
- Projecting bay on rear elevation with hipped roof
- Series of single-story additions with hipped and flat roofs on rear elevation
- Wood channel board siding on first story, narrow flush board siding on second story
- Cased interior chimney on east roof slope
- Pergola on east elevation of rear additions

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from St. Mary St  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1900, City of Pleasanton

\*P7. Owner and Address:

Felton, John W & John  
417 St Mary St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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



# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: St. Augustine Rectory

B2. Common Name: \_\_\_\_\_

B3. Original Use: Religious building B4. Present Use: Single family residential

\*B5. Architectural Style Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: 1978 Original Location: Rose Avenue (Site of 533 Peters Ave.)

\*B8. Related Features: In-ground swimming pool, detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Colonial Revival Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

471 St. Mary Street was originally constructed on Rose Avenue, on the site of present-day 533 Peters Avenue. Construction of the house predates the opening of Peters Avenue in the late 20<sup>th</sup> century, and the move of the building to its present location in 1978 may have been a result of creating Peters Avenue. This dwelling was originally on property that was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold of parcels off in various acreages. 315 Rose was among a set of small house lots Nevis laid out on the north side of Rose Avenue, fronting on what was then the race track (Thompson 1878; Sanborn 1943).

The Mendenhall Family owned this property for much of the early 20<sup>th</sup> century (Pleasanton 1912, 1940). Owner Emma Mendenhall lived next door at 459 St. Mary Street (US Census 1930). In 1955, owners demolished the existing structure on this site. In 1978, another owner relocated the present dwelling from what is now the northeast corner of Peters and Rose avenues (Pleasanton Building Permits, Sanborn 1943).

The Catholic community in Pleasanton organized as the St. Augustine Mission in 1882. The congregation constructed a one-and-a-half-story, wood-frame, Gothic Revival church across Rose Avenue the same year. Clergy from Mission San Jose in Fremont served the congregation until Pleasanton became a parish in 1901. This building, which served as the parish rectory, was constructed between 1898 and 1903 in conjunction with the establishment of the parish (Sanborn 1898, 1903; US Census 1930, 1940). The church also took over the former American Legion Hall at 339 Rose Avenue as a parish hall in the 1930s. The St. Augustine's parish buildings on Rose Avenue remained in use until 1968 when the parish constructed a new church east of downtown on Bernal Avenue and demolished earlier church building (Pleasanton Downtown Historic Context Statement).

471 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property has characteristics of the Colonial Revival form, such as symmetrical façade, three-part window, door surround with sidelights, and (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP16. Religious building

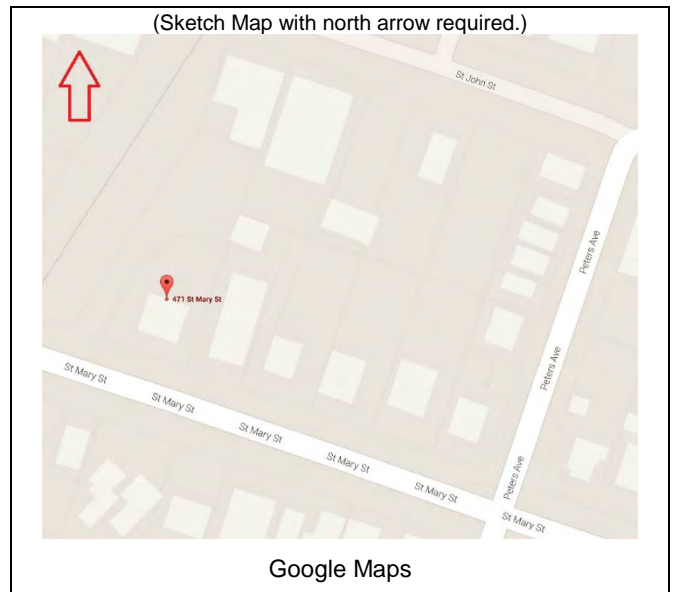
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 471 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

**\*P3a. Description** (continued from page 1)

The property also includes a detached garage with gable roof at the rear of the lot and an in-ground swimming pool. Landscape features include boxwood hedges in front yard and wood privacy fencing around rear yard.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 471 St. Mary Street has changed little in form since construction. In 1903, the property was a 2-story dwelling with a footprint and porch form consistent with the existing structure. The projecting bay and a single story rear addition similar to the existing western single story rear addition appear in 1907 (Sanborn 1903, 1907). Another single-story addition was constructed on the east side of the rear elevation by 1943 (Sanborn 1943). The house was moved to this site in 1978 (Pleasanton Building Permits).

**B10. Significance** (continued from page 2)

classical detailing typical of the conservative architectural expressions of the Catholic church in the period. The property retains its original form and much of its historic fabric, including doors, windows, and cladding. The property was associated with the development of the Catholic church in Pleasanton, but has lost association with this context through relocation and demolition of the associated church building. The property does not appear to be associated with any significant persons the history of Pleasanton.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or #      471 St. Mary Street  
(Assigned by recorder)

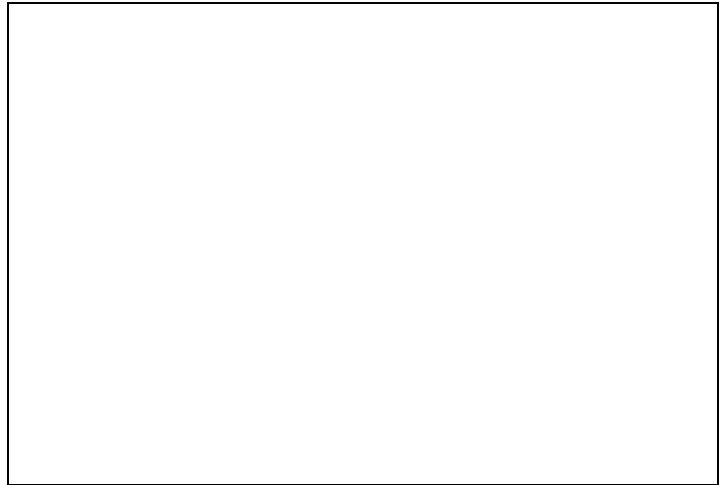
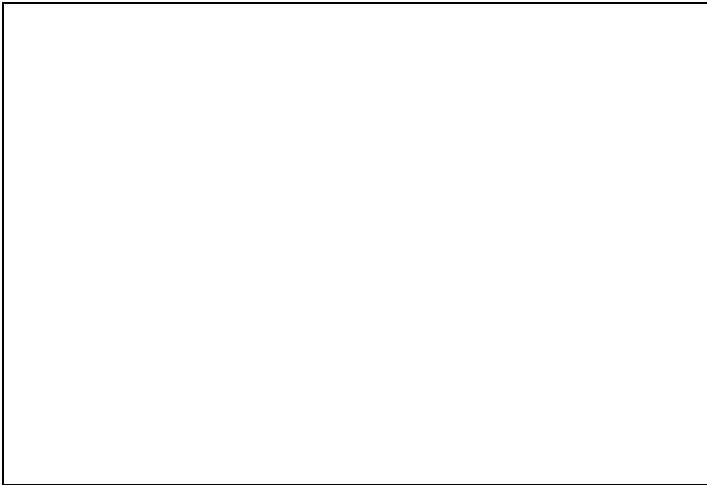
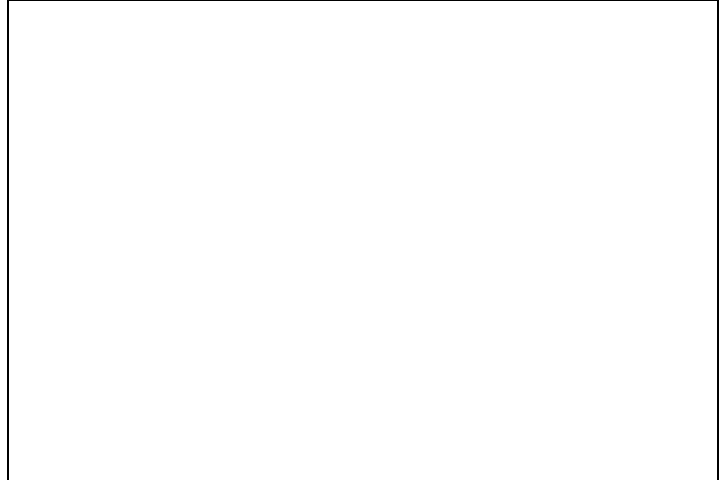
Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update



Looking NW from St. Mary St.



# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\*Resource Name or # (Assigned by recorder) 496 St. Mary Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 496 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0125-001-01

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

496 St. Mary Street is a single-story, cross-gable form dwelling with a rear ell. The property features:

- Small, single-bay deep main block with front porch
- Prominent, front-facing cross gable with a later date of construction
- Rear ell across the entire south elevation
- Porch with shed roof, plain post support, metal railings, and concrete deck
- Main entrance on the main block; door not visible
- Newer, double-hung wood windows
- Stucco cladding, brick facing under window level, and vertical, bead board siding in the front-facing cross gable
- Exterior brick chimney on west elevation of front-facing cross gable

The property includes a detached garage with gable roof, infilled doors, wood channel board siding, and exposed rafter ends. The property does not appear on the 1943 Sanborn map for Pleasanton, however the main block appears to be an older, side-gable, vernacular form dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property may have been moved to the site after 1943 and substantially remodeled before forming the core of the current dwelling. No historic fabric from before the mid-20<sup>th</sup> century appears extant.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

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

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking S from St. Mary St.

January 2015

**\*P6. Date Constructed/Age and Sources:**

Historic

Prehistoric  Both

1945, City of Pleasanton

**\*P7. Owner and Address:**

Gomez, Marie S Tr

689 Rose Ave

Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 517 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 517 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0120-006-00

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

517 St. Mary Street is a single-story dwelling consisting of a main block with hipped roof, projecting front section with a clipped gable roof, porte-cochere, and small rear addition (1994) with hipped roof. The property features:

- Engaged porch on east elevation of the projecting section with arched openings and small arcade on turned posts with Corinthian capitals
- Arched window with new divided fixed sash in south end of projecting section
- Entry patio with concrete steps and deck and low parapet walls with raised corner heights
- Main entrance set in east elevation of projecting section; door not visible
- Secondary front entrance set on the main block with shallow, blind arch and new double-leaf glazed doors with full-length sidelights
- Porte-cochere with arched openings
- Rear addition features awning sash, double-hung sash and French doors on rear elevation
- Stucco cladding

(continued on page 3)

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1923, City of Pleasanton

\*P7. Owner and Address:

Moirano, Roger & Karen  
517 St Mary St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Mediterranean Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: Charles A. Bruce

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Mediterranean Revival Applicable Criteria: 3/C

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

517 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20<sup>th</sup> century, and many of them built substantial period revival homes in the district.

Before construction of 517 St. Mary Street, this property was part of a large parcel of land owned by Antone Peterson. The original owners and builders appear to have been Ambrose and Rose Rivolta. Ambrose Rivolta was a viticulturalist and farmer, which may have influenced his choice of a Mediterranean Revival dwelling. He was also the mayor of Pleasanton from 1940-1943 (Trimingham 14; Pleasanton 1940; US Census 1930, 1940).

Local history accounts attribute the design and construction of 517 St. Mary St. to local carpenter-builder Charles Bruce. Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Historic Context Statement).

517 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

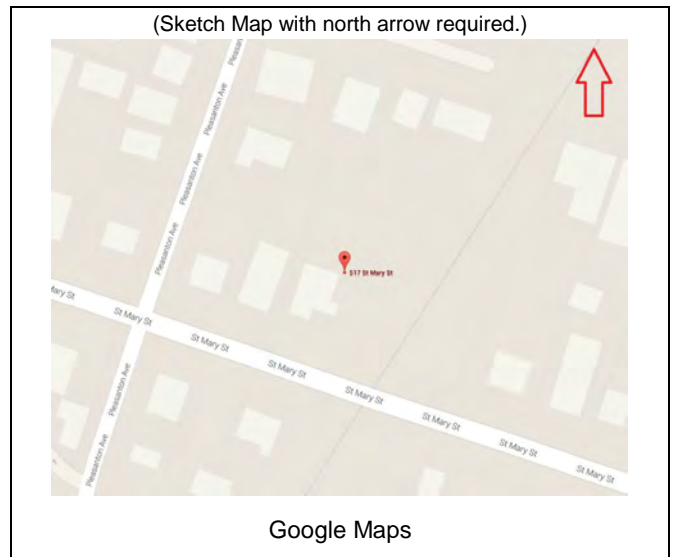
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 517 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

The property also includes a detached garage with hipped roof. Landscape features include a stuccoed wall enclosing the east side yard.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 517 St. Mary Street was originally constructed as a single-story dwelling with a footprint generally consistent with existing main block, including the porch and porte-cochere. The existing garage at the rear of the lot also appears consistent in size and location with the historic garage shown on the Sanborn maps (Sanborn 1929, 1943). In 1994, owners constructed a 398 square-foot family room addition on the rear elevation (Pleasanton Building Permits).

**B10. Significance** (continued from page 2)

example of the Mediterranean style in Pleasanton, featuring an asymmetrical plan, engaged porch with arched openings, arched door and window openings, stucco cladding and a similarly-styled port-cochere. The property retains sufficient integrity of design, materials, workmanship, and feeling to convey its architectural significance. The property has lost some integrity of design and materials with window and door replacement, but retains original openings and important design features such as the arcaded entry porch, additive form, and porte-cochere. The 1994 addition is compatible in scale, massing, and materials, and appears to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. 517 St. Mary Street also appears eligible under Criterion 3 as the work of local master craftsman Charles A. Bruce.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 517 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

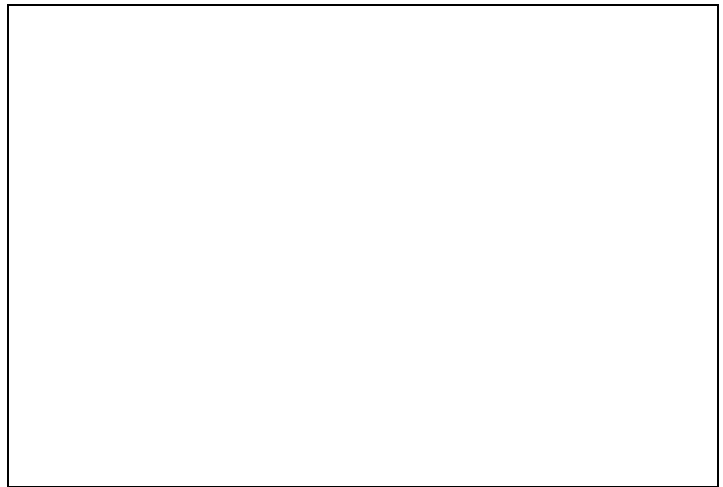
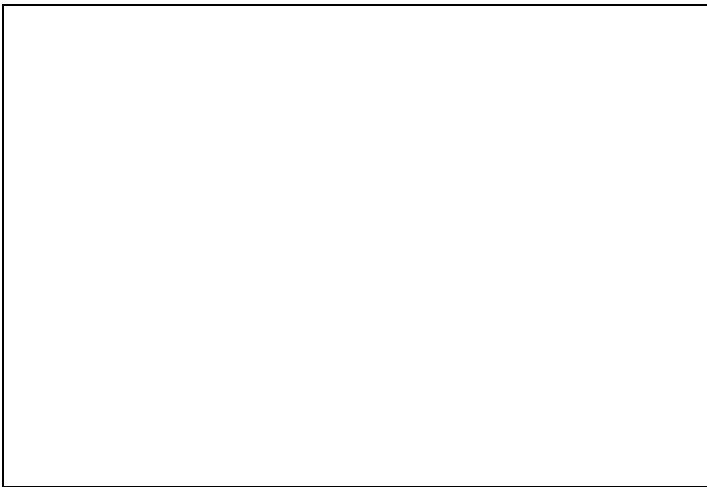
Update



Looking NW from St. Mary St.



Looking NE from St. Mary St.





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 530 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 530 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0125-006-03

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

530 St. Mary Street is a 1.5-story dwelling with an H-shaped plan and Tudor Revival details. The property features:

- Prominent front-facing gables on each end of the main elevation with newer paired wood casement sash with diamond division pattern and arched, louvered vents with decorative side panels at gable apex
- Recessed, off-center entry marked with a small gable with false half-timbering and small concrete and brick landing with metal railing; door not visible
- Newer, three-part window with casement sash set west of main entrance
- Shallowly projecting gable bays on east and west elevations
- Double-hung wood and replacement windows on secondary elevations; one glass block window on projecting gable on west elevation; kitchen greenhouse window on east elevation
- Narrow ell extensions from rear of H-shaped block; east extension connects to newer addition
- Stuccoed, exterior chimney on west elevation
- Stucco cladding

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1930, City of Pleasanton

\*P7. Owner and Address:

Apperson, Ann M. Tr  
530 St Mary St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Randolph and Frances Apperson House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Tudor Revival

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Swimming pool (1963)

B9a. Architect: \_\_\_\_\_ b. Builder: Charles A. Bruce

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Tudor Revival Applicable Criteria: \_\_\_\_\_

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

530 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20<sup>th</sup> century, and many of them built substantial period revival homes in the district.

The Western Pacific Railroad owned the property associated with 530 St. Mary Street in the 1910s in conjunction with establishing a rail line in the vicinity. In 1923, Randolph Apperson, nephew of Phoebe Apperson Hearst, hired local carpenter-builder Charles Bruce to construct this house as a wedding present for his wife, Frances (Pelletier 2009; Pleasanton 1940; US Census 1930). Randolph grew up in Pleasanton on his parents' Elbert and Elizabeth Apperson's home on Glen Avenue. Phoebe Hearst deeded her brother Elbert 2,552 acres of land near Sunol, which came to be known as Apperson Ridge (Gammon, 2006). The Appersons raised stock, and Randolph continued his family's operation into the 1930s. He also managed the Hearst Family properties at San Simeon in some capacity. The front door of the house reportedly came from San Simeon and was a prototype for some of the doors installed at Hearst Castle (Pelletier 2009). The Apperson Family continues to own the property.

Local history accounts attribute the design and construction of 530 St. Mary St. to local carpenter-builder Charles Bruce. Charles A. Bruce (d. 1955) was one of Pleasanton's best-known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

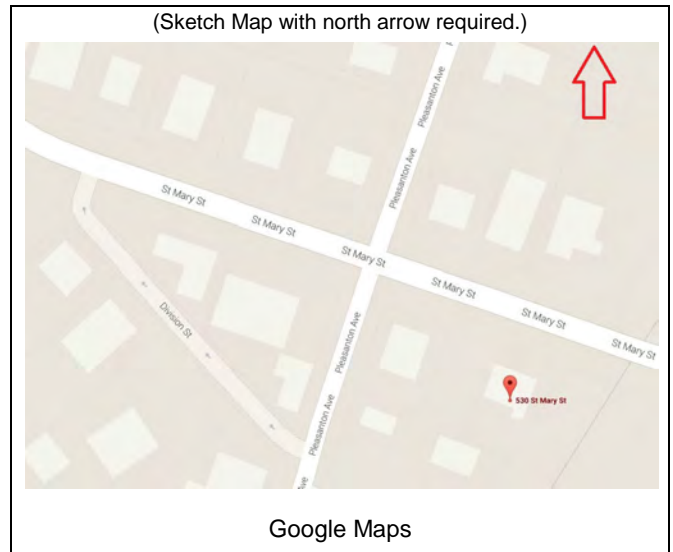
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 530 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Slate shingle roofing

The property formerly included a swimming pool, still adjacent to the house but now on the same parcel as 4372 Pleasanton Avenue. Landscape features include a stucco wall along the east property line.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 530 St. Mary Street has been altered in form since construction. The house was originally constructed as a single-story dwelling with an H-shaped plan, projecting bays on the east and west elevations, and a small extension on the rear elevation of the east ell. Sometime after 1943, the Appersons constructed additions on the front and rear elevations of the "hyphen" of the H-shaped plan and may have reconfigured the entrance. The owners installed a swimming pool on the property in 1963 and reroofed the house with slate shingles in 1990 (Pleasanton Building Permits).

**B10. Significance** (continued from page 2)

commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement).

530 St. Mary Street does not appear eligible for the California Register of Historical Resources. The property has some characteristics of the Tudor Revival form, such as an H-shaped plan, half-timber ornament, prominent front-facing gables, and stucco cladding. It is also the work of local master craftsman Charles Bruce. However, the property has lost integrity of design, materials, and workmanship with a front addition infilling the north side of the H-shaped plan, extensive rear additions, reconfiguration of the main entrance, and window replacement in the later 20<sup>th</sup> century. The property is associated with Randolph Apperson, a prominent stock raiser in Pleasanton and the region, but the property was not directly associated with the Apperson Family's stock operations.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Gammon, Robert. "We're Outta Here." *East Bay Express*, April 12, 2006.

<http://www.alamedacreek.org/newsroom/pdf/media%20articles/2006/East%20Bay%20Express%204-12-06.pdf>. Accessed June 2015.

Pelletier, Janet. "Pleasanton's 'master craftsman.'" *Pleasanton Weekly*, March 13, 2009.

<http://www.pleasantonweekly.com/print/story/2009/03/13/pleasantons-master-craftsman>. Accessed June 2015.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 530 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

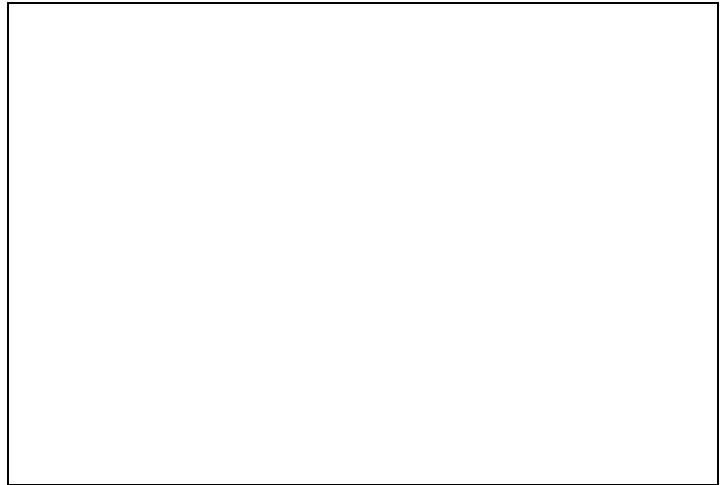
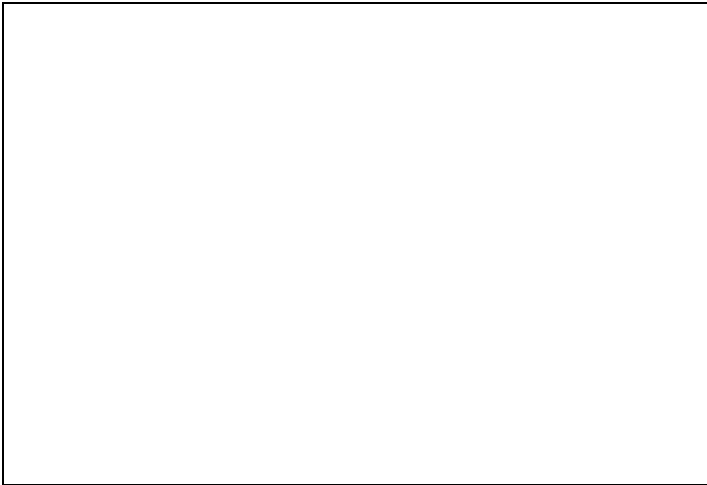
Continuation  Update



Looking SW from St. Mary Street



Looking S from St. Mary St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 541 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 541 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0120-007-01

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

541 St. Mary Street is a 1.5-story, side-gable bungalow form dwelling with Craftsman details. The property is situated on an L-shaped lot with frontage on St. Mary Street and Pleasanton Avenue. The property features:

- Partial-length, attached porch with wide, shallowly- arched openings; flared porch piers; and original steps and parapet walls on south and east
- Off-center main entrance with original, glazed wood front door and full-length, multi-pane sidelights
- Plate glass picture window with 6/1 double-hung side sash on façade west of porch
- Large gable dormer on main roof slope with braces at apex and eaves and set of three windows
- 6/1 and 8/1 double-hung wood sash set singly, in pairs, and in sets of three on all elevations
- Porte-cochere extension from east elevation with clipped gable roof and stuccoed, flared pier supports
- Projecting gable section on west elevation (original)
- Rear ell with gable roof (original)
- Wide eave overhangs with braces at gable ends
- Stucco cladding

The property includes a detached garage with rear extension and double-leave, glazed wood doors and a fenced tennis court.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic

Prehistoric  Both

1921, City of Pleasanton

\*P7. Owner and Address:

Anger, Donald F. & Noel H. Trs.

451 St Marys St

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Hans and Della Hansen House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage, pergola, tennis courts

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman Applicable Criteria: 3/C

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

541 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20th century, and many of them built substantial period revival homes in the district.

Before 1921, the property associated with 541 St. Mary Street was part of a large parcel owned by Antone I. Peterson. Peterson owned all the land on the north side of St. Mary Street between the Western Pacific Railroad line and Pleasanton Avenue (Pleasanton 1912). Prominent local dairyman Hans Hansen and his wife Della constructed this residence in 1921. The Hansens owned one of the largest dairy farms in the region. Hans Hansen immigrated to Pleasanton from Denmark before World War I and worked at the local Heath-Davis Dairy. Hansen bought out the dairy in 1921 with co-worker Thomas Orloff. The partners eventually owned three separate dairy ranches in Pleasanton totaling about 5,000 acres. Orloff and Hansen ended their partnership in 1947, and the Hansens continued operating a dairy in partnership with son Howard Hansen and Bill Giger (or Geiger) (Davis 21; Wainwright 50, 67, 68). The Hansens lived at the property through at least the 1940s (Pleasanton 1940; US Census 1930, 1940).

541 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of Craftsman style dwellings in Pleasanton side gable bungalow form/plan, low-pitched roof, asymmetrical façade arrangement, wide unenclosed eave overhangs, prominent roof dormer, partial-width attached porch, square column porch supports, (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

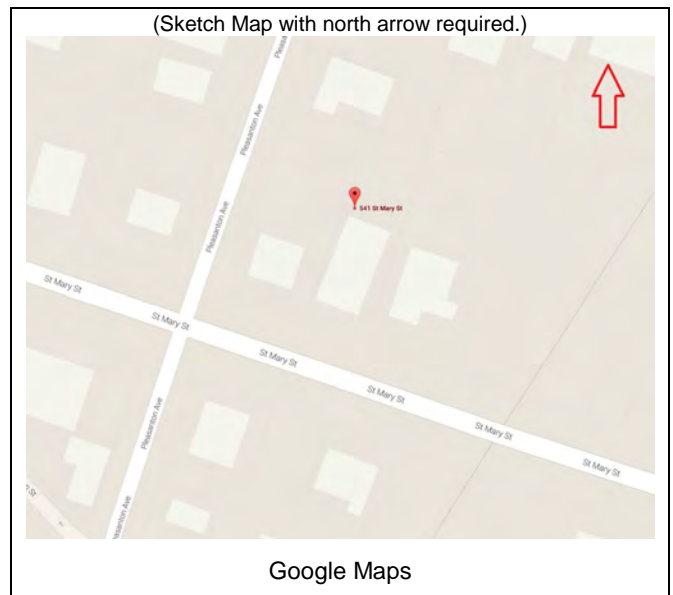
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 541 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 541 St. Mary Street has changed little in form since construction. In 1929 and 1943, the property was a single-story dwelling with a partial-length, wrap-around front porch and port cochere, a projection on the north end of the west elevation and a small extension on the rear elevation, consistent with the existing dwelling. The property also included a garage at the rear of the lot (Sanborn 1929, 1943). In 1992, owners altered the garage to convert the gable roof to a flat roof. In 1997, owners installed a skylight. In the early 2000s, owners added a new rear terrace and pergola (Pleasanton Building Permits).

### B10. Significance (continued from page 2)

false braces, and stucco cladding. The property has a high degree of integrity of design, materials, workmanship, and feeling, retaining a distinct form, original windows and doors, original cladding material, and original ornamentation scheme. The property is associated with the Hansen Family, who were prominent in local agriculture, but the house is not directly associated with the Hansen's dairy operations.

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Davis, Dorothy, ed. *A Pictorial History of Pleasanton*. Pleasanton: Pleasanton Bicentennial Heritage Committee, 1976.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 541 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

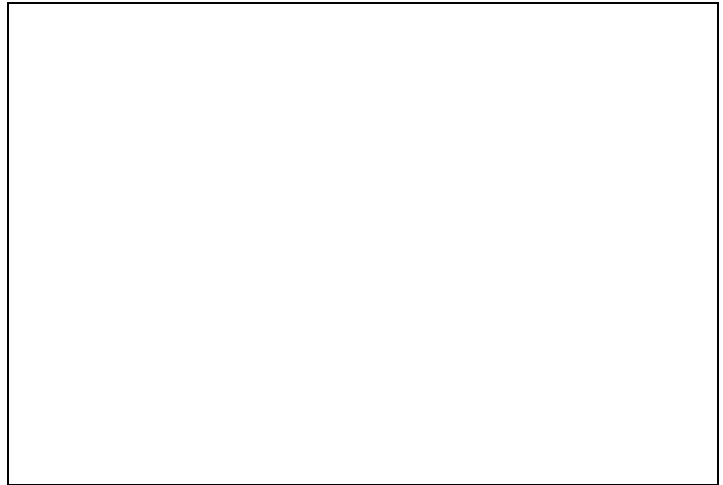
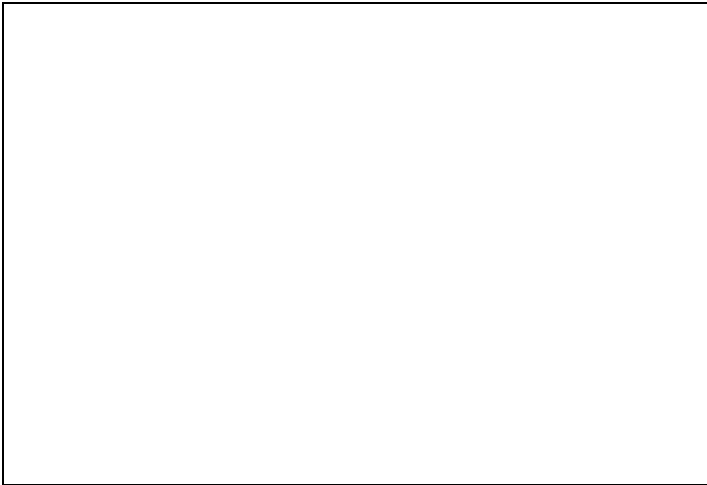
Continuation  Update



West elevation, looking NE



Tennis court fronting on Pleasanton Avenue, looking E





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 565 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 565 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0120-008-00  
Northeast corner of St. Mary St. and Pleasanton Ave.

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

565 St. Mary Street is a 1.5-story oversized, end-gable, bungalow form dwelling with Craftsman details. The property features:

- Engaged entry porch on southwest corner with arched openings, pier support, parapet walls, and concrete steps with pier and parapet enclosures
- Sidehall entrance with original wood front door with vision light and full-length, multi-pane sidelights
- Shallow, segmental bay window east of the porch with shed roof and exposed rafter ends
- Ganged window openings on second story of main elevation
- Large gable wall dormers on east and west roof slopes
- Two-story enclosed porch with flat roof on rear elevation fitted with continuous wood casement windows
- Secondary entrance on first story of rear porch
- Vinyl 1/1 double-hung windows in most openings
- False cross-bracing in gable of main elevation

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from intersection of St. Mary St. and Pleasanton Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1922, City of Pleasanton

\*P7. Owner and Address:  
Pfuehler, Erich E & Barth, Sara E  
565 St Mary St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Claude and Eleanor Smallwood House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property  
Period of Significance: \_\_\_\_\_ Type: Craftsman Applicable Criteria: 3/C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

565 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20<sup>th</sup> century, and many of them built substantial period revival homes in the district.

Before the 1920s, Antone I. Peterson owned the property associated with 565 St. Mary Street. Peterson owned all the land on the north side of St. Mary Street from the Western Pacific Railroad to Pleasanton Avenue (Pleasanton 1912). In 1922, Claude and Eleanor Smallwood constructed this house and relocated from their previous home on Second Street. Claude Smallwood was one of the founders of the First National Bank of Pleasanton in 1911 and served as the cashier for the bank until sometime in the 1930s (Pleasanton 1940; US Census 1920, 1930; Hagemann 40). In the early 1940s, Smallwood branched out into real estate investment. Smallwood's son, Stanley, was a deputy district attorney in Alameda County in the 1930s (US Census 1920, 1930, 1940). By the late 1950s, the Roraback Family owned the property (Pleasanton Building Permits).

565 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinctive example of Craftsman style architecture in Pleasanton, featuring wide unenclosed eave overhangs, partial-width engaged porch, half-story dormers, ganged windows, exposed rafter ends and false braces, rear sleeping porch, and stucco cladding. The property has lost some integrity of design, materials, workmanship, and feeling with window replacement and the addition of the bay window on the front elevation. The porch may also have been altered in the later 20<sup>th</sup> century. However, these changes appear to have occurred within the historic period and are compatible with the overall style and massing of the building. The property is associated with a prominent (continued page3#)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

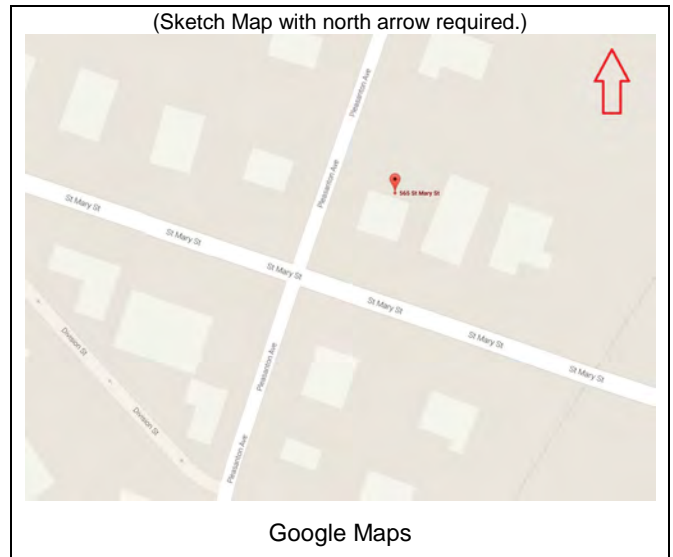
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 565 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Deeply projecting eaves with false braces, shaped verge board tails, and exposed rafter ends
- Heavy stucco cladding
- Two interior stuccoed chimneys on rear roof slope

The property includes a detached garage with gable roof fronting on Pleasanton Avenue. Landscape features include privacy fencing around side and rear yards.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 565 St. Mary Street was constructed as a 1.5-story dwelling with a two-story rear addition (enclosed porches). The 1929 and 1943 Sanborn maps do not indicate the presence of the engaged entry porch or bay window on the front elevation, indicating they may have been added at a later date (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

**B10. Significance** (continued from page 2)

banker in Pleasanton, but Claude Smallwood does not appear to have made significant contributions to the history of local banking while a resident at 565 St. Mary Street.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 565 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



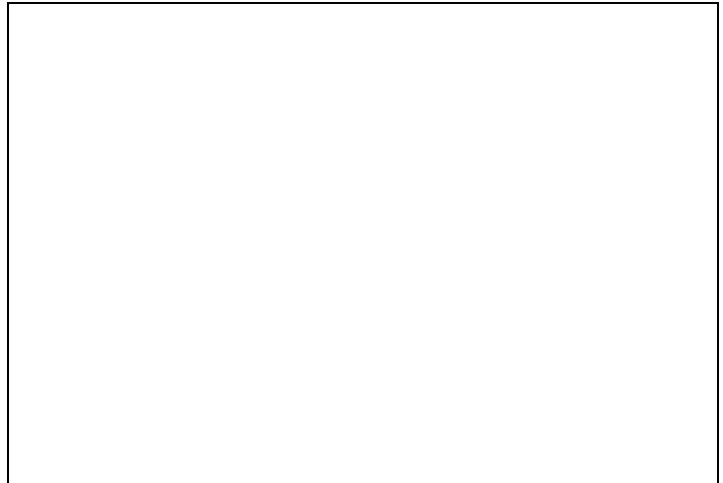
Looking SE from Pleasanton Ave.



Looking NW from St. Mary St.



Looking SW from Pleasanton Ave, showing garage



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 621 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 621 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0118-007-01  
Northwest corner of St. Mary St. and Pleasanton Ave.

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

621 St. Mary Street is a 2-story dwelling with gambrel roof, wing, wing ell extension, and Bay Region Tradition styling. The property features:

- Hexagonal entry porch with new posts and brackets (2004), parapet walls, concrete deck, and concrete steps with metal handrails oriented southeast
- Slightly off-center main entrance fitted with historic, glazed wood door
- Three-part windows with double-hung wood sash and decorative shutters with pine tree cut outs flanking entrance
- Original double-hung wood sash windows with divided upper sash in other openings on main block
- Gambrel dormer with two windows and louvered vent set above entrance on main elevation
- Shallow, semi-hexagonal bay window set under first story overhanging eave on east elevation
- Decoratively divided, diamond pattern fixed sash on first story of east elevation
- Engaged screen porch on northeast corner of first story; second story has screen sleeping porch, including shed dormer on rear roof slope
- Narrow wood clapboard siding on first story and wood shingle siding on second story

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District



P5b. Description of Photo: (View, date, accession #)  
Looking NW from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1900, City of Pleasanton  
Before 1907, Sanborn maps

\*P7. Owner and Address:  
Magoffin, Marguerite A Tr  
621 St Mary St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Bruce and May Pickard House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Bay Region Tradition

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

See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Bay Region Tradition Applicable Criteria: 3/C

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

621 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20<sup>th</sup> century, and many of them built substantial period revival homes in the district.

Bruce and May Pickard constructed this house sometime before 1907 (Sanborn 1907). At that time, the property included the land now associated with 637 St. Mary Street. Bruce was a proprietor of a local general store, which grew by 1920 to become a small department store. The couple had no children, and May appears to have worked for the family business as well (US Census 1910, 1920, 1930; Pleasanton 1912). The Pickards lived in the house through the 1940s. Bruce (who also went by Andrew) left retail sometime between 1930 and 1940 to mine gravel on the Livermore Road. He owned a one-man sand and gravel operation, dredging gravel from the Arroyo del Valle (Trimingham 6). In the 1950s, Col. Morton and June Magoffin (1916-2007) purchased the property, possibly upon Morton's retirement from the Air Force in 1958. Col. Magoffin was a West Point Military Academy graduate and decorated Air Force pilot. He flew 85 combat missions during World War II and was a prisoner of war after being shot down over France in 1944. He was a recipient of the Distinguished Service Cross, the Silver Star, and the Purple Heart (Hall of Valor). The Magoffin Family continues to own the property.

621 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of the Bay Region Tradition style in Pleasanton featuring wall surfaces clad in continuous wood shingles and other wood sheathing, minimal architectural ornament, gambrel roof shapes with prominent dormers, and windows set in pairs or tripartite (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

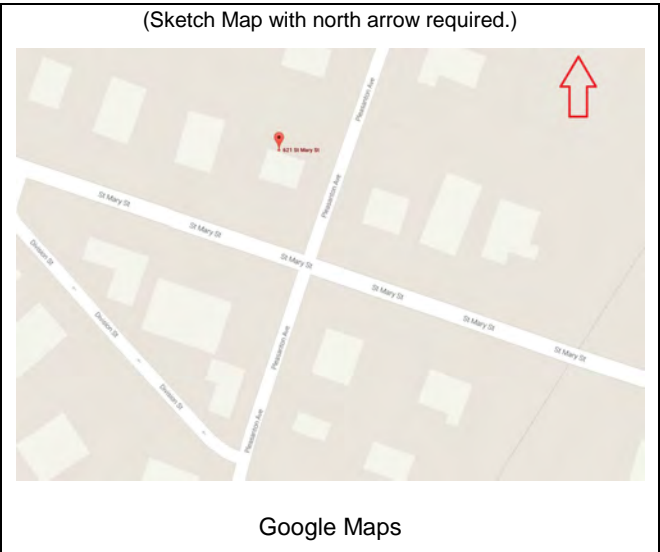
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 621 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Wing on west elevation with narrow wood clapboard siding and similar windows to main block
- Wing extension with gable roof and aluminum windows
- Greenhouse window on rear elevation

The property also includes a detached garage oriented to Pleasanton Avenue and a freestanding sun shelter behind the house. Landscape features include a woven wood plank privacy fence enclosing the rear yard and a pergola gate.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 621 St. Mary Street has had a series of additions since construction. From 1907 to at least 1943, the property was a two-story dwelling with a centered entry porch on the main elevation, an engaged porch on the northeast corner, and bay window on the east elevation. The property included an outbuilding/garage in the location of the existing garage. Sometime after 1943, owners added the west wing onto the building, constructed an ell extension on the wing, and added a sun shelter in the rear yard (Sanborn 1907, 1929, 1943). Later alterations include adding a gable roof over the wing extension (formerly flat roof) in 1999 and replacement of front porch posts in 2004 (Pleasanton Building Permits).

**B10. Significance** (continued from page 2)

arrangements. The house has a good degree of integrity of design, materials, workmanship, and feeling, retaining a recognizable, distinct form; original porch form and cladding materials and windows and doors from the historic period. The property has lost some integrity of design with later rear additions, but these additions are in scale with the historic portion of the dwelling and are materially compatible. The property is not significantly associated with any historic events or persons in the history of Pleasanton. Col. Morton Magoffin was a distinguished member of the US Armed Forces, but his activities took place before residing in Pleasanton.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

"Hall of Valor: Morton D. Magoffin," *Military Times*, <http://valor.militarytimes.com/recipient.php?recipientid=6136>. Accessed June 2015.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 621 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking NE from St. Mary St.



Looking SW from Pleasanton Ave.



Detail of screen and sleeping porches, looking SW



Early 20th century (621 St. Mary at right)

Collection of the Amador-Livermore Valley Historical Society





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 637 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 637 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0118-008-00

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

637 St. Mary Street is a 1.5-story dwelling with a hipped roof, newer rear addition, and Queen Anne styling. The property features:

- Porch included under a roofline extension at the southeast corner of the main block with square posts, replacement turned balustrade, replacement brackets, colored glass insets along eave line, and concrete deck and steps
- Main entrance set on a beveled corner under the porch; door not visible
- Fixed window with divided lights across the top and molded surround with stops set west of door
- Shallow, semi-hexagonal bay window on west end of main elevation resting on false joist ends; windows have molded surrounds with stops and small (newer) bracket ornaments brackets
- Narrow extensions of rear portion of main block included under the roofline on side elevations
- All vinyl replacement windows
- Hipped dormers with paired windows on front, east, and west roof slopes
- Narrow clapboard siding on lower section of all elevations; wood shingle siding along eave lines and on dormers
- Exterior brick chimney on west elevation

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1900, City of Pleasanton  
Before 1907, Sanborn maps

\*P7. Owner and Address:  
Hamilton, Herbert & Sherrill Trs  
637 St Mary St  
Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: Charles Bruce

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

### Property

Period of Significance: \_\_\_\_\_ Type: Queen Anne Cottage Applicable Criteria: 3/C

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

637 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20<sup>th</sup> century, and many of them built substantial period revival homes in the district.

The original owner of this dwelling is unclear, though in the 1910s, Bruce and May Pickard, who lived next door at 621 St. Mary Street, owned the property (Pleasanton 1912). By 1930, Thomas and Catherine Orloff had purchased the property (Pleasanton 1940; US Census 1930, 1940). Thomas Orloff (originally Arloff) was a prominent dairyman in Pleasanton. He immigrated to the US from Denmark with Hans Hansen before World War I and worked for the Heath and Davis dairy operation in Pleasanton. In 1921, Orloff and Hansen bought out the dairy and remained partners until 1947. Orloff and Hansen eventually owned three separate dairy ranches in Pleasanton totaling about 5,000 acres. In 1947, Hansen then left the partnership; Orloff continued with the original dairy operation until he retired. His son, Edwin Orloff took over the dairy operation and eventually sold the ranch properties to developers in 1964. Thomas Orloff was active in civic affairs in Pleasanton and served as mayor during the early 1940s (Hagemann 47, 50; Wainwright 67; Davis 21). The Hamilton Family purchased the house sometime before the late 1950s and continues to own the property (Pleasanton Building Permits).

Local history attributes the construction of this dwelling to Charles A. Bruce. Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

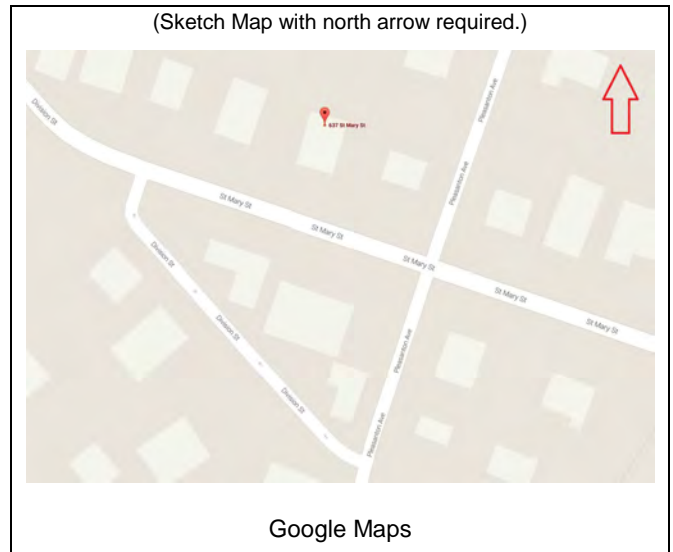
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 637 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- Rear addition includes second-story sleeping porch with windows on 3 sides

The property also includes a detached garage with gable roof and sliding door and a spa. Landscape features include wood picket and privacy fencing enclosing the back yard.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that the main block of 637 St. Mary Street has remained consistent since the early 20<sup>th</sup> century. From 1907 until at least 1943, the property was a 1.5-story dwelling with a partially-engaged corner porch, projecting bay with bay window, a small extension centered on the rear elevation, and a small entry porch on the east side of the extension. The property also included a single-story barn and shed at the rear of the lot (Sanborn 1907, 1929, 1943). After 1943, owners constructed an addition on the rear elevation with a hipped roof, eliminating the entry porch. In 2004, owners replaced all of the original windows on the property (Pleasanton Building Permits).

**B10. Significance** (continued from page 2)

several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement).

637 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne "cottage" form dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Characteristic features an asymmetrical form, hipped roof, partial-length wraparound porch, bay windows, and wood clapboard and shingle wall sheathing. As is common in Pleasanton, ornament is limited to the primary elevation and concentrated on window openings, porches, and door openings, and rooflines. The property has lost some integrity of design, materials, workmanship, and feeling with porch repairs and window replacement, however these changes did not alter the building form or window and door openings and the property retains the majority of its ornamental scheme. The rear addition respects the scale, massing, and materials of the historic main block. The property also appears eligible as the work of local master craftsman Charles Bruce. The property is not significantly associated with any historic events or persons in the history of Pleasanton. Thomas Orloff was a prominent citizen, but research did not indicate that he made significant contributions to dairying or civic affairs during his residence at 637 St. Mary Street.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Davis, Dorothy, ed. *A Pictorial History of Pleasanton*. Pleasanton: Pleasanton Bicentennial Heritage Committee, 1976.

Hagemann, Herbert L. Jr. *A History of the City of Pleasanton*. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. *Images of America: Pleasanton*. San Francisco: Arcadia Publishing, 2007.

Page 4 of 4

\*Resource Name or # 637 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

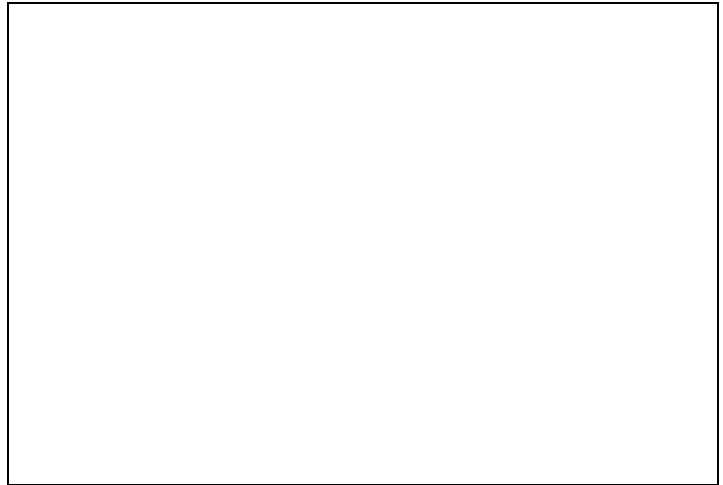
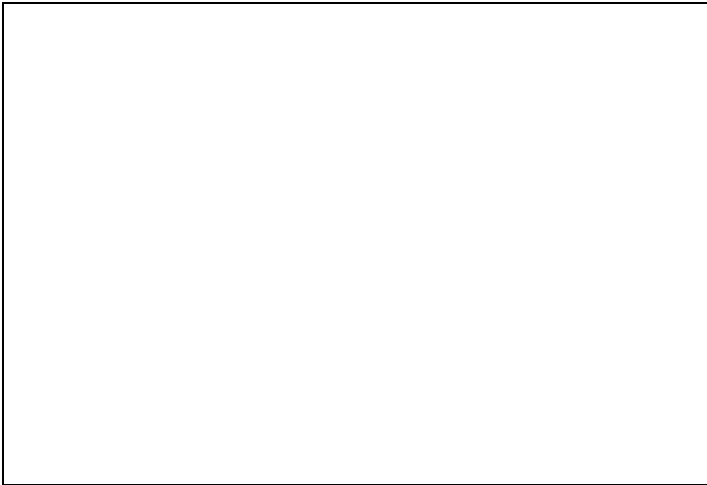
Update



Looking NE from St. Mary St.



Looking N from St. Mary St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 653 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 653 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0118-009-00

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

653 St. Mary Street is a 1.5-story Queen Anne cottage with a hipped roof. The property features:

- Engaged, wrap-around porch on the southeast corner with parapet wall, column posts, and wood steps and decking
- Main entrance on west elevation of porch fitted with glazed wood door and transom light
- Secondary entrance on north porch elevation with divided glazed door and transom
- Bay window with pedimented gable on west end of main elevation
- Three-part window on east elevation
- 1/1 double-hung wood windows in all openings
- Projecting bay with hipped roof and gable wall dormer at north end of east elevation
- Hipped dormer on front roof slope (historic) and large gable dormer on rear roof slope (2000)
- Wood clapboard siding
- Interior brick chimney on east roof slope

The property includes an enlarged, detached 2-story garage at the rear of the lot (2004).

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NW from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1902, Oakland Tribune

\*P7. Owner and Address:

Banholzer, John & Teri  
653 St Mary St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Ross and Ada Peach House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached two-story garage (2004)

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Queen Anne cottage Applicable Criteria: 3/C

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

653 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20<sup>th</sup> century, and many of them built substantial period revival homes in the district.

653 St. Mary Street was constructed in 1902 by Ross and Ada Peach. Ross Peach was a local representative for the California Sugar Beet Company, which had a mill in Union City. A series of notices in the Oakland Tribune in 1902 reported on the progress of the Peaches' "cottage on St. Mary Street" ("Peach Will Build," Pleasanton 1912; US Census 1910 1920). By 1930, the Peaches had moved on and Garnet and Lorna Fleming rented the dwelling. Garnet was an engineer at a local gravel pit (US Census 1930). In 1940, Ellen Walsh owned and lived in the house. She had a lodger named Joel Anderson who was a shoemaker with his own shop in Pleasanton (US Census 1940; Pleasanton 1940).

653 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne cottage form dwelling commonly constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> century in Pleasanton. The property has many characteristics of the form including asymmetrical form, hipped roof, partial-length wraparound porch, bay window, wood clapboard siding, and classical elements such as columns. The property has had some alterations, including modest east and north expansions and porch material replacement, but the alterations are compatible in scale and materials. The property retains a sufficient degree of overall integrity of design, materials, and workmanship with original cladding, door and window openings, windows, and compatible decorative scheme. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

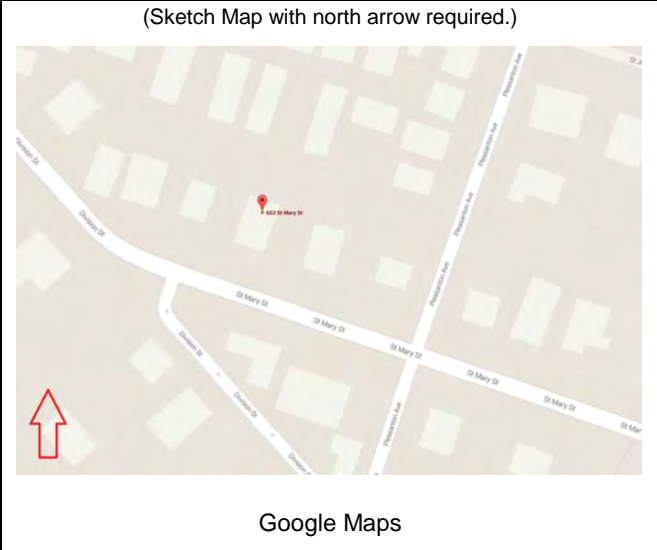
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 653 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn maps indicate that 653 St. Mary Street was originally constructed as a single-story dwelling with small attached porch on the southeast corner and a narrow, offset rear block with centered rear entry porch. The property included a garage in the location of the existing garage (Sanborn 1907, 1929, 1943). In 1989, owners repaired the front porch with all new materials and replaced several windows in kind. In 2000, property owners expanded the dwelling to the east and north, including enclosing an area north of the porch and expanding the roof proportion. In 2002, owners completed two rear porches/decks (Pleasanton Building Permits).

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

"Peach Will Build." *Oakland Tribune*. 22 March 1902, p. 11.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 653 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

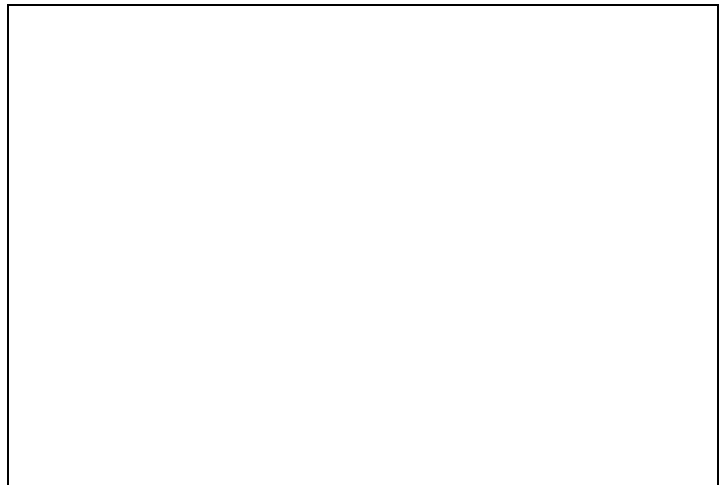
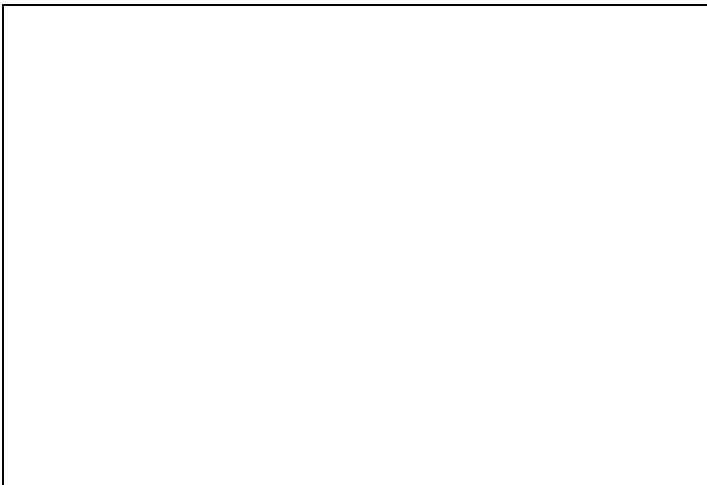
Date: April 2015

Continuation

Update



Looking NE from St. Mary Street, showing garage (2004)





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 669 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 669 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0118-010-00

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

669 St. Mary Street is a 1.5-story dwelling with Queen Anne details. The property features:

- Engaged entry porch with all replacement elements an brick steps
- Off-center front entrance fitted with glazed, wood door
- Semi-hexagonal bay window on west end of elevation; windows have molded surrounds and stops
- Enclosed section of porch on southeast corner with ganged casement windows
- Gable dormer on front roof slope with paired windows, newer fish scale shingles, and false bracing
- Shallow bay window on west elevation
- Large shed dormer on west roof slope with small exposed rafter ends and ganged windows
- West extension with hipped roof and ganged, divided, wood awning sash
- Three-part wood window and three-part aluminum window on east elevation
- Hipped dormer on east roof slope
- Large hipped dormer on rear elevation

(continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property  Other (Isolates, etc.):

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking NE from St. Mary Street  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1900, City of Pleasanton

\*P7. Owner and Address:  
Newman, Clayton R. & McGhee,  
Nancy Trs  
669 St Mary St, Pleasanton, CA 94566

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: James and Emily Beckwith House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Queen Anne cottage Applicable Criteria: \_\_\_\_\_

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

669 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20<sup>th</sup> century, and many of them built substantial period revival homes in the district.

The likely original owner and builder of 669 St. Mary Street were James and Emily Beckwith. James Beckwith was a local harness maker. By 1910, Emily Beckwith was widowed, and she lived at the property until sometime in the 1920s. In 1930, James and Georgia Cruikshank owned the property. James was the proprietor of a local hardware store, Cruikshank & Kolln on Main Street. The Cruikshank Family owned the property until at least the early 1940s.

669 St. Mary Street does not appear eligible for the California Register of Historical Resources. The property has some characteristics of the Queen Anne cottage form commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> century, but has been substantively altered with porch enclosure and incorporation into living spaces, substantive dormers on multiple roof slopes, and all replacement porch materials. As a result, the property has lost integrity of design, workmanship, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

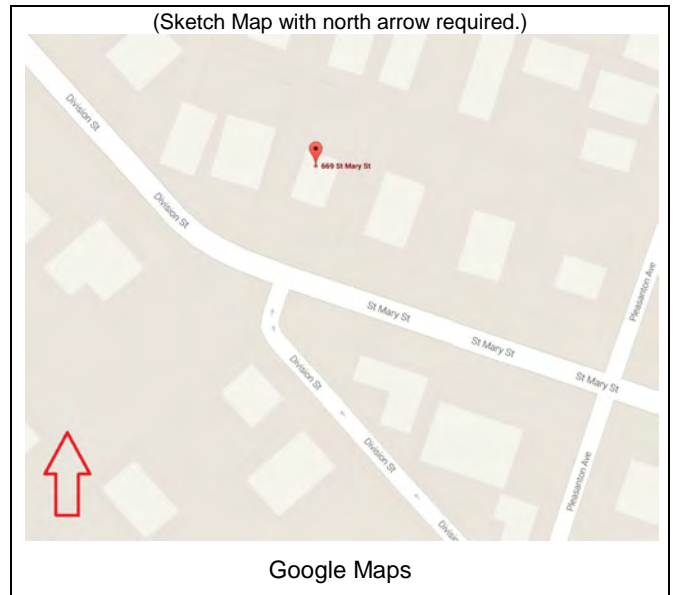
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 669 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**\*P3a. Description** (continued from page 1)

- 1/1 double-hung wood sash in most window openings

The property also includes a detached, two-car garage with gable roof at the rear of the lot. Landscape features include wood privacy fencing around west side and rear yard.

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 669 St. Mary Street has had several changes since construction. From 1907 until 1943 the property was a 1.5-story dwelling with a partial-length, wrap-around porch on the southeast corner, a front-facing bay window, and a large porch on the north end of the west elevation. Sometime after 1943, owners enclosed the east portion of the wrap-around porch, enclosed the west porch, added a shed dormer to the west roof slope, and added a large hipped dormer on the rear roof slope. Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

# CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # 669 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

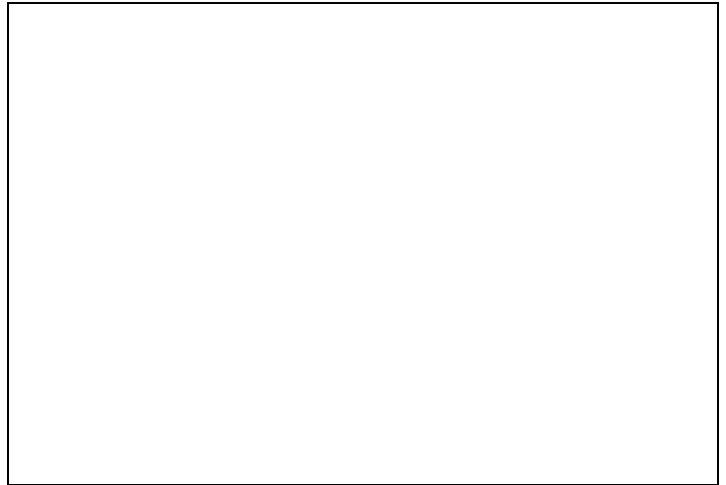
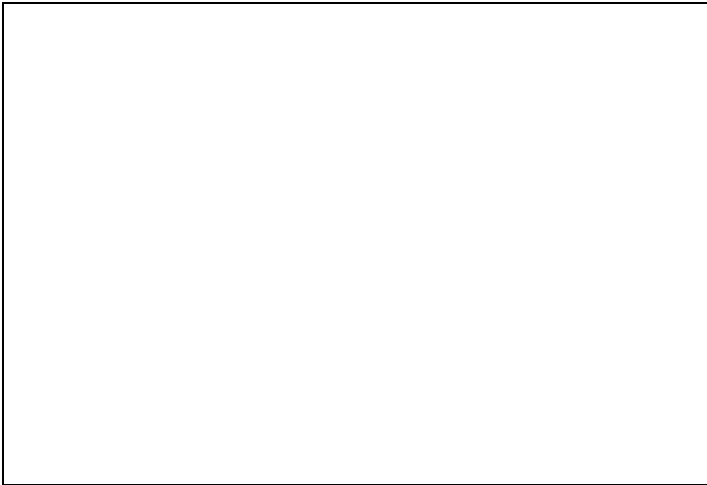
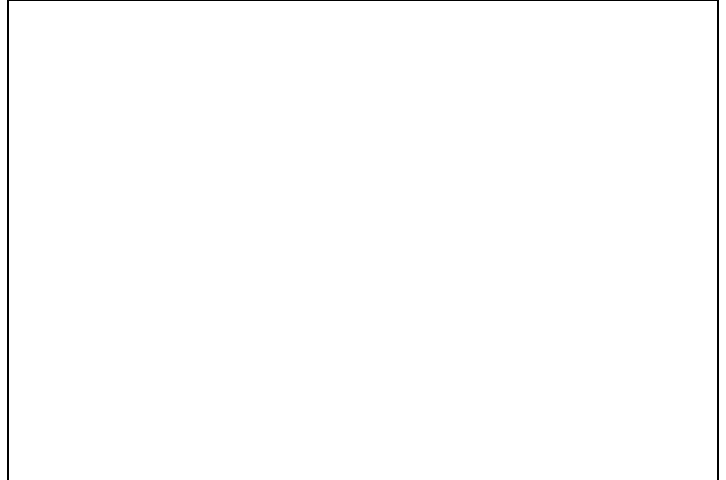
Date: April 2015

Continuation

Update



Looking NW from St. Mary St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 685 St. Mary Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 685 St. Mary Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0118-011-00

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

685 St. Mary Street is a 1.5-story dwelling with a hipped roof. The property features:

- Engaged, centered front porch with parapet walls, square posts, and concrete steps with stuccoed parapet walls
- Off-center main entrance with new, glazed wood door
- Gable peak over porch with filled apex and blind vent
- Three-part windows flanking porch fitted with new, vinyl replacement windows
- Squared projecting bay window on west elevation with three-part window
- Deeply projecting, flared eaves with exposed, shaped rafter ends on some elevations
- Hipped dormer on front roof slope with aluminum sliding sash
- Vinyl replacement windows in most window openings
- Enclosed porch with hipped roof across rear elevation.
- Stucco cladding

The property also includes a detached, two-car garage with metal overhead doors.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from St. Mary St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both

1913, City of Pleasanton  
Before 1907, Sanborn maps

\*P7. Owner and Address:

Kirkup, Wendy A. Tr.  
685 St Mary St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

Period of Significance: \_\_\_\_\_ Type: Queen Anne cottage Applicable Criteria: \_\_\_\_\_

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

685 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20<sup>th</sup> century, and many of them built substantial period revival homes in the district.

In the early 1900s, James and Amelia Cruikshank owned this property. James Cruikshank owned the largest local hardware store in Pleasanton at the time, Cruikshank & Koln. The Cruikshanks lived in the house until the 1920s (Pleasanton 1912; US Census 1900, 1910, 1920). In 1930, Claus and Lillian Barton rented the property. Claus was a crane engineer at a local gravel pit (US Census 1930). In 1940, Thomas and Edna Calvin owned the property. Thomas was a mechanic's helper at a local gravel pit (US Census 1940). By the mid-1940s, Emily and Roy Mendenhall owned the property (Pleasanton 1940).

685 St. Mary Street does not appear eligible for the California Register of Historical Resources. The property has some features of the Queen Anne cottage form commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. However, the property has been substantively altered with porch enclosures and incorporation into living space, an additional bay on the east elevation, and window and replacement. The property has lost integrity of design, materials, workmanship and feeling for the historic period. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

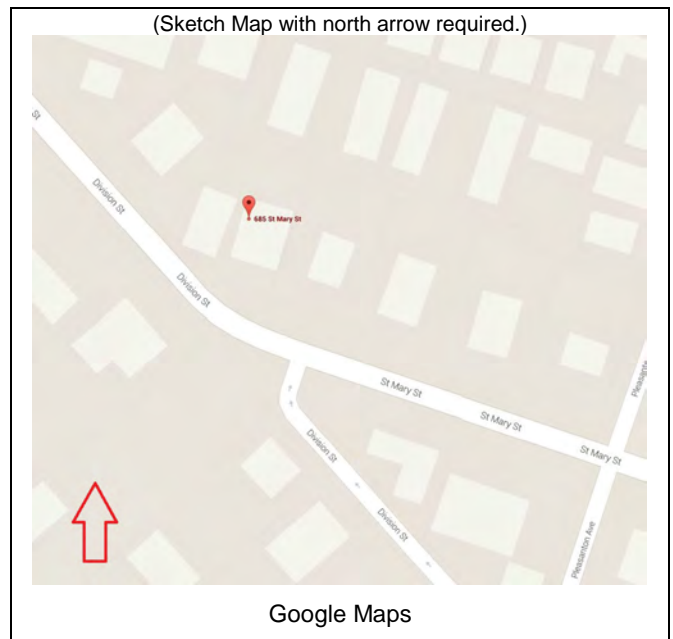
\*B12. References: See page 3

B13. Remarks:

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 685 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 685 St. Mary Street has been substantively altered since construction. In the early 20<sup>th</sup> century, the property was a 1.5-story dwelling with an engaged, partial length front porch on the east side of the main elevation, a bay window on the west elevation, and a nearly full-length rear porch (Sanborn 1907, 1929, 1943). Sometime after 1943, owners enclosed the rear porch. In 1998, property owners added a 614 square-foot addition to the east side of the house, enclosing a portion of the front porch and incorporating it into living space and adding onto the east elevation (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 685 St. Mary Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

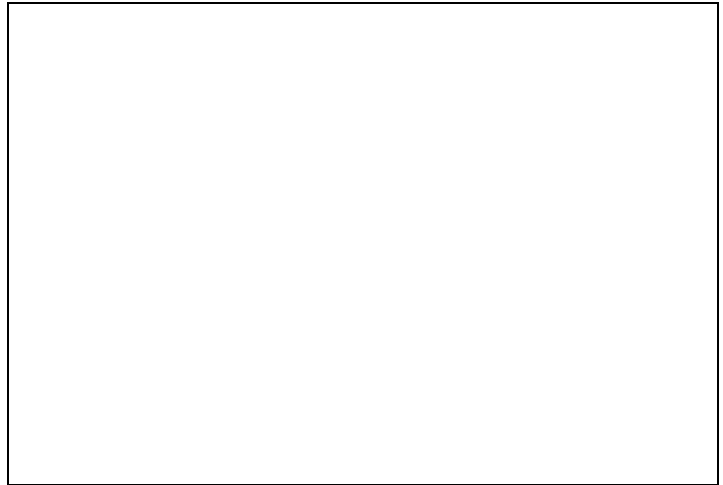
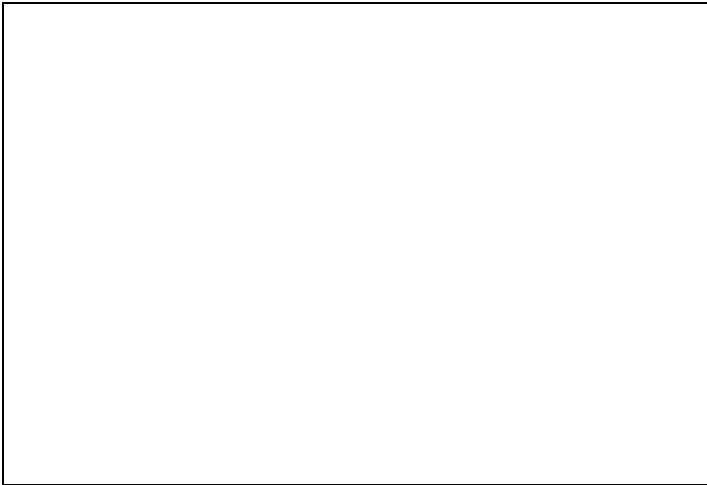
Update



Looking N from St. Mary Street



Looking NW from St. Mary St.





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4547 Third Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4547 Third Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0034-003-00

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

4547 Third Street is a 2-story, end gable dwelling with a 1.5-story rear ell. The property features:

- Sidehall entrance with wood paneled door, full-length sidelights, and braced door hood with curved braces, arched transom, and clipped gable roof
- Arched three-part wood window with decoratively divided fixed center sash and casement side sash
- 1/1 double-hung wood sash with decoratively divided top sash on second story of main elevation
- Secondary entrance on north elevation in enclosed porch; sheltered by engaged entry porch with post
- Former porch on north elevation enclosed and incorporated into living space with shallow bay window with divided picture window and narrow side sash
- Rear ell with hipped roof, newer wood windows, and tertiary entrance on north elevation
- Wood channel board siding
- Exterior brick chimney (new) on south elevation
- Clipped gable roof form on main block

The property also includes a new, 1.5-story detached garage at the rear of the lot. Landscape features include brick paved walkway with natural stone borders, mature coniferous tree, wood picket fence along lot frontage, and paved drive.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Third St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1895, City of Pleasanton

\*P7. Owner and Address:

Abrott, Arnold L. & Gloria C. Trs & Abrott, Timothy Etal  
4875 Waterbury Way,  
Granite Bay, CA 95746

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: Jane Southerland House

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Post Railroad Subdivision and Development

**Property**

Period of Significance: \_\_\_\_\_ Type: Craftsman Applicable Criteria: 3/C

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

4547 Third Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major landowners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Local history accounts relate that Josepha A. Neal sold the land for this house in 1888 to Catherine E. Prowse. Ms. Prowse commissioned the construction of this house for her mother, Jane Southerland, who moved here from her native Nova Scotia in 1890. According to the 1900 US Census, Jane Sutherland, age 82, lived in the dwelling with her presumed grandchildren George and Lottie Walton, lodger Sarah Bowman, and Bowman's daughter, Isabell. Lottie Walton was a local teacher (US Census 1900). The family sold the property to Georgia (or Georgianna) Walton in 1904. Georgia and John B. Walton lived at 462 St. Mary Street in 1910, and John was a local house carpenter. Georgia Walton is listed as the owner of most of the property on the west side of Third Street between Neal and East Angela streets (Pleasanton 1912). By 1920, Georgia was widowed. She sold the house in 1921 to Antone and Marguerite Georgis (or Giorgis), a local shoemaker and shoe merchant who had a shop on Main Street (US Census 1910, 1920). The Georgis Family, who immigrated to the US from Italy, owned the house until 1972 when they sold it to the current owners, the Abrott Family (ARG 2003).

4547 Third Street appears eligible for the California Register of Historical Resources under Criterion 3 as a modest example of Craftsman style architecture in Pleasanton. The property was constructed in the late 19th century and appears to have undergone a Craftsman style update in the first decade of the 20th century. The property features characteristics of the Craftsman style, including braced door hood, clipped gable roof forms, three-part windows, and rustic siding. The property has been adapted several times during and after the historic period to expand its size, but the changes appear to be compatible in scale, massing, and materials to the main block. The property retains a high degree of integrity of design and materials dating to the Craftsman renovation before 1907. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

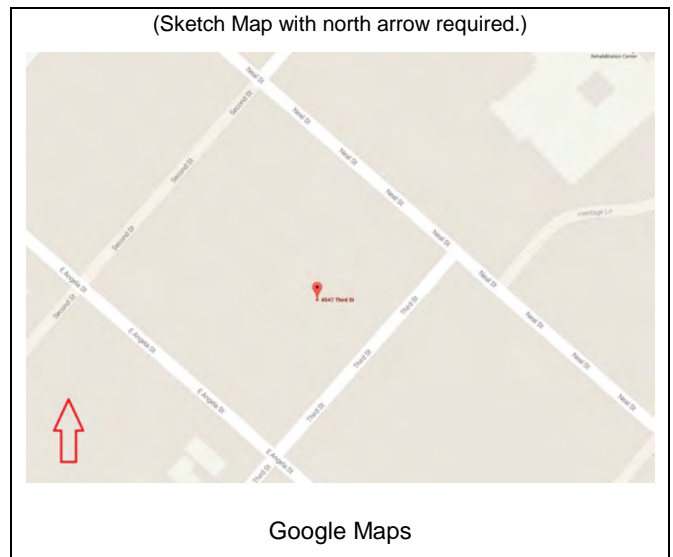
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4547 Third Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

**B6. Construction History** (continued from page 2)

Sanborn map research indicates that 4547 Third Street was originally constructed as a 1.5-story dwelling with a square plan, a 1.5-story rear ell, and an ell porch on the north elevation (Sanborn 1893, 1898, 1903). Between 1903 and 1907, the Walton Family raised the height of the main block to a full two stories (Sanborn 1907). Between 1907 and 1929, owners reconfigured or rebuilt the rear ell, lowering the story height to a single story, extending the north elevation to be flush with the main block, and adding a new porch on the north elevation (Sanborn 1929, 1943). Sometime after 1943, owners extended the rear ell and possibly raised its story height to just below that of the main block. They also enclosed the side porch. Review of City of Pleasanton building permit records revealed no permits of note.

**B12. References:** (continued from page 2)

Architectural Resources Group. DPR 523 A and B Form for 4547 Third Street, Pleasanton, California. 2003

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4547 Third Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update



Looking SW from Third Street



Looking SW from Third Street



Late 20<sup>th</sup> century?

Collection of the Amador-Livermore Historical Society



Late 20<sup>th</sup> century

Collection of the Amador-Livermore Historical Society



Mid-late 20<sup>th</sup> century

Collection of the Amador-Livermore Historical Society



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4563 Third Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4563 Third Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0034-004-04

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

4563 Third Street is a single-story-over-basement dwelling with a hipped roof and wrap around wood deck. The property features:

- Main block with hipped roof, projecting bay with hipped roof on the northeast corner, and projecting hipped bay on northwest corner
- Off-center main entrance with new glazed door and projecting entry porch with hipped roof on posts (1996)
- New French doors set on south end of main elevation
- Vinyl sliding sash windows throughout
- Wood product clapboard siding
- Tertiary entrance on west elevation with new glazed door
- Another entrance on north elevation with hipped entry porch similar to front porch (1996)
- Wrap around wood deck on south end of dwelling (1999) with basement story enclosure

Landscape features include a mature tree in the front yard and paved driveway.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Third St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1940, City of Pleasanton

\*P7. Owner and Address:

Davis, Peter J. Tr  
220 E Angela St  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single family residential B4. Present Use: Single family residential

**\*B5. Architectural Style** \_\_\_\_\_

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

**\*B10. Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Period of Significance:** \_\_\_\_\_ **Property Type:** \_\_\_\_\_ **Applicable Criteria:** \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4563 Third Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Before construction of 4563 Third Street, this property belonged to the Walton and Georgis families who successively owned the adjacent property at 4547 Third Street. The Georgis Family may have constructed this dwelling as a rental property. In 1940, John and Miriam Ruppel rented the property. John was a bank clerk at the First National Bank of Pleasanton and Miriam was a junior clerk in a local law office. The Ruppels also owned a local gas station along with John's brother, Lon Ruppel (Trimingham 32). The Georgis Family continued to own the property into the early 1940s (Pleasanton 1912, 1940; US Census 1940).

4563 Third Street does not appear eligible for the California Register of Historical Resources. The property appears to have been a modest dwelling with minimal styling when constructed, and owners have since substantively altered the property with new door and window openings, window removal, door and window replacement, residing, and deck construction. The property appears to no longer retain any historic materials. The dwelling has thus lost integrity of design, materials, workmanship, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

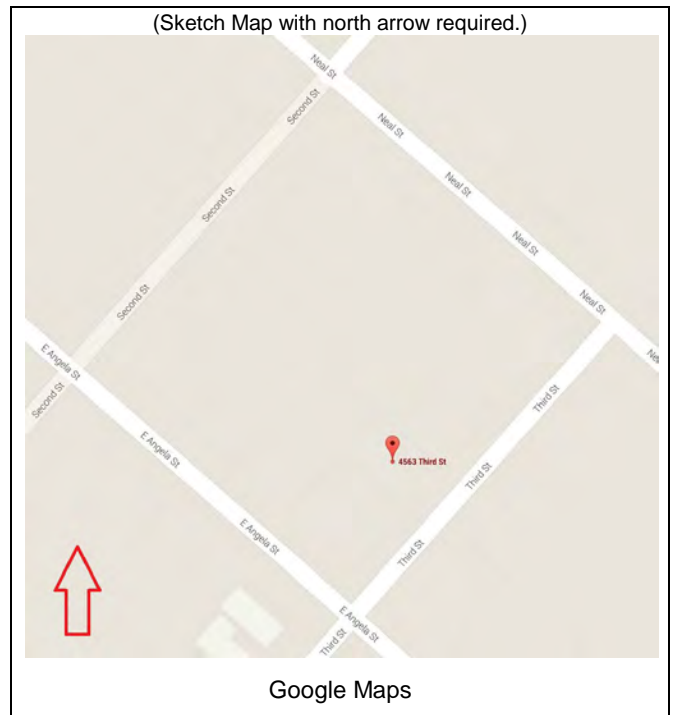
**\*B12. References:** See page 3

B13. Remarks:

**\*B14. Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

**\*Date of Evaluation:** April 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4563 Third Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

### B6. Construction History (continued from page 2)

Sanborn map research indicates that 4563 Third Street has changed little in overall form since construction. In 1943, the property was a single-story-over-basement dwelling with a footprint consistent with the existing building. The property did not have a porch at that time, but included a garage at the rear of the lot (Sanborn 1943). In 1959, owner Arnold Abbrete added rustic channel board siding to the property. In 1996, owners removed four double-hung windows and installed one vinyl slider sash north of the main entry. They also constructed new entry and back porch canopies. In 1999, owners added a 333 square-foot wood deck and added a secondary egress on the south elevation (Pleasanton Building Permits).

### B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4563 Third Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

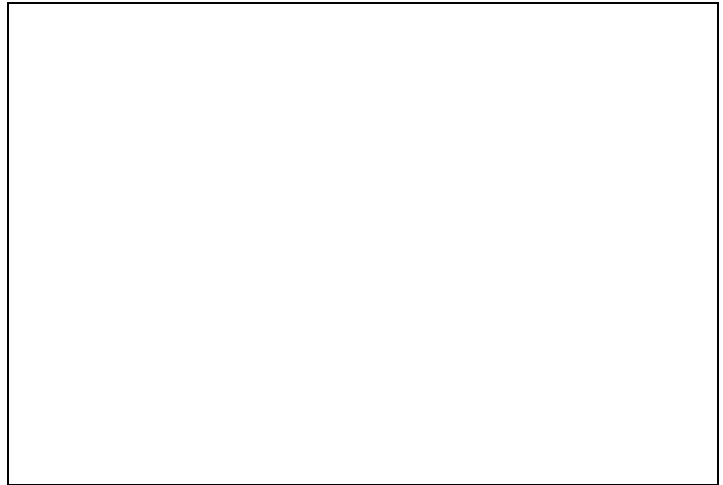
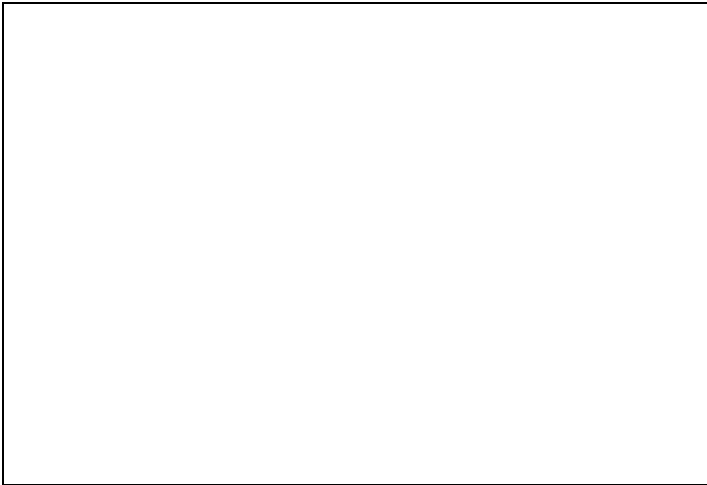
Continuation     Update



Looking NW from Third St.



Looking SW from Third St.





# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4611 Third Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4611 Third Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0031-004-00

Southwest corner of Third and E. Angela streets

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

4611 Third Street is a heavily altered, single-story, end-gable bungalow form dwelling with a clipped gable roof and a two-story rear addition incorporating an attached garage. The property features:

- Centered front entrance with new door, entry porch on fluted columns with a clipped gable roof
- Projecting bay with clipped gable roof on north elevation
- Two-story rear addition with transverse second story and hipped and clipped gable rooflines (1990)
- Garage addition oriented north to East Angela Street
- Wood product shingle siding
- All vinyl replacement windows
- New wood deck on the north elevation (1990)

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking SW from corner of Third and E. Angela Sts.

January 2015

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both

1925, City of Pleasanton

\*P7. Owner and Address:

Shapiro, Steven A & Regina L

P.O. Box 5681

Incline Village, NV 89450

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property  
Period of Significance: \_\_\_\_\_ Type: Craftsman Applicable Criteria: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4611 Third Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Early owners of this parcel include F. K. L. Hinaker in 1912 and local carpenter-builder Charles Bruce and his wife, Laura H. Bruce in 1940 (Pleasanton 1912, 1940). It is possible Charles Bruce constructed this house as a rental property. In 1940, Oswald and Frances Hoglund rented the dwelling. Oswald was a nursery manager for a local New Deal soil conservation project (US Census 1940).

Charles A. Bruce (d. 1955) was one of Pleasanton's best-known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement).

4611 Third Street does not appear eligible for the California Register of Historical Resources. The property retains some features of the Craftsman bungalow form, but has been heavily altered with a rear addition that is out of scale with the historic main block. The property has also lost integrity of design, materials, workmanship, and feeling through extensive material replacement with incompatible cladding, doors, and windows and an entry porch with classical detailing. The historic portion of the property may be the work of local master craftsman Charles A. Bruce, but the property no longer retains sufficient integrity to convey this significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

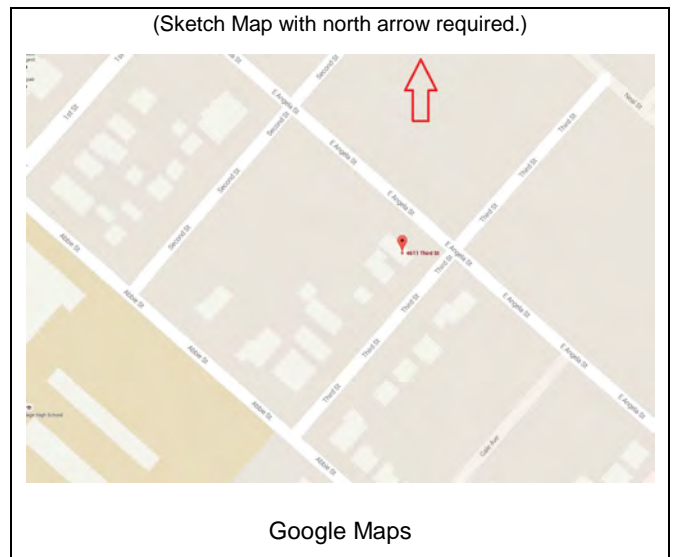
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4611 Third Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map and building permit research indicate that 4611 Third Street has been substantially altered since the early 20<sup>th</sup> century. In 1929 and 1943, the property was a single-story dwelling with an end-gable orientation and a garage at the rear of the lot oriented to East Angela Street (Sanborn 1929, 1943). In 1990, owners demolished the detached garage and constructed a two-story addition incorporating a 2-car attached garage and living space on a second story. They also constructed a new deck on the north elevation. The front porch also appears to be a recent addition (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 4

\*Resource Name or # 4611 Third Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

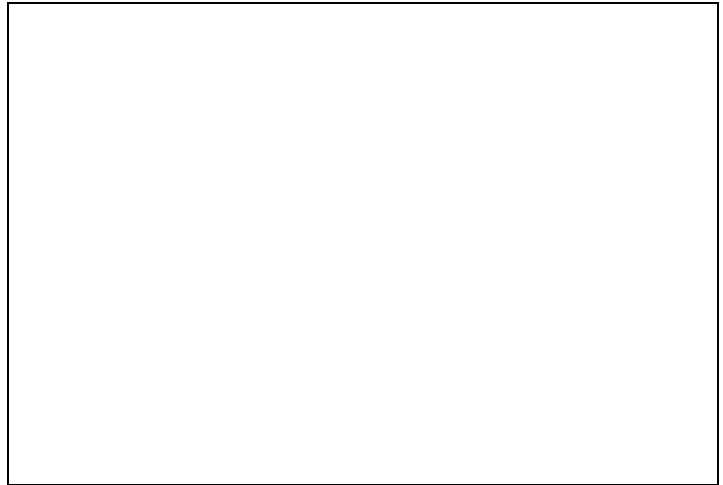
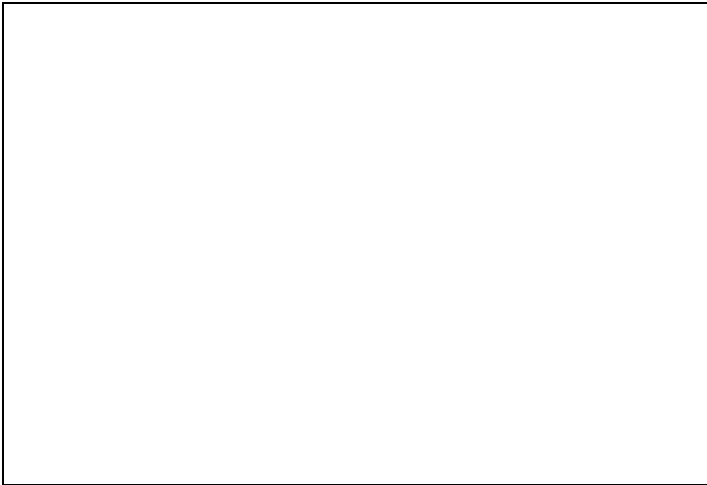
Update



Looking NW from Third St.



Looking S from E. Angela St.



# CONTINUATION SHEET

Page 1 of 1

\*Resource Name or # 4625 Third Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

\*Resource Name or # (Assigned by recorder) 4625 Third Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ;R \_\_\_\_\_ ; \_\_\_\_\_ %of \_\_\_\_\_ % of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4625 Third Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0031-005-00

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

4625 Third Street is a heavily altered end-gable bungalow form dwelling. The property features:

- Off-center main entrance with new door, full-length sidelights, and small transom light (enclosed porch)
- Vinyl replacement windows in multiple configurations, including picture and sliding sash
- Sliding glass doors on north and south elevations
- Full-length addition with shed roof on rear elevation
- Attached garage with shed roof converted to living space; French doors with sidelights infill former bay opening
- Heavy replacement stucco cladding

Given the extensive alterations and removal of historic material, this property does not appear eligible for the California Register of Historical Resources or local designation.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Third St.

January 2015

**\*P6. Date Constructed/Age and Sources:**

Historic

Prehistoric  Both

1925, City of Pleasanton

**\*P7. Owner and Address:**

Harvey, Jon C & Katherine L Trs

4473 Railroad Ave

Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) 4653 Third Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4653 Third Street City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0031-007-01

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

4653 is a single-story, end-gable bungalow plan dwelling with Craftsman details. The property features:

- Attached, partial-length front porch on north end of main elevation with a gable roof, parapet wall, square posts, vent in gable, false braces along roofline, tile deck, and tile steps oriented north (rebuilt 1994)
- Off-center main entrance fitted with a glazed, wood door
- Double-hung, wood windows in most openings; window south of entrance has leaded glass top sash
- Replacement window north of main entrance
- Projecting gable bay with false braces at the roofline on south elevation
- Single-bay wide addition across the full length of the rear elevation
- Clapboard siding
- Deeply projecting eaves with false braces on main elevation gable roofline

The property includes a detached garage with gable roof (1984).

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking W from Third St.  
January 2015

\*P6. Date Constructed/Age and Sources:

Historic  
 Prehistoric  Both  
1915, City of Pleasanton

\*P7. Owner and Address:

Hodnefield, Gerald & Sheri J Trs  
1020 Serpentine Ln  
Pleasanton, CA 94566

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

Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)

Intensive  
 Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Detached garage (1984)

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

Property Type: Craftsman Applicable Criteria: 3/C  
Period of Significance: \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4653 Third Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Early owners of this parcel included John Elliot in 1912, who does not appear to have lived in Pleasanton. Sometime between 1920 and 1930, Ole and Christine Oleson (or Olesen) purchased the property (Pleasanton 1912; US Census 1920, 1930). Ole Oleson had lived in Pleasanton since at least 1920, working as a cabinetmaker and furniture dealer with his own shop on Main Street. He married Christine sometime between 1920 and 1930, which likely precipitated the house purchase. The Olesons operated Olsen's Furniture Store on Main Street until sometime in the 1930s (Trimingham 12). Ole died sometime before 1940, and Christine continued living on Third Street into the early 1940s (US Census 1940, Pleasanton 1940). The Peters Family owned the property in the 1960s (Pleasanton Building Permits).

4653 Third Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a modest Craftsman end-gable bungalow in Pleasanton, featuring low-pitched gable roof; wide, unenclosed eave overhangs; partial-width attached porch set off-center on the main elevation; false braces; square column porch supports on a solid balustrade, and wood clapboard siding. The property has been altered within and after the historic period, but alterations have been compatible in scale, massing, material, and style and appear to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. The property retains its historic form and a substantial amount of historic material, and has a good degree of integrity of design, materials, workmanship, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

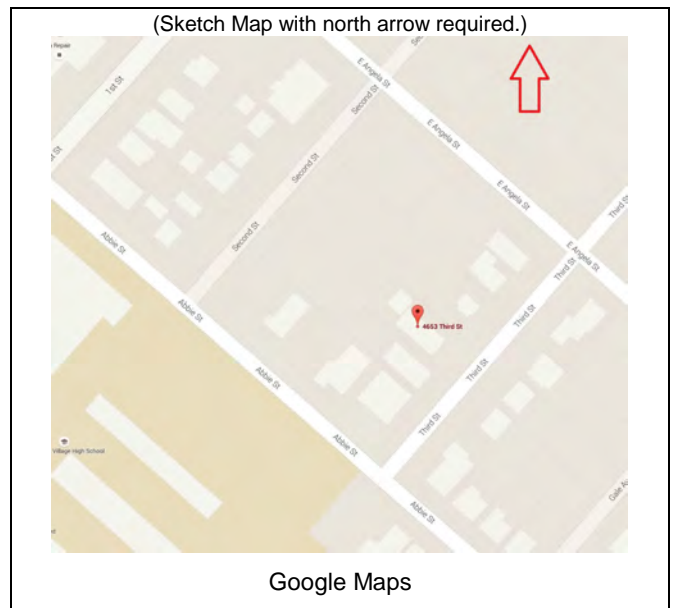
\*B12. References: See page 3

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 4

\*Resource Name or # 4653 Third Street  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation  Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4653 Third Street has had some alterations since the early 20<sup>th</sup> century. In 1929 and 1943 the property was a single-story dwelling with an end-gable orientation, an attached entry porch at the north end of front elevation, and a small shed addition on the north end of the rear elevation. The property included a garage at the rear of the lot (Sanborn 1929, 1943). Sometime after 1943, owners added a projecting gable bay on the south elevation and constructed a single-bay extension across the full length of the rear elevation. In 1984, owners constructed the existing garage on the property. In 1991, owners constructed a 282 square-foot deck and 294 square-foot patio cover. In 1994, owners replaced the front porch (Pleasanton Building Permits)

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946*. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.



Page 4 of 4

\*Resource Name or #      4653 Third Street  
(Assigned by recorder)

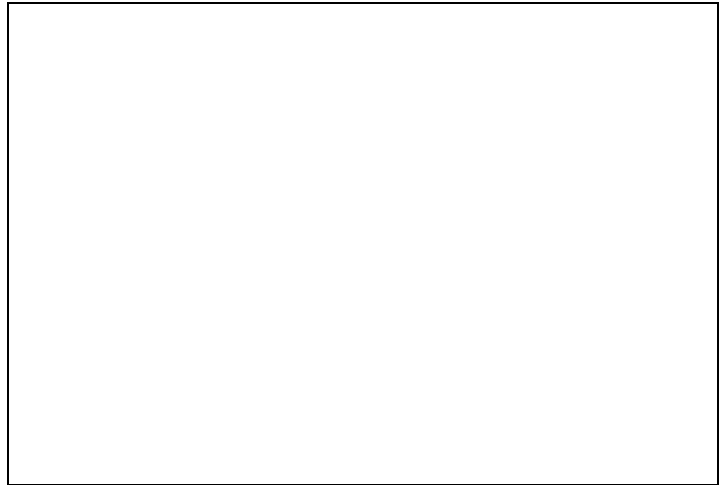
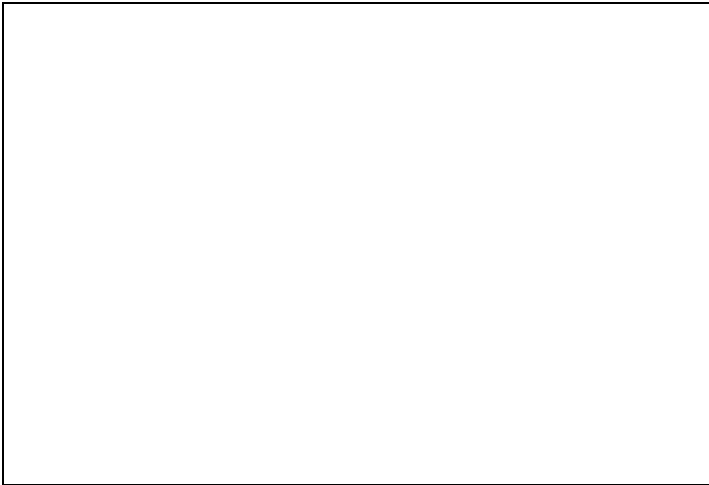
Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update



Looking SW from Third St.



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or # (Assigned by recorder) 4171 Vineyard Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Livermore Date 2015 T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B. M.

c. Address 4171 Vineyard Avenue City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0095-005-00

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

4171 Vineyard Avenue is a heavily altered, single-story, side gable dwelling with small wings on both side elevations and a single-bay addition across the rear elevation. The property features:

- Centered main entrance with new door
- Small entry porch with gable roof and stuccoed square posts
- All vinyl replacement windows
- New stucco cladding

The property also includes an enlarged, detached, two-car garage with hipped roof set east of the dwelling. Landscape features include a new picket fence along lot frontage.

\*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.):

\*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (View, date, accession #)

Looking N from Vineyard Ave.  
January 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1905, City of Pleasanton

\*P7. Owner and Address:  
May, Glenn & Juliane  
683 Vivian Dr  
Livermore, CA 94550

\*P8. Recorded by: Name, affiliation, and address)  
Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*P9. Date Recorded: April 2015

\*P10. Survey Type: (Describe)  
 Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013

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

# BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. **Architectural Style** \_\_\_\_\_

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
See page 3

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. **Related Features:** Detached garage

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. **Significance:** Theme: Residential Development Area: Early 20<sup>th</sup> Century Expansions and Additions

**Property**

**Period of Significance:** \_\_\_\_\_ **Type:** Vernacular, side gable **Applicable Criteria:** \_\_\_\_\_

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

The property associated with 4171 Vineyard Avenue was part of a second wave of residential subdivision and development in Pleasanton after 1900 focused on the edges of the 19<sup>th</sup> century town site. John Kottinger, who laid out most of the northwestern portion of the Pleasanton town site in the 1860s also owned most of the property in this area of Pleasanton. After Kottinger and his family moved to San Jose by the early 1880s, he began selling off his remaining land in Pleasanton. Kottinger sold over 1,400 acres of property along Vineyard Avenue and Kottinger Drive, east of Railroad Avenue and Second Street as the Pleasanton Homesteads. The large 10-acre lots in this area were sufficient for residential and small-scale agricultural use, but by 1915, most had been subdivided into much smaller parcels of one to two acres (Nusbaumer 1900; Pleasanton Downtown Historic Context Statement).

The likely first owners and builders of this property were David H. and Katherine Behrens (SVWC 1910; Pleasanton 1912). D.H. Behrens was a house carpenter by trade (US Census 1900, 1910). By 1920, David Behrens (age 84) was a widower and living on Second Street (US Census 1920). The property appears to have been a rental property in the 1930s and 1940s. Theo and Marie Petersen rented the house in 1930; Theo is listed as being a general laborer in the US Census that year (US Census 1930). In 1940, Leslie and Grace Rhodes rented the property. Leslie was a laborer on a local soil conservation project. Catherine Kruse owned the property later in the 1940s (US Census 1940, Pleasanton 1940).

4171 Vineyard Avenue does not appear eligible for the California Register of Historical Resources. The property is an example of a side-gable, vernacular dwelling commonly constructed in Pleasanton in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. However, the property has been substantively altered since construction, including new additions, porch removal, new stucco cladding, removal of any extant ornament, and window replacement. The property has lost integrity of design, workmanship, materials, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

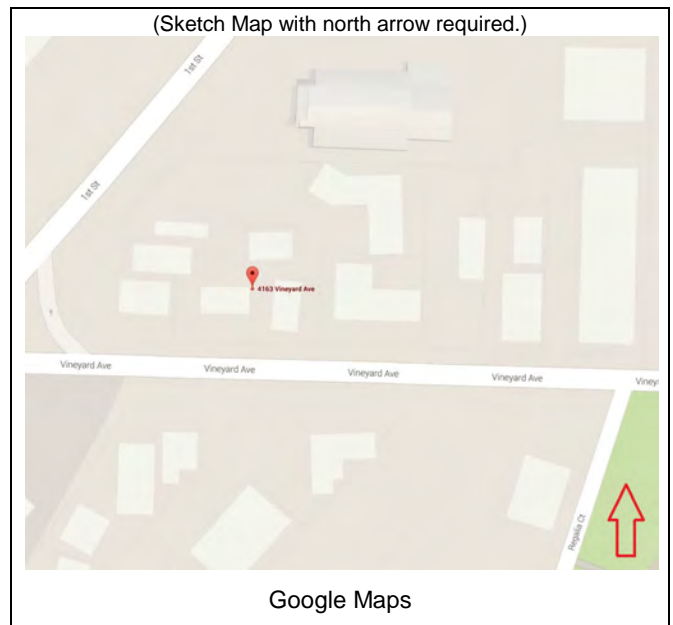
\*B12. **References:** See page 3

B13. Remarks:

\*B14. **Evaluator:** Elaine Stiles and Katherine Petrin  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

\*Date of Evaluation: April 2015

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 5

\*Resource Name or # 4171 Vineyard Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

Continuation

Update

## B6. Construction History (continued from page 2)

Sanborn map research indicates that 4171 Vineyard Avenue has been heavily altered since the early 20<sup>th</sup> century. In 1907, the property was a single story dwelling with a square plan and an attached, wrap-around porch on the south and east elevations. In 1929 and 1943, the property had a small shed addition on the west end of the rear elevation. Historically, the property also included a 1.5-story barn with single-story side aisles and a small shed at the rear of the lot. The property formerly included all of the property at the northeast corner of First Street and Vineyard Avenue (Sanborn 1907, 1929, 1943). After 1943, owners removed the porch and added small wings to the side elevations. In 1994, owners stuccoed the exterior (Pleasanton Building Permits).

## B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Nusbaumer, George L. and Tribune Publishing Company, "Official Map of Alameda County, California, 1900." Oakland: Tribune Publishing Company, 1900.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Proposed Water District, Pleasanton." San Francisco: Spring Valley Water Company, 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

Thompson & West. "Map of Washington Corners ; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA ; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Page 4 of 5

\*Resource Name or # 4171 Vineyard Avenue  
(Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015

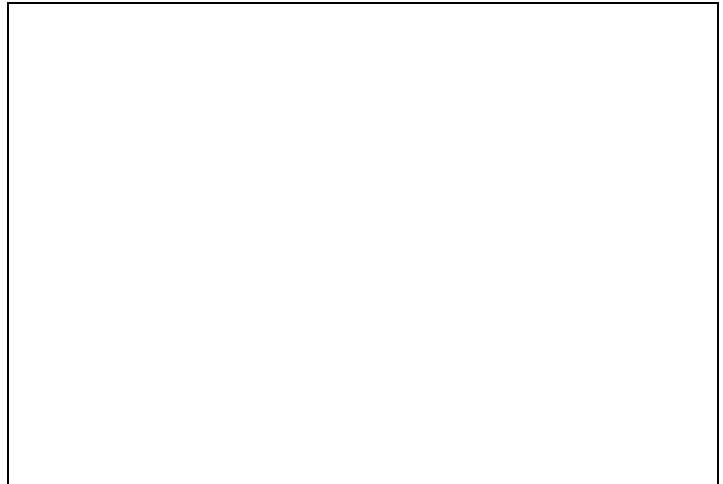
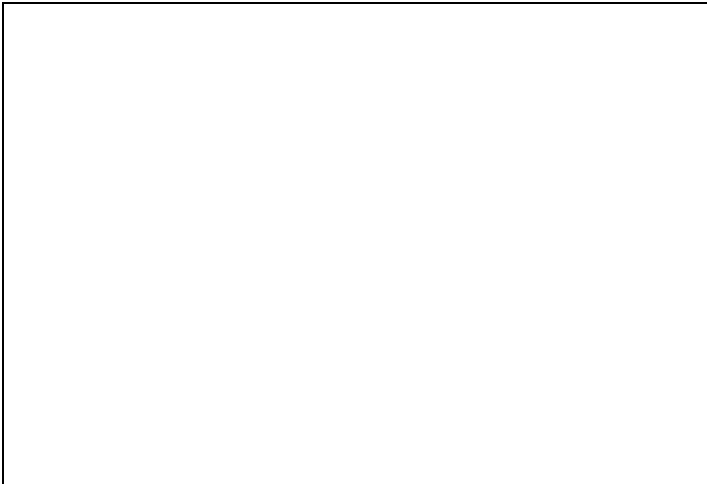
Continuation     Update



Looking NW from Vineyard Ave.



Looking NE from Vineyard Ave.



# CONTINUATION SHEET

Page 5 of 5

\*Resource Name or #            4171 Vineyard Avenue  
(Assigned by recorder)

Recorded By:    Architectural Resources Group

Date: April 2015

Continuation     Update

PLEASANTON LIMITED SCOPE  
HISTORIC RESOURCE SURVEY  
SURVEY REPORT

APPENDIX B MATRIX OF NON-ELIGIBLE PROPERTIES





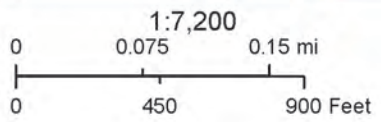
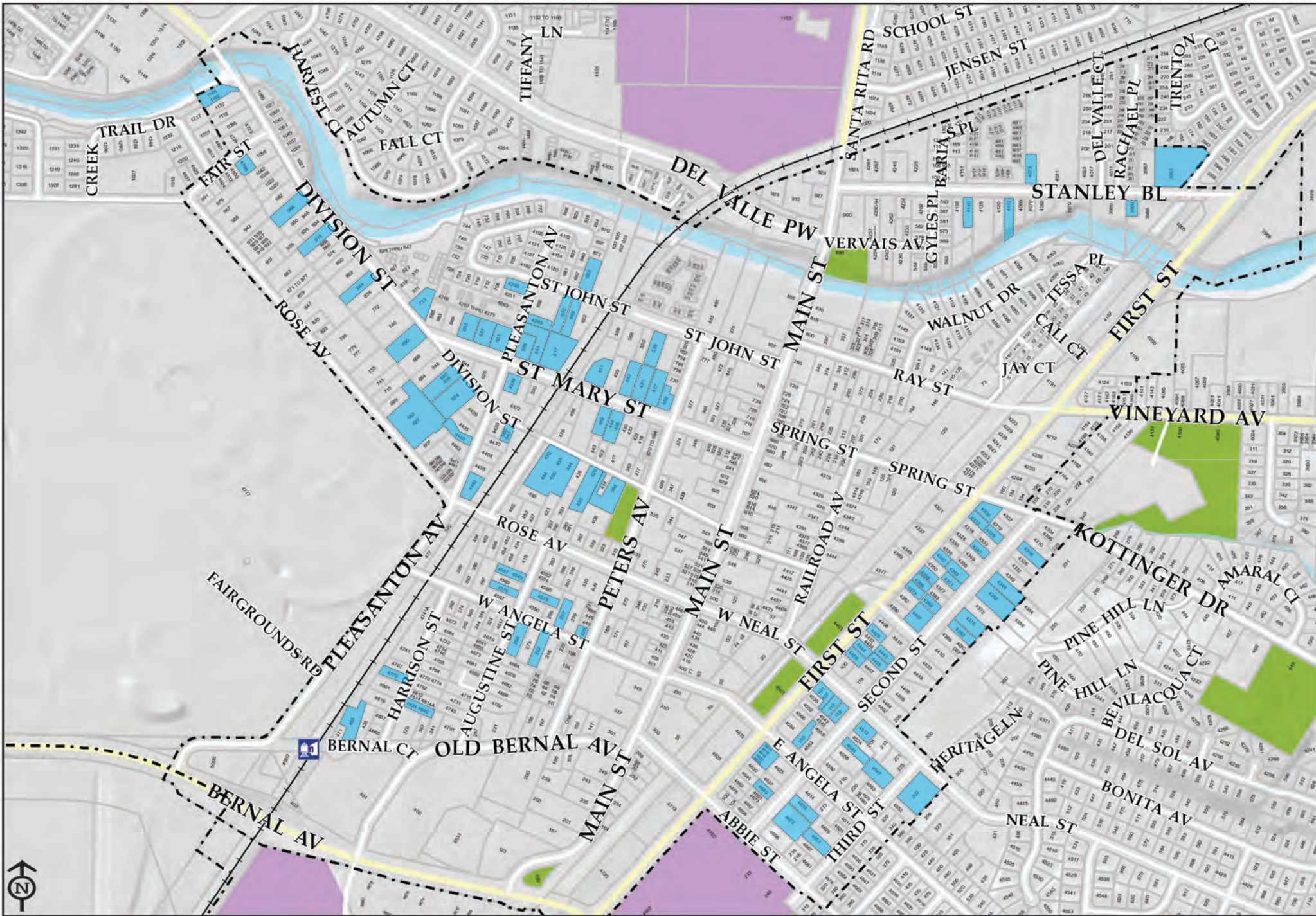
Year Built	Address		Permit Notes	Field Notes	Research Notes	Map Notes	Census Research
1951	4552	AUGUSTINE ST	No permits of note	4554 Augustine also listed on zoning map. In 2002-03, ARG indicated the structure appears to have been built before 1904 and has a high level of historic integrity.	1878 Thompson: Land owned by Frederick Bernal. 1910 SVWC: Nevis Tract. Assessor 1912: Frank Nevis. Assessor 1940s: Eloy Nevis (parcel includes property now associated with 380 Rose).	1943, 1929 Sanborn: lot vacant and part of lot for 380 Rose. 1907 Sanborn: lot vacant. 1903 Sanborn: no coverage.	n/a
	458	DIVISION ST	Cypress Garden Apartments; no permits of note	Simple front-gabled form; projecting gabled porch at entry; screen door over original? front door; original windows at façade and throughout; solid, low porch walls, possibly rebuilt; exterior finish stucco; original walkway/front yard configuration.	1878 Thompson: part of J.H. Nevis Addition; owner A. Bernal. Assessor 1912: property owned by Antonio H. Bernal, WPRR, Manual P. de Ponte in four parcels. Assessor 1940s: Marie Eagan; lot includes land now associated with 492 Anderson and 421 Rose; 444 Division not included.	1943 Sanborn: not present on lot	n/a
	470	DIVISION ST	Cypress Garden Apartments; No permits		1878 Thompson: part of J.H. Nevis Addition; owner A. Bernal. Assessor 1912: property owned by Antonio H. Bernal, N.P Rey, Manual P. de Ponte in four parcels. Assessor 1940s: Marie Eagan; lot includes land now associated with 492 Anderson and 421 Rose; 444 Division not included.	1943 Sanborn: not present on lot	n/a
	484	DIVISION ST	Cypress Garden Apartments; Note: listed as 484 Rose in images; no permits of note	simple side-gabled form, a duplex with 2 entry doors at far ends of facade; mix of aluminum sliders and casements with fixed center pane; exposed rafter ends; roof extension over main door; screen doors at entry doors.	1878 Thompson: part of J.H. Nevis Addition; owner A. Bernal. Assessor 1912: property owned by Antonio H. Bernal, WPRR, Manual P. de Ponte in four parcels. Assessor 1940s: Marie Eagan; lot includes land now associated with 492 Anderson and 421 Rose; 444 Division not included.	1943 Sanborn: not present on lot	n/a
1940	380	ROSE AVE	2006: replace 6 windows "like for like", new dual pane windows.	Corner lot. Character-Defining Features: Side-gabled form with projecting gabled bay; original massing, single story with rear porch. Rear porch recessed between pair of gabled, projecting bays at rear; original porch; original brick chimney at porch. Alterations: Replacement vinyl and sash slider windows; replacement front door (side facing). Detached, gabled garage at rear with replacement door.	1878 Thompson: property owned by A. Bernal. 1910 SVWC: Nevis Tract. Assessor 1912: Frank Nevis. Assessor 1940s: Eloy Nevis.	1943, 1929, 1907 Sanborn: lot vacant. 1903 Sanborn and earlier: no coverage.	Adjacent 119 Rose
1923	4377	SECOND ST	1963: garage repair. 1966: demo aviary. 2003: demo existing home, rebuild new 2162 SF home (plan to remodel and add onto was scrapped in 2002) owners: Ryan & Nicole Billante, owner/builder/contractor.	new dormers? Vinyl windows, eave brackets, rebuilt porch, garage at rear	1878 Thompson: property of J.W. Bollinger. 1910 SVWC: Eastern Extension (of Neal Plan). Assessor 1912: Philip Kolb. Assessor 1940s: J. Ward Sheffield.	1943 Sanborn: 1-story dwelling with square plan, shed addition across rear; centered entry porch on front; small entry porch on rear; garage at NW corner of lot. 1929 Sanborn: same, no rear porch. 1907 Sanborn: same, but no porches, garage. 1903 Sanborn and earlier: no coverage.	1940: Paul and Josephine Imlig; Paul milker in a dairy; renters; 625 Second.
1945	4467	SECOND ST	1965: alterations to dwelling. 1967: interior remodel no permit. 1997: variance to construct 1st and 2nd addition to existing SRF (too close to side property line, variance needed), FAR of 42%, 40% is max; 779 SF addition is to front of residence, behind an existing accessory structure which is located toward the front of the property; massing of house becomes L in plan; owner/builder: Jeff & Kathi Meier, architect Greir Graff. Architect writes to say character of house is maintained and important landscape features preserved.	We had a table indicating ARG had done a DPR in 2002-03, but there was no DPR in the file. 4467 Second Street has been enlarged by a large-scale, 2-story addition at the in front (and along the E property line) of the original single-family home; the original Spanish Colonial Revival style and detail has been replicated. The original house sits toward the rear of a deep lot. The house is now L-shaped in plan due to the addition that extends to the front lot line and includes a garage. Character-Defining Features: overall siting, orientation and landscaping of the original house; site features include: brick wall and curved, stuccoed garden wall; brick pillars; red clay tile roofing; decorative stucco treatment exposed to reveal brick. Alterations: Addition at front to create ell; more recent alterations: new garage door, windows at addition, posts.	Identified in HCS as example of Spanish Colonial Revival residential architecture. 1878 Thompson: Neal Plan. Assessor 1912: Annie T. Johnston. Assessor 1940s: Buford E. and G.D. Toney.	1943, 1929 Sanborn: not present; property contains 1-story over basement dwelling with bay window and partial length front porch, partial length rear porch; also irregularly shaped, unfinished dwelling at rear of lot made from earlier shed; garage.	1940: Buford and Gertrude Toney; Buford an exposition engineer; one child; owners; 513 Second.
1932	430	ST MARYS ST	1972: unspecified addition valued at \$4356 (owner Virginia Perry)	Other address is 432 St. Mary; front portion minimum bungalow with recessed entry and narrow porch, vinyl windows; rear addition now separate dwelling unit; both have newer wood doors; all vinyl windows; stucco with awnings	1878 Thompson: Kottinger Plan. Assessor 1912: C. H. Dall. Assessor 1940s: Henry and Myrtle Lanini.	1943 Sanborn: not present.	116 St. Mary
	432	ST MARYS ST	No permits of note		1878 Thompson: Kottinger Plan. Assessor 1912: C. H. Dall.	See 430 St. Mary	n/a
1900	471	ST MARYS ST	1966: permit to demolish existing structure (owner Lois Phillips); 1978: two story house moved to lot (owner Mike Harris, Harris Realty)	bottom story shiplap, top story flush narrow board siding; no eave ornament but original porch columns, pilasters flanking entry; entry has half-length sidelights, molded and paneled and glazed wood door; wood windows; wood porch decking, brick steps, new railing; chimney rebuilt/cased; deck with roofing off back; garage at rear of lot (newer)	No research of note on 2003 DPR; Identified in HCS as example of Craftsman residential architecture. 1878 Thompson: Kottinger Plan. Assessor 1912: Emma L. Mendenhall. Assessor 1940s: Emma Mendenhall.	Moved to site in 1966 from unknown location.	Adjacent 132 St Mary

Year Built	Address		Permit Notes	Field Notes	Research Notes	Map Notes	Census Research
1945	496	ST MARYS ST	no relevant permits	In 2002-03, ARG indicated the structure appears to have been built less than 100 years ago or around the 100 year mark and is likely to qualify as a landmark if more fully surveyed. Double hung wood windows, beadboard vertical siding in gable, stucco and brick on lower half of elevations; entry porch with wood posts, metal railings, concrete deck; front door not visible; rear garage with infilled doors; small shed extension on rear; building minimally visible due to vegetation	1878 Thompson: Kottinger Plan. Assessor 1912: Martin Donahue (though originally part of Cass St ROW, a street never opened.) Assessor 1912: Western Pacific RR.	1943 Sanborn: not present. 1929 Sanborn: not present.	
1900	637	ST MARYS ST	Owner 1959-2004: Herbert Hamilton; 2004: replace all windows; solar panels for pool heating (pool present, but no permit found)	Hamilton House, 1901 per plaque. Character-Defining Features: original hipped roof form with 4 hipped dormers; brick chimney at W; projecting segmental bay at W side of facade is shallow, gently angled and is supported by brackets below; front porch retains colored glazing; 2nd story rear sleeping porch with windows on 3 sides; front door angled and set into chamfered corner. Alterations: porch alterations; replacement windows, concrete porch and steps; previously shingled in past, shingles remain at dormers and above siding; the rear porch deck leading to the rear entrance is appropriately scaled. Detached rear garage retains original form; sliding barn door not original.	Per 2003 DPR: Hamilton Home, built by Charles Bruce. 1878 Thompson: Kottinger Plan. Assessor 1912: Bruce Pickard; parcel combined with 621 St Mary. Assessor 1940s: Thomas Orloff.	1943 Sanborn: 1.5 story dwelling with corner-set porch and bay window on main elevation; small extension on center of rear elevation with east entry porch; single story barn and shed at rear of lot. Consistent with existing building. 1929 Sanborn: same.	1940: Thomas Orloff, b. Denmark, dairyman with own dairy; wife Catherine; owners; 310 St. Mary.
1912	4681	THIRD ST	1985: Old house torn down, new one built (with some old materials? - hard to read); 1988: demolition of house, garage; 1988 drawings of proposed single family residence match existing building; 1988 plans show existing single-family, single-story dwelling with detached garage	Full rehabilitation: all new doors, windows, porch elements, base. New Palladian window above front door. Original form and age are not possible to determine.	1878 Thompson: Neal Plan. Assessor 1912: George Uhl. Assessor 1940s: Mrs. C.A. Bruce.	1943, 1929 Sanborn: earlier dwelling on lot; 1-story house with square plan main block and series of additions from rear corners forming a C-shaped plan; demolished 1988. 1943 Sanborn: 1-story dwelling with rectangular plan, narrow end to street, small projecting entry porch at NE corner sheltering shallow recessed entry; garage at rear of lot.	N/A, built 1985.

PLEASANTON LIMITED SCOPE  
HISTORIC RESOURCE SURVEY  
SURVEY REPORT

APPENDIX C SURVEY MAP ILLUSTRATED TO SHOW FINDINGS





# Historic Resource Survey Area Map

Key to Eligible Properties	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span>	Eligible as a Historic Resource
<span style="display: inline-block; border-top: 1px dashed black; width: 20px;"></span>	Survey Area Boundary

# DRAFT

## Structures Determined to be Historic Resources

110 East Angela St.	4456 First St.	4546 Second St.
225 West Angela St.	4614-4622 First St.	4636 Second St.
257 West Angela St.	4779 Harrison St.	4649 Second St.
262 West Angela St.	4834 Harrison St.	4672 Second St.
290 West Angela St.	101 Neal St.	3900 Stanley Blvd.
4549 Augustine St.	107 Neal St.	3963 Stanley Blvd.
4575 Augustine St.	113 Neal St.	4073 Stanley Blvd.
4578 Augustine St.	119 Neal St.	4112 Stanley Blvd.
455 Bernal Ct.	303 Neal St.	4140 Stanley Blvd.
386 Division St.	4239 Pleasanton Ave.	536 St. John St.
426 Division St.	4260 Pleasanton Ave.	648 St. John St.
540 Division St.	4336 Pleasanton Ave.	653 St. John St.
624 Division St.	4449 Pleasanton Ave.	670 St. John St.
640 Division St.	4482 Pleasanton Ave.	403 St. Mary St.
690 Division St.	315 Rose Ave.	417 St. Mary St.
733 Division St.	627 Rose Ave.	431 St. Mary St.
844 Division St.	4318 Second St.	443 St. Mary St.
918 Division St.	4329 Second St.	444 St. Mary St.
966 Division St.	4341 Second St.	462 St. Mary St.
1162 Division St.	4348 Second St.	471 St. Mary St.
4788 Fair St.	4362 Second St.	517 St. Mary St.
4306 First St.	4363 Second St.	541 St. Mary St.
4312 First St.	4371 Second St.	565 St. Mary St.
4342 First St.	4376 Second St.	621 St. Mary St.
4358 First St.	4384 Second St.	637 St. Mary St.
4366 First St.	4389 Second St.	653 St. Mary St.
4374 First St.	4397 Second St.	4547 Third St.
4420 First St.	4443 Second St.	4653 Third St.
4432 First St.	4453 Second St.	
4444 First St.	4512 Second St.	



Livermore-Amador Historical Society, former Pleasanton Town Hall

Pleasanton has inventoried all significant structures in the Downtown area: adopted design guidelines which encourage sensitive improvements to Downtown commercial buildings; and adopted an historic preservation goal, objectives, policies, and programs. [The City plans to develop an historic landmark preservation ordinance](#)

#### Archaeological Resources

Ohlone (or Costanoan) habitation, Spanish settlers during the mission period, immigrants during the California Gold Rush, and people drawn to Pleasanton for agricultural and other resources weave into the rich tapestry of Pleasanton's cultural history. Each period of settlement in Pleasanton has added a new layer to its cultural fabric with burials, place names, streets and buildings, religions, and institutions. For example, people in Pleasanton still refer to its creeks as arroyos, follow the same street grid established by the Neals and Kottingers, hike along the arroyos once peopled by the Native

Americans, and ranch in the Southeast Hills and along the Pleasanton Ridge like the early settlers.

Archaeological remains are scattered throughout the Pleasanton Planning Area, and concentrate mostly along arroyos and near former marshlands and springs. According to a review of available records by the Northwest Information Center of the California Archaeological Inventory, there are several recorded and reported prehistoric, and historic archaeological sites in the Pleasanton Planning Area. These sites include a prehistoric camp or temporary village; a prehistoric occupation site with mortars, pestles, and arrowheads; two sites that contain chert tools and cranial fragments; and an historic farmhouse.<sup>19,20</sup> A site commonly known as Santa Rita Village yielded numerous artifacts, burials, and plant and animal remains. Because archaeologists have surveyed so little of the Planning Area, it is likely that there are additional buried resources beyond those reported and/or recorded and inventoried.

The Ohlone people have resided in the East Bay for over 7,000 years, far longer than the European occupation, and they continue to have a presence in the Planning Area. During the mid-19<sup>th</sup> and early 20<sup>th</sup> centuries, Muwekma Ohlone tribal ancestors resided in Alisal Rancheria, Sunol Rancheria, and Arroyo Mochó Rancheria (Livermore). These families worked on the local ranches, vineyards and hopyards. Tribal men and women have and continue to serve in the United States Armed Forces; many were baptized and buried at St. Augustine's Church and Mission San Jose. Several direct ancestors of the Muwekma Ohlone Indian Tribe have been traced to Pleasanton and the larger Tri-Valley area and tribal members continue to live in this area.

<sup>19</sup> City of Pleasanton, *Final Environmental Impact Report for Happy Valley Specific Plan and Related Planning and Development Actions*, certified 1998, State Clearinghouse No. 97032034, p. 139 of Draft EIR.

<sup>20</sup> City of Pleasanton, *Final Environmental Impact Report for Stoneridge Drive Specific Plan*, certified Oct. 3, 1989, State Clearinghouse No. 88082720, Draft EIR pp. 21 – 24.

indications of cultural resources, until any such find is evaluated by a qualified professional archaeologist, and appropriate mitigation is approved by the City.

~~Program 5.4: Adopt an historic landmark preservation ordinance to protect individual buildings and sites of historic significance to Pleasanton.~~

Program 5.5: Consider expanding the City’s low interest Downtown commercial rehabilitation loan program.

Program 5.6: Encourage the use of educational workshops, exhibits, and teaching materials that celebrate the city’s history, ancestral heritage, and Native American contributions, and encourage participation by Native American groups in developing such programs.

*Open Space*

**Goal 5:** Preserve and protect existing and proposed open space lands for public health and safety, recreational opportunities, natural resources (e.g., agriculture, sand and gravel mining), sensitive viewsheds, and biological resources.

**Policy 6:** Protect all large continuous areas of open space, as designated on the General Plan Map, from intrusion by urban development. *(Measure QQ, Nov. 2008)*

Program 6.1: Explore working with the Tri-Valley Conservancy or similar entities to use transfer of development rights and conservation easements to preserve open space.

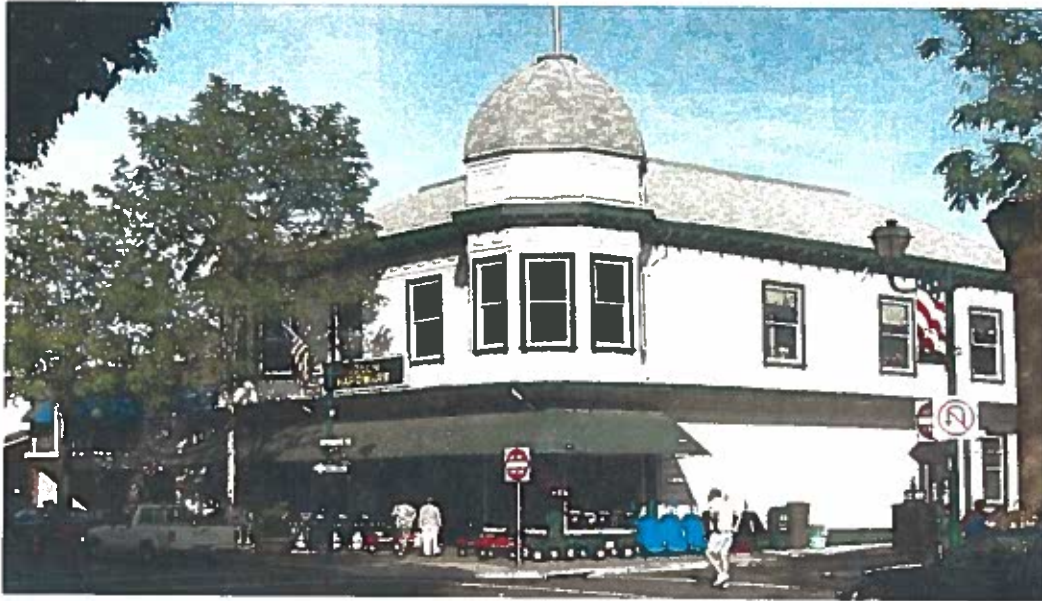
Program 6.2: Establish appropriate levels for the development of land adjacent to areas designated as Wildlands Overlay through studies which indicate the types of development posing the least potential negative impact on wildlife habitat.

Program 6.3: Preserve large blocks of open space land by encouraging the clustering of development.

Program 6.4: Investigate methods and pursue opportunities to retain areas designated on the General Plan Map as Open Space for permanent open-space use through acquisition, conservation easements, establishment of land trusts, etc.



**IX. HISTORIC PRESERVATION**  
(Pages 61-69 of Downtown Specific Plan)



*Historic Buildings*

The rich character of Downtown Pleasanton stems from its abundance of historic buildings that have been constructed over the past 150 years. The architectural styles, small-town scale of buildings, and tree-lined streets all combine to create a setting unique to Pleasanton. Unlike many other communities in the Bay Area where old town areas have long since been replaced with newer and more intensive urban development, Pleasanton's Downtown has remained substantially intact. This character is highly valued by the community and desired to be preserved and enhanced wherever feasible.

The following chapter presents an overview of the historic resources in Downtown Pleasanton and provides guidance for protecting and enhancing these resources.

**INVENTORY OF HISTORIC RESOURCES**

The Downtown has played a vibrant role as a center of commerce in Pleasanton for over 150 years. It originated on one of the main routes to the gold fields in the Sierra Nevada mountains and quickly became a mercantile stopover for miners seeking their fortune in the Mother Lode.

In 1863, John Kottinger subdivided a small portion of his land holdings at the north end of Main Street into three “downtown” lots. Another property owner, Joshua Neal, began to subdivide his adjacent land at the south end of Main Street in 1867. Lots were quickly developed, and commercial activity began to flourish. With the coming of the Central Pacific Railroad in 1869, the Downtown area soon became a shipping center for agricultural and manufactured products. Many of the Chinese workers that helped build the Railroad through the valley settled here and established laundries and stores along north Main Street. Numerous tunnels were built under Main Street to transport and store foods from their various businesses.

From a handful of business establishments in the 1870’s, Main Street grew to include hotels, general stores, blacksmith shops, professional offices, warehouses, and several saloons by 1894. After the turn of the 19th century, many more buildings were constructed from revenues generated by the hop industry located north of the Downtown. In 1927, Pleasanton was chosen as the background for the movie “Rebecca of Sunnybrook Farm” starring Mary Pickford. As a result, Pleasanton became a favorite filming location in the late 1920’s because of its historic downtown and rural environs which led Pleasanton to be called “the Hollywood of the North.”

In addition to the historic Downtown commercial core area, residential neighborhoods sprung up in the outlying area to house local merchants and other workers. Homes were designed using a variety of architectural styles including Victorian, Queen Anne, Colonial Revival, and Mission Revival. Neighborhoods were laid out using the typical grid pattern with tree-lined streets. A “small-town scale” resulted which is still largely intact today.

During the ~~current~~2000-2001 Specific Plan update process, a Preliminary Historic Resources List and Map of the Downtown historic resources (Technical Supplement) ~~were~~was developed which identify the individual sites and neighborhoods that contain outstanding examples of heritage structures within the Plan Area. ~~These documents are intended to expand the City data base for implementing the currently proposed Historic Preservation Ordinance.~~ The list ~~identifies~~ identified: (1) specific sites containing structures of at least 50 years in age which possess outstanding architectural and/or historic quality; and (2) five neighborhoods (residential and commercial) which contain a significant collection of historic buildings. In 2012, an updated “Historic Context” document was prepared to further establish the connection between the City’s history and the built environment, and to establish which components of the built environment are historically significant.

The high number of historic sites and neighborhoods that were identified underscores the significance of historic resources in the Downtown. Several of the prominent individual Main Street sites include:



*Johnston Building*

- The **Johnston Building** located at 465 Main Street is a fine example of brick construction using Romanesque-style architecture. This two-story building was constructed in 1896 as one of Pleasanton's first commercial speculation buildings.
- The **Kolln Hardware Store** at 600 Main Street is an example of Victorian Revival-style architecture. It was constructed in 1890 and has been used as a hardware store since 1905. Through the years, it has maintained much of its original character including oak floors and many of the original store fixtures. The store was extensively remodeled in 2008 and converted to a bank and retail stores but retains its historical significance.
- The **"Pleasanton" Arch Sign** has been identified as the gateway to the Downtown since 1932 when it was constructed for \$538 from funds donated by the Women's Improvement Club.
- The original Pleasanton Town Hall located at 603 Main Street was designed in the Mediterranean style in 1915 on land donated by the Women's Improvement Club. The building has also housed the City library and in later years served as the headquarters for the Police Department. In 1984, after extensive historic renovation, the building became the current home of the **Livermore-Amador Valley Historical Museum**.

- The original Farmer's Hotel at 855 Main Street was constructed in 1864 by town founder John Kottinger. The hotel was the scene of many gala events and was later renamed the **Pleasanton Hotel**. It has twice been destroyed by fire and most recently rebuilt in 1915 to appear as it did in 1898.



*St. John Neal  
Street House*

The five heritage neighborhoods identified on the Historic Resources List and Map include the following:

- The **St. Mary Street and St. John Street** neighborhood consists of many fine examples of period revival and cottage-style architecture and represents a strong collection of similarly scaled and styled homes. Its tree-lined streets, front-yard landscaping, and generous setbacks between buildings further add to its historic quality. Many of the Downtown's early merchants and civic leaders had homes located in this neighborhood.
- The neighborhood on the south side of **Stanley Boulevard** consists of modest vernacular residences. All of the homes back onto the Arroyo del Valle, thus giving the neighborhood a uniquely unified theme. Originally called Livermore Road, this street was sparsely developed until the early twentieth century due to its distance from the Downtown commercial area.
- The **First Street, Second Street, and Third Street** neighborhood presents a variety of architectural styles with homes been built over an 80-year time period. Many of the homes on First Street serve as fine examples of Victorian-style architecture. Homes located on Second and Third Streets vary from small cottages built by the Southern Pacific Railroad to more stately homes on the south end of Second Street built during the early 20th century.



*Variety of  
Architectural  
Styles*

- The **Spring Street and Ray Street** neighborhood was developed generally between 1920 and 1940. The building designs range from bungalow cottages on Ray Street to Mission Revival architecture on Spring Street. These groupings of small residential buildings share consistent scale, height, setbacks, and massing characteristics that further their unique character. ~~The Spring Street neighborhood is considered to be the City's first "modern subdivision tract."~~
- The **Downtown Commercial Center** consists of a variety of architectural styles with many buildings retaining a high degree of integrity. It possesses a series of commercial storefront buildings running nearly the entire length of Main Street, with only a few modern buildings dispersed within. The side streets in this area generally have a more modest scale but also contribute to the historic character of the Center. The historic character of Downtown Pleasanton is further enhanced by the "Pleasanton Sign," which caused Pleasanton to receive the nickname "P-Town" during World War II when all of the lighted sign letters except the "P" were turned off in the event of air raids. The Main Street portion of the Downtown is one of the best preserved of its type in the East Bay, thus heightening its regional significance as a center for tourism.

## HISTORIC PRESERVATION GOAL

The primary Specific Plan goal for historic preservation is to provide for the protection and enhancement of the historic and “small town” character of the Downtown Plan Area.

## HISTORIC PRESERVATION OBJECTIVES

1. ~~To complete a thorough inventory of the Plan Area’s historic resources, implement a program of designating such resources, and To~~ take the necessary measures to protect and preserve significant historic resources in the Downtown Specific Plan Area. ~~them through a historic preservation ordinance.~~
2. To establish a clear regulatory process to ensure that additions, remodels, and new development in the Downtown Specific Plan Area are designed and constructed such that they are compatible in scale, massing, height, setbacks, architectural style, architectural features, level of detailing, and materials with the historic character of the Specific Plan Area.
- ~~2-3.~~ 3. To prevent the demolition of appropriately-designated historic resources which can otherwise reasonably be preserved.
- ~~3.4.~~ 4. To ensure that the design of new buildings and modifications to existing heritage buildings and heritage neighborhoods are compatible with the Downtown’s traditional design character and scale.
- ~~4.~~ 5. ~~To implement a comprehensive system of incentives to assist in the preservation of the Plan Area’s historic resources.~~

## HISTORIC PRESERVATION POLICIES AND PROGRAMS

Major attention is given throughout this Specific Plan to the preservation and enjoyment of historic resources (i.e., land use, design and beautification, circulation, and economic vitality). The primary purpose of this Chapter is to provide specific standards, and incentives, and procedures for achieving historic preservation. ~~In addition, a major focus of the Specific Plan process was to provide guidance for the preparation of the City's proposed Historic Preservation Ordinance. This Ordinance is intended to enable the formation of a new City process to facilitate the identification, designation, and preservation of major historic resources throughout the Plan Area as well as the remainder of the City.~~

The following policies ~~and programs constitute the action plan to implement the~~ will guide City decision-making in implementing achieving the historic preservation goal and objectives outlined above.

### ~~MODIFICATIONS TO HISTORIC BUILDINGS~~ HISTORIC RESOURCES POLICIES

Preservation of the Plan Area's historic character will generally rely upon protecting historic buildings from demolition and minimizing exterior changes to significant original architectural features ~~whenever feasible~~. In addition, modifications to these buildings will need to closely reflect the existing architecture, and the construction of new ones in historic areas will need to be consistent-compatible with the Downtown's traditional design character and scale. ~~This will require greater focus on these items in the future.~~

- ~~1. Identify all properties with buildings older than 50 years on a list to be updated every two years by the City.~~
- ~~2. Require the completion of the State of California Department of Parks and Recreation Survey Form 523 to develop and document a statement of historic significance prior to the issuance of demolition permits for any historic resource older than 50 years. Evaluate these properties using the State of California criteria for the California Register of Historic Resources.~~
1. If a residential building in a residential zoning district built before 1942 is determined using the "Pleasanton Downtown Historic Context Statement" to be eligible for listing in the California Register, then it is considered a historic resource by the City. The 1942 date shall be revisited every 10 years to determine if a change is warranted.
2. Prohibit the demolition\* of any residential building in a residential zoning district found to be a historic resource unless such building is determined by the Chief Building Official to be unsafe or dangerous, and if no other reasonable means of rehabilitation or relocation can be achieved. A 45-day public notification period shall be implemented for buildings proposed to be demolished which do not pose an

immediate safety hazard in order to assess alternatives and give the public an opportunity to make proposals for rehabilitation or relocation.

\*Demolition of a residential building for purposes of historic preservation shall be defined as the removal of the front façade or the most visible façade from the street, including changes to the roof and roof line, but excluding the replacement of windows and doors. The front or most visible façade shall be considered the forward most ten feet of the structure and roof/roofline. If the portion(s) of a building that is(are) required to remain as described above are later determined by the Director of Community Development to be unusable (e.g., due to dry rot, termite damage, etc.), then said portion(s) may be removed and reconstructed provided the new exterior construction matches the look of the original in material, composition, design, color, texture, shape, and dimensions. Changes to the front façade and roofline as described above that are determined to be consistent with the Secretary of Interior's Standards for Rehabilitation shall not be considered a demolition.

3. Prohibit the demolition of any non-residential building or a residential building in a commercial or office zoning district found to be historically significant ~~with regard to~~ based on the California Register criteria unless such building is determined by the Chief Building Official to be unsafe or dangerous, and if no other reasonable means of rehabilitation or relocation can be achieved. A 45-day public notification period shall be implemented for buildings proposed to be demolished which do not pose an immediate safety hazard in order to assess alternatives and give the public an opportunity to make proposals for rehabilitation or relocation.

~~4. Prohibit the demolition of primary buildings located in the Ray Street/Spring Street Neighborhood unless such buildings are considered to be unsafe or dangerous and if no other feasible means of rehabilitation can be achieved. These buildings may be retained in residential use or may be converted to another permitted or conditionally permitted use as long as the primary building's exterior is preserved.~~

4. Permit historic houses to be relocated within the Downtown where: (1) the new neighborhood contains older homes; (2) the replacement home is consistent with the design quality of the relocated home; and (3) the replacement home is compatible with the neighborhood's architectural styles and scale.

5. New non-residential building design, ~~including the design of replacement buildings for buildings older than 50 years which are approved for demolition,~~ should draw upon the primary exterior features of the Downtown's traditional design character in terms of architectural style and materials, colors, details of construction, height, floor area, bulk, massing, and setbacks. These building elements should be consistent with those elements of buildings in the immediate neighborhood, and the design of new/replacement buildings should not represent a significant departure from the existing neighborhood character. Buildings should be designed to reflect, but not



necessarily replicate, the architectural time period they represent.

6. New residential building design, including the design of replacement buildings for buildings constructed before 1942 which are approved for demolition, should draw upon the primary exterior features of the Downtown's traditional design character in terms of materials, colors, details of construction, and setbacks and should utilize or be based on one of the following architectural styles found Downtown dating from pre-1942: Gothic Revival, Italianate, Victorian (Queen Anne, Stick, and Folk), Bay Tradition, Craftsman, Prairie, Mission Revival, Spanish Colonial Revival, Mediterranean Revival, Minimal Traditional, Vernacular Forms, and FHA Minimum House.

6.7. Additions and other modifications to the exteriors of buildings considered to be a historic resource exceeding 50 years in age should match-complement the original building exterior in terms of architectural style and all other exterior design elements, and should be consistent with the Secretary of the Interior's Standards for Rehabilitation.

8. New residential building design, including the design of replacement buildings for buildings constructed before 1942 which are approved for demolition, or additions to existing single-family homes should result in homes that are consistent with the floor area, bulk, and massing of homes in the immediate neighborhood.

7.9. Future residential development (i.e., when additional dwelling units are being proposed on a property that has existing homes) should generally provide for the preservation and rehabilitation of existing on-site street frontage homes built before 1942 which exceed 50 years in age or which otherwise substantially contribute to the "small town" character of the neighborhood in terms of architecture and scale. Exceptions may be permitted to: (1) relocate such homes to other appropriate Downtown locations for permanent preservation and rehabilitation; or (2) demolish and replace such homes which are specifically found by the City to demonstrate minimal redeeming lack historic and/or architectural significance.

8. Permit historic houses to be relocated within the Downtown where (1) the new neighborhood contains older homes; (2) the replacement home is consistent with the design quality of the relocated home; and (3) the replacement home is compatible with the neighborhood's architectural styles and scale.

9. Specify individual City staff representatives from the Building Inspection, Planning, and Fire Departments to review development permit applications relating to historic resources. These individuals should further be provided with the technical education adequate to perform high-level review.

10. City departments responsible for the review of projects involving modifications to historic buildings should prepare and distribute a public informational flyer that details the application submittal requirements, step-by-step review process, and available historic preservation incentive programs.

10. Comply with all relevant policies of the Design and Beautification Chapter of this Specific Plan and the Downtown Design Guidelines.

11. Actively monitor and prevent the loss of historic resources through neglected maintenance.

## **~~HISTORIC BUILDING PRESERVATION INCENTIVES~~**

~~The success of historic preservation in the Downtown will rely substantially upon the implementation of a program of incentives for the owners of heritage buildings. This will allow for the historic character of the Downtown to be more readily preserved in the face of market demands for more intensive development.~~

## **IMPLEMENTATION PROGRAM**

1. Complete Historic Context Document to identify what physical features of the built environment are important reflections of Pleasanton's history.

2. Prepare Comprehensive Historic Resource Survey in Downtown Specific Plan Area.

3. Specify individual City staff representatives from the Building Inspection, Planning, and Fire Departments to review development permit applications relating to historic resources. These individuals should further be provided with the technical education adequate to perform high-level review.

4. City departments responsible for the review of projects involving modifications to historic buildings should prepare and distribute a public informational flyer that details the application submittal requirements, step-by-step review process, and available historic preservation incentive programs.

~~11. Undertake the following historic preservation incentive measures:~~

~~A. Develop and routinely update a comprehensive list of historic preservation incentives to assist the owners of historic buildings and to encourage investment in historic properties (such as tax incentives, streamlined permit processing, etc.).~~

~~B. Establish a National Register Historic District in the Downtown and encourage participation in the Federal Historic Preservation Tax Certification program when eligible properties are upgraded or rehabilitated.~~

~~C. Provide application assistance to property owners who wish to certify their rehabilitation project for the Federal Historic Preservation Tax Certification Program.~~

~~D Assist the Pleasanton Downtown Association in its efforts to implement the "Main Street Program."~~

E 5. Implement an award program for the rehabilitation of historic structures.

6. Amend Property Maintenance ordinance to prohibit loss of historic significance of a property or structure through neglect of maintenance in all zoning districts in the Specific Plan Area.

**X. DESIGN AND BEAUTIFICATION**  
**Residential Design and Beautification Policies**  
(Page 76 of Downtown Specific Plan)

14. Preserve and protect the character of the East Side neighborhood around Second Street from tear-downs, large-scaled and inappropriately-styled additions, and lot consolidations. Preserve and encourage similar architectural elements and details such as porches, picket fences, and flower boxes. Preserve the neighborhood's orientation of street-facing entrances and windows.
15. Protect the character of the West Side neighborhood around St. Mary Street and Division Street from inappropriately-scaled additions or new construction unrelated to the density, size, and character of the neighborhood.
16. Enhance the charm and diversity of the West Side neighborhood around Rose Avenue. Protect its cottages; encourage second units in the rear of existing homes and the construction of duplexes instead of multi-story apartment buildings.
17. Protect the established size and spacing of buildings in residential neighborhoods by avoiding excessive lot coverage and maintaining appropriate separations between buildings.
18. Foster harmonious visual transitions between apartment buildings and single-family homes with the stepping-down of forms, spacing, and landscaping.
19. Maintain the original character of homes by encouraging additions at the rear of the site, where possible.
20. ~~Encourage garages at the rear of lots~~ When a lot exceeds 60 feet in width, detached garages are required and shall be located to the rear of the site. Exceptions can be granted due to a physical constraint that prevents compliance such as an existing heritage-sized tree or inadequate lot depth. Provide screened rear parking for multi-family units.
21. Prevent the use of industrial or commercial building elements and materials in residential areas.
22. ~~Discourage the demolition of single-family homes which exceed 50 years of age. The replacement of any single-family home should be compatible with the neighborhood scale and architectural style.~~ Comply with all relevant historic resources policies of the Historic Preservation Chapter of this Specific Plan regarding demolition and replacement of single-family homes.

**DOWNTOWN DESIGN GUIDELINES - RESIDENTIAL GUIDELINES**

**General Criteria**

**Siting**

- Merging lots is not encouraged unless the combined lots are in scale with the neighborhood.
- Continue the existing density and spacing of homes. Match the side yard setbacks of surrounding homes.
- Generally align homes with adjacent houses.
- New homes should face the street.
- ~~Place garages in the rear of lots.~~ When a lot exceeds 60 feet in width, detached garages are required and shall be located to the rear of the site. Exceptions can be granted due to a physical constraint that prevents compliance such as an existing heritage-sized tree or inadequate lot depth.

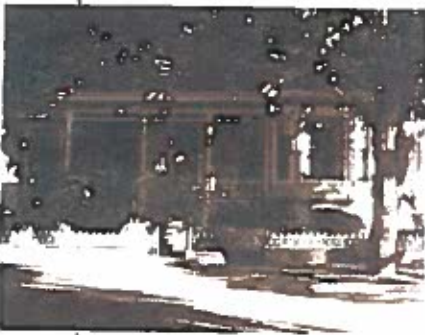
**Height & Mass**

- Design two-story homes and additions to fit into predominantly single-story neighborhoods using techniques such as hip roofs and dormers to minimize building height.
- ~~Floor area of new homes and additions to existing homes are to be compatible with surrounding houses.~~ New residential building design, including the design of replacement buildings for buildings constructed before 1942 which are approved for demolition, or additions to existing single-family homes should result in homes that are consistent with the floor area, bulk, and massing of homes in the immediate neighborhood.
- Reflect the general massing of surrounding homes, including roof forms and step backs, front porches, bay windows, and balconies.
- Reduce mass through roof forms such as hips, dormers, small gables, and articulations such as balconies.
- Integrate additions into the existing massing of the house to avoid a 'tacked-on' appearance.



**Design**

- New construction, ~~additions, and remodels~~ should ~~reflect~~ utilize or be based on the architectural style and detailing of ~~the surrounding neighborhood~~ one of the following styles found Downtown dating from pre-1942: Gothic Revival, Italianate, Victorian (Queen Anne, Stick, and Folk), Bay Tradition, Craftsman, Prairie, Mission Revival, Spanish Colonial Revival, Mediterranean Revival, Tudor/Medieval Revival, Minimal Traditional, Vernacular Forms, and FHA Minimum House.
- Additions should ~~also~~ generally match the original home's architectural style. Details such as existing roof lines and forms, window design and trim, wall materials, and level of craftsmanship should be addressed by the addition's design. Additions to the exterior of heritage buildings should complement the original building in terms of architectural style and all other exterior design elements, and should be consistent with the Secretary of the Interior's Standards for Rehabilitation.
- ~~Additions to and r~~ Remodeling of the exterior of heritage buildings should replicate the existing structure in terms of architectural style and exterior design elements and details.



## Building Elements

Regardless of architectural style, all homes have common elements:

### Roofline

*What sets neighborhoods apart from commercial districts is the characteristic peaks and slopes of residential buildings.*

- Mirror roof form (hip, gable, shed), slope, and material of original home in additions. New homes should use roof forms and materials of similarly styled homes in the immediate neighborhood.
- In additions, match roof trim, eave design, gutters, and down spouts of the original home.
- Coordinate roof material with the architectural style of the house, i.e., tile roofs on Spanish- or Mediterranean-style homes.



### Materials

- Install the highest quality materials.
- Use materials appropriate to the architectural style of the home: stucco for bungalows and Spanish or Mediterranean homes, horizontal wood siding for Victorians, etc.
- Use natural exterior materials. Fake stone, rough-hewn wood or plywood, metal, or plastic should not be used as exterior siding. Use of green construction materials is encouraged.
- Simulated materials may be used if determined to have an authentic appearance.
- Commercial or industrial materials are not appropriate in residential areas.
- Metal roofs are discouraged; however, metal shingles that resemble shake or tile with a dull finish and muted color may be approved.



### Windows

*Windows are the eyes of the house and the eyes on the street. They determine the character of the home, inside and out.*

- The shape, materials, and placement of windows should be appropriate to the architectural style. Various architectural styles require different window details. For example, windows on stucco exteriors must be recessed. For wood clad exteriors, windows do not need to be recessed provided there is substantial trim separating the windows from the wall and have window sills that cast a shadow on the wall.
- Do not use Thin profile aluminum or plastic windows or dark glazing are not permitted. Exceptions may be allowed if the original windows include these window types/materials.
- If used, simulated mullions must appear real and be on both sides of the glass.
- Whenever possible, maintain and repair original windows. If replacement is necessary, replacement windows conforming to the style of the building are recommended.
- Replacement of wooden windows is discouraged but allowed if the replacement windows match the original windows regarding operation, profile, height, width, and glazing pattern.



### Entries

*The entry is how visitors approach and enter the home. In the Second Street neighborhood, the front door is generally visible from the street; there is a direct connection. Along St. Mary and St. John Streets, entrances may be more private, parallel rather than perpendicular to the street.*

- New homes should reflect the predominant entry style of the immediate neighborhood street, direct or private.
- Front porches are strongly encouraged. Use them on new construction. Retain or enhance on building remodels.
- Design porches or protected entryways to recall those elements found in surrounding homes. They should be a minimum of six feet in width.
- Front doors should be of highest quality material and hardware and should be consistent with the architectural style of the home.
- Special shapes and designs of front doors are encouraged to personalize the home.



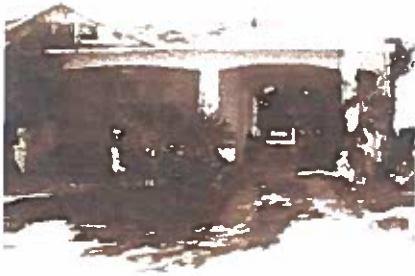
### Architectural Details

*The trim and architectural accents of a house are the fine details that make each home unique from all others, even those of the same architectural style. They are the home's signatures.*

- Retain the building's original architectural trim and details and match those details in new additions.
- Whenever possible, repair rather than replace deteriorated trim and architectural details when remodeling.
- Reconstruct missing original details or trim on heritage homes. Match material, size, shape, joinery, and placement.
- Use masonry chimneys (brick or stone).
- New construction is to use a rich variety of detailing appropriate to the style of the building and that found in similar homes in the neighborhood. This includes elements such as roof eave, door and window trim, balconies, railings, and material accents such as tile or shingle patterns.

## Site Elements

Landscaping and accessory structures help determine a home's look and feel. These elements should relate to the main residence they serve and complement the prevailing pattern of similar surrounding elements to strengthen the neighborhood's visual cohesiveness.



### Garages and Second Units

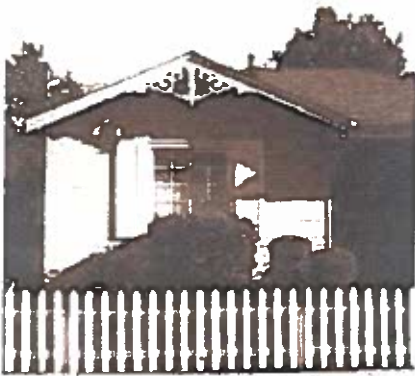
*Garages and second units are accessory to the main residence.*

- Locate detached units to the rear of the single-family homes.
- ~~Detached garages are preferred and should be located to the rear of the site~~ When a lot exceeds 60 feet in width, detached garages are required and shall be located to the rear of the site. Exceptions can be granted due to a physical constraint that prevents compliance such as an existing heritage-sized tree or inadequate lot depth.
- Landscape areas adjacent to driveways.
- Minimize driveway width; 10 to 12 feet is adequate.

### Front Yards and Fencing

*Ample, well-designed landscaping is attractive, provides privacy, and allows each family to project its unique identity.*

- Retain front yard landscaping and existing trees.
- Solid fences may be a maximum of 30 inches in height. Open fencing is encouraged and may be 42 inches high.
- ~~Do not use~~ Industrial or cyclone fencing is prohibited.
- Window flower boxes are encouraged.





## Multi-Family Zones



Multiply-family housing should be sited and designed to fit in with the character of the single-family neighborhood.

- Duplexes or triplexes located behind single-family homes are preferred over large-scale structures to maintain the small-town character of Downtown neighborhoods and to retain the single-family residential streetscape.
- Duplex or triplex units behind single-family homes are to match the materials, elements, and architectural style of the front home. Single-story units are preferred where feasible.
- Transition from multi-story, multi-family housing to adjacent single-story, single-family homes can be made with the stepping down of building forms. Dormers, articulated chimneys and stairways, landscaping, architectural molding, and window bays that reduce the mass of the building wall can also be helpful.
- Multiple-family housing complexes should be designed to follow the rhythm and scale of the surrounding homes.
- The architectural style of the development should match an existing style in the immediate neighborhood area. If many styles exist, select the one which is most appropriate for the development.
- Groupings of townhomes are preferred in multiple-family developments instead of large continuous monolithic buildings with little distinction between residential units.

### Off-Street Parking

- Parking should be located at the rear of lots.
- Screen parking areas located along the street.
- Provide landscaping within parking areas and between paved areas and buildings.
- Carports should be of substantial construction and architecturally compatible with the residential structure.



## Heritage Neighborhoods

The following guidelines apply specifically to new construction and remodeling in Downtown's four heritage neighborhoods:

### First, Second, and Third Streets

- The front door should be visible from the street.
- Elements such as front porches, picket fences, and window boxes are encouraged; existing elements are to remain during remodeling.
- Architectural detailing consistent with that used on houses in the neighborhood should be used for new construction; detailing consistent with the existing home should be used in remodeling.
- Windows, if added or replaced, are to match the original windows in material, operation, profile, height, width, and glazing pattern. Replacement of wooden windows is discouraged but allowed if the replacement windows match the original windows regarding operation, profile, height, width, and glazing pattern.
- Particular attention is to be paid to the scale and height of adjacent homes.

### Spring and Ray Streets

- Retain original porches and entryways, roof form, wall materials, trim, and architectural details.
- If remodeling, match original window material and pattern.
- Maintain front and side yard landscaping.

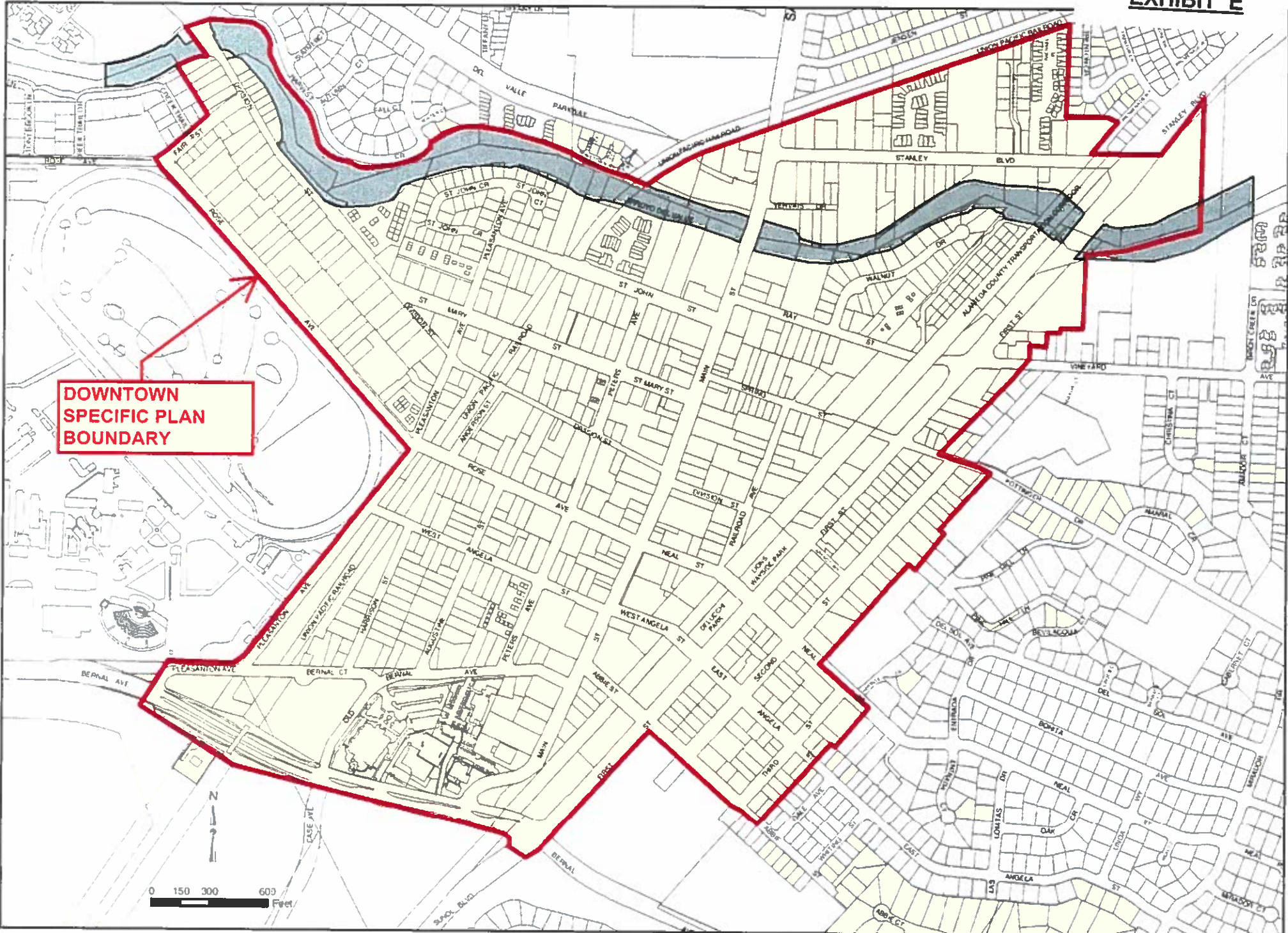
### St. Mary and St. John Streets

- Entrances may be more private, parallel rather than perpendicular to the street.
- New homes or additions are to be the same or lower height than other homes in the neighborhood.

### South Side of Stanley Boulevard

- To maintain the street's rural character, avoid excessive building coverage.
- Maintain existing separations between neighboring buildings.
- Additions should be in scale with neighboring buildings.





**DOWNTOWN  
SPECIFIC PLAN  
BOUNDARY**

0 150 300 600 Feet

**Steve Otto**

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**Subject:** FW: Follow up Concerns

**From:** Linda Garbarino  
**Sent:** Thursday, October 08, 2015 11:42 AM  
**To:** Steve Otto  
**Subject:** Re: Follow up Concerns

Thanks, Steve, for that clarification. Can you direct me to the language defining "historic resource"? Not sure I saw that. Is it referring to notable resources outside the DSP boundaries? Bottom line here is the need to provide language that protects those DSP homes built before 1942 that qualified for formal historic survey review, but failed due to some degree of integrity loss. So we now know that over 100 homes still need a design review "umbrella" to fully protect our historic neighborhoods from what appears to be unmonitored remodels. We're concerned that without design review oversight, anything can and does happen.

Best,

Linda

On Oct 8, 2015, at 9:57 AM, Steve Otto <[SOtto@cityofpleasantonca.gov](mailto:SOtto@cityofpleasantonca.gov)> wrote:

Hi Linda,  
The Council had directed us to initiate a code amendment that only applied to single-family homes which qualify as historic resources and not any others. In the staff report, I will certainly convey your comment that the code amendment should also apply to those structures built before 1942 that are not determined to be historic resources as defined by the City.

Steve

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**From:** Linda Garbarino  
**Sent:** Thursday, October 08, 2015 9:25 AM  
**To:** Steve Otto  
**Subject:** Re: Question about Proposed Municipal Code

Good morning, Steve, and thank you for your feedback. I'm inferring that those homes not found to be historic per the survey would be considered "historic resources" thus afforded some protection based on the language options selected by the Planning Commission. I look forward to reviewing the language options staff is providing. I also look forward to feedback regarding our request to increase or redistribute historic signage to the St. Mary, Pleasanton Ave, Division St. Historic corridor entering off Main St. Thank you for your diligence. These are among the key decisions which will distinguish our city from those cities that allowed the deterioration of their historic neighborhoods.

Linda

On Oct 6, 2015, at 9:46 AM, Steve Otto <[SOtto@cityofpleasantonca.gov](mailto:SOtto@cityofpleasantonca.gov)> wrote:

Hi Linda,

When we brought the first floor design review topic back to Council last November for consideration of whether they wanted to pursue it, their direction was to initiate a Code amendment that would only apply to historic homes in the Downtown Specific Plan Area. So that is what we are bringing back for consideration. As drafted, the Code Amendment would apply to single-family homes in residential zoning districts in the Downtown Specific Plan Area that are considered "historic resources" per the January 2014 definition approved by Council. As drafted, the Code Amendment would apply to changes anywhere on the exterior of the house (first floor, second floor, or roof). Regarding the exact exterior changes that would trigger design review, we are providing a couple of options for the Planning Commission to consider (which is what the Council directed us to do). More details will be provided in the Planning Commission staff report which will be available Friday afternoon. I will send you a copy when it's available.

Also, regarding your request on the historic neighborhood sign, we are evaluating the request and will get back to you soon with a response.

Steve

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**From:** Linda Garbarino  
**Sent:** Monday, October 05, 2015 9:31 AM  
**To:** Steve Otto  
**Subject:** Question about Proposed Municipal Code

Good Morning, Steve,

In reviewing the card sent from the city regarding the Planning Commission meeting set for October 14 describing a proposed municipal code to expand design review authority to include the first floor of **historic homes** in residential areas within the DSP, I have questions about those homes that appear to be in different categories now by merit of the historic survey findings. The use of the term "**historic**" is confusing with regard to which single story homes will be protected.

**My question:** How is this proposed code language different from the goal to implement a design review for the first ten feet of all homes in the DSP built before 1942 regardless if they were one of the 87 homes found to retain their historic integrity?

I am confused about this as the 87 historic homes on the survey would have protection for the entire home, single or two story, based on their designation as historic through the application of the Secretary of Interior Standards. Do we need a separate code to protect the first floor for these 87 homes if only one story?

What is in place through the city to protect heritage homes in our historic neighborhoods that are **next to and in between those 87 historic homes**? The homes that did not qualify for the historic designation need to be protected in order for the 87 homes to maintain their value and the look of the neighborhood.

Thanks for your time.

Linda

**Steve Otto**

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**From:** Emilie [REDACTED]  
**Sent:** Monday, September 28, 2015 3:15 PM  
**To:** Steve Otto  
**Subject:** Re: Downtown Historic Resource Survey

Dear Steve,

I hope the planning commission will recommend the adoption of downtown historic resource survey. This provides the kind of historical documentation the city needs for its inventory of historic homes. As a member of the task force, I remember that task force and staff strongly recommended a survey be taken. I am impressed with the thorough, scholarly descriptions and the overall quality of the report.

Best,  
Emilie

Emilie Cruzan  
[REDACTED]

-----Original Message-----

**From:** Steve Otto <[SOtto@cityofpleasantonca.gov](mailto:SOtto@cityofpleasantonca.gov)>  
**To:** Bonnie Krichbaum <[REDACTED]>; 'Emilie Cruzan' <[REDACTED]>; 'Gerald Hodnefield' <[REDACTED]>; 'Jennifer Pearce' <[REDACTED]>; 'Linda Garbarino' <[REDACTED]>; 'Paul Martin' <[REDACTED]>; 'Philip Blank' <[REDACTED]>; Bonnie Krichbaum <[REDACTED]>  
**Sent:** Thu, Sep 17, 2015 02:37 PM  
**Subject:** Downtown Historic Resource Survey

Hello former Task Force Members,

At City Council direction, a historic resource survey was conducted to determine which residential structures in the Downtown are considered historic resources. The survey is limited to residential structures that were built before 1942 and located in residential zoning districts within the Downtown Specific Plan Area. The draft survey is complete and is available for public review and comment. The survey is available online at the following link:  
[www.cityofpleasantonca.gov/DowntownHistoricResourceSurvey2015](http://www.cityofpleasantonca.gov/DowntownHistoricResourceSurvey2015)

If you have any questions or comments on the survey, please convey them to me at the email address, mailing address, or phone number shown below. Please provide comments by **5:00pm September 28, 2015**.

Following the comment period, a Planning Commission public hearing will be held to provide a review and recommendation to the City Council on the survey. A City Council public hearing will then be scheduled for Council review and acceptance of the survey. You will also receive a notice of these hearings.

Sincerely,  
*Steve*

Steve Otto  
Senior Planner

## Steve Otto

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**From:** Linda Garbarino <[REDACTED]>  
**Sent:** Monday, September 21, 2015 4:28 PM  
**To:** Maria Hoey  
**Subject:** Input to Planning Commission

Good Afternoon members of the Commission. This Wednesday's commission meeting agenda presents to you proposed Municipal Code language protecting the first ten feet of historic and vintage homes within the Downtown Specific Planning Area. This language is critical to protect Pleasanton's heritage neighborhoods. Why is this language important to Pleasanton?

1. Property Values must be protected. Residents living in historic and vintage homes in these neighborhoods want to protect those neighborhoods from remodels that compromise the architectural look achieved to date.
2. There will be no oversight by the city for homes not requiring a design review for remodel. There are examples of remodels in Pleasanton where inappropriate placement of windows and doors destroys the look of the home because no design review was triggered for one story homes. These are expensive errors to correct and again diminishes the value of neighboring homes.
3. Recent historic survey results found 87 out of 201 homes eligible for historic review using the rigid Secretary of Interior Standards for historic status. That leaves 114 homes unprotected from mismanaged remodels. This creates a clear possibility for major residential change especially for single story homes where 10' may represent most of the footprint of a vintage home. Without Municipal Code protection and oversight by the city we risk a look found in cities that did not protect their historic neighborhoods. Sections of Hayward, Alameda, and Dublin have all suffered from "re muddling" of unprotected homes along with the intrusion of commercial businesses into residential neighborhoods.

I was a member of the Historic Preservation Task Force We discussed our concerns about the fate of unprotected homes not subject to design review. That is why the concept of protecting the first ten feet was recommended to the commission and the council.

Thank you for your time and attention to this important issue.

Linda Garbarino  
Pleasanton Resident

Sent from XFINITY Connect Mobile App

Click [here](#) to report this email as spam.

## Steve Otto

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**From:** George Emmett <~~george.emmett@pleasantonca.gov~~>  
**Sent:** Wednesday, September 23, 2015 8:24 AM  
**To:** Steve Otto  
**Subject:** Downtown Historic Resource Survey

Mr. Steve Otto,

I am strongly opposed to the possibility of adding hundreds of homes including mine to Designation of "Historic Sites." We are all aware of the negative reaction to the fence recently installed in my neighbors front yard at the corner of Peters and St Mary St. Some of my neighbors are in an uproar over this.

I feel our Planning and Building can better review these exterior changes in the Downtown area with some specific guidelines required prior to getting COP approval for renovations. This could include required approval of exterior elevations, roof types and colors, exterior colors, driveways, landscape design and certainly front fences.

Regards  
George P Emmett  
~~george.emmett@pleasantonca.gov~~  
Pleasanton, Ca.

Click

<https://www.mailcontrol.com/sr/iFTy5DCsyOvGX2PQP0mvUml+xZX6Ibq4XinACBVDzpKltwBprD3bGWlgNpsuSRbBiVonDYQYsWYzGm2rSK1dVQ==> to report this email as spam.