

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

Primary #
HRI #
Trinomial
NRHP Status Code

Review Code Other Listings
Reviewer

Date

Page 1 of 27 *Resource Name or #: (Assigned by recorder) 944-946 University Avenue
P1. Other Identifier: None

*P2. Location: ☐ Not for Publication • Unrestricted

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

*b. USGS 7.5' Quad San Jose West Date 2018 T 7.S; R 1.E; Mount Diablo B.M.

c. Address 944-946 University Avenue City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 595860 mE/ 4133100 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel #: 261-12-032. South side of University Avenue, between Elm and Myrtle Streets.

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

The subject property contains two buildings; 946 University Avenue (primary, multi-family residence) and a backyard cottage at 944 University Avenue (secondary, single-family residence), in San Jose's College Park neighborhood approximately 1.5 miles northwest from downtown San Jose. Located on a 1/3-acre lot on the south side of University Avenue in the approximate middle of the block between Elm Street on the east and Myrtle Street on the west, the property is 1.5 blocks east from The Alameda, and 0.5 block west from Bellarmine College Preparatory School (see Continuation page).

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



*P3b. Resource Attributes: (List attributes and codes) HP3. Multi-Family Property

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

P5b. Description of Photo: (view, date, accession #) SE 7/18/22

*P6. Date Constructed/Age and Source: • Historic ☐ Prehistoric
☐ Both
c. 1890, c. 1910

*P7. Owner and Address:
Xander and Maleesa Pollock
946 University Avenue
San Jose, CA 95126

*P8. Recorded by: (Name, affiliation, and address) Brewster Historic Preservation, 141 Pierce Street, San Francisco, CA

*P9. Date Recorded: 9/22/22

*P10. Survey Type: (Describe)
Intensive

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

*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet • Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 944-946 University Avenue *NRHP Status Code 6Z
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B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Residential B4. Present Use: Same
*B5. Architectural Style: Eclectic Queen Anne and/or Shingle Style with Victorian Period details

*B6. Construction History: (Construction date, alterations, and date of alterations)
The primary residence at 946 University Avenue was constructed c.1890, and the secondary residence at 944 University Avenue constructed c.1910, both with numerous alterations to their plans, forms, fenestration, and cladding, most of which occurred in the Post-War Period.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:
Three modern, steel or plywood backyard sheds, limited landscaping.

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Neighborhood Development Area The Alameda & College Park

Period of Significance 1880 - 1960 Property 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.)

History of The Alameda and College Park Neighborhood. Except where noted, the following history of The Alameda including the College Park neighborhood has been summarized and excerpted from *The Alameda Historic Context City of San Jose, Santa Clara County*, prepared by Ward Hill in association with Basin Research in 2011, and *The Alameda right-of-Way (ROW) Historic Landmark District*, by the City of San Jose in 2019 (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multi-Family Property

*B12. References:

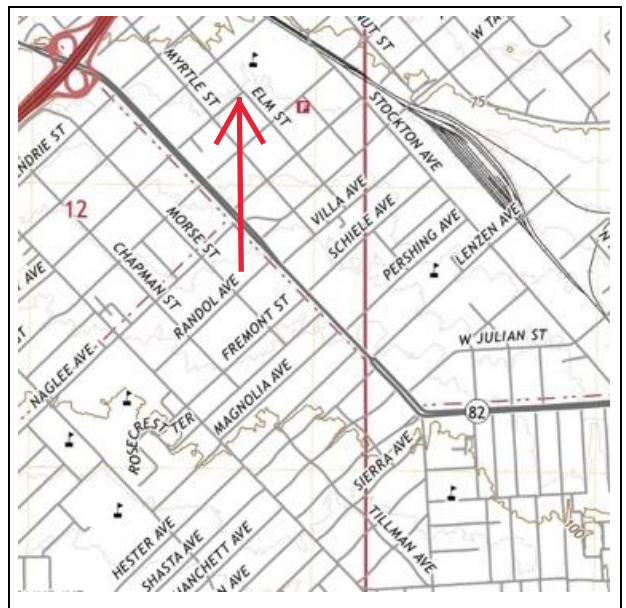
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Brad Brewster, Brewster Historic Preservation

*Date of Evaluation: September 22, 2022

(This space reserved for official comments.)



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P3a. Description (Continued from page 1)

Built c.1890 originally as a single-family dwelling, the primary residence at 946 University Avenue was subdivided into three apartments c.1930, and has a highly altered plan, form, and materials which date to the mid-to-late 20th century. Built c.1910 originally as a backyard cottage with multiple alterations and additions which also date to the mid-to-late 20th century, the secondary residence at 944 University Avenue is approximately 50 feet southwest from the primary residence. Each of these structures is described below, along with an assessment of condition, integrity, and architectural style, followed by a description of the site and landscaping, as well as the surrounding neighborhood. Photos of all elevations of both structures, the site, and the neighborhood are provided in **Figures 1** through **24**.

946 University Avenue - Primary Residence. The primary residence at 946 University Avenue is a two-story, multi-family dwelling constructed of wood framing with a mixture of cross-gable, hip, and shed roof forms, all of which have enclosed eaves and are clad in asphalt shingles. The north (front) elevation is two stories in height with a recessed front porch behind two wood frame arches supported by square, wood columns. The front door, located within the front porch, consists of a solid wood paneled door covered by a metal security door, and provides access to Apartment 2 within the building. A low, wood balustrade and railing is located on the north and west elevations of the front porch. The porch structure is sagging to the northwest. Cladding on this north elevation is a mixture of horizontal wood tongue and groove on the first floor, wood shingles on the second floor along with some plywood cladding, and wood shingles arranged in a modified diamond pattern at the gable end. Fenestration on the first floor of this elevation is a mixture of styles and types, including an aluminum sliding window with a wood frame, multi-lite arched transom window above and a decorative wood sill below, as well as a wood frame, double-hung window with 1-over-1 lites within the front porch. Fenestration on the second floor consists of a row of three wood frame, double-hung window with 1-over-1 lites centered beneath the gable end, and two aluminum frame sliding windows. The second floor overhangs the first by about one foot, providing room for a series of decorative wood brackets beneath. A former balcony above the front porch was infilled to create a second floor porch with a shed roof, plywood walls constructed above the former balcony railing, and the two aluminum frame sliding windows described above. Above and behind the altered balcony is a small gable peak with shingled siding. See **Figures 1, 2, 9 and 10**.

The east (side) elevation is one-to-two stories in height with a mixture of gable, hip, and shed roof elements visible. Fenestration on the first floor of this elevation consist of a pair of fixed wood frame windows, each with two lites, flanked by a pair of wood frame, double-hung windows with one-over-one lites, and wood frame, multi-lite arched windows above. The center fixed frame windows are non-original replacement elements. See **Figures 2, 3, and 4**.

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Figure 1. North (front) elevation



Figure 2. North and east elevations



Figure 3. East elevation



Figure 4. South and east elevations



Figure 5. South (rear) elevation



Figure 6. West elevation

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Figure 7. North and west elevations



Figure 8. Side porch on west elevation



Figure 9. Front porch and door detail



Figure 10. Front window details

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This elevation also contains one wood frame, double-hung window with 1-over-1 lites, one wood frame fixed window with two lites located high up on the wall, and an infilled window toward the rear addition. Cladding on this elevation is similar to that found on the north elevation, in that there is horizontal wood tongue and groove on the first floor, wood shingles on the second floor, and wood shingles arranged in a modified diamond pattern at the gable end.

The south (rear) elevation is one-to-two stories in height and consists of an infilled rear porch with a hip roof, attached to two rear additions with shed roof elements. Cladding on the first floor consists primarily of horizontal wood tongue and groove along with smaller amounts of plywood infill, and wood shingles on the second floor. A shallow wood frame porch with a shed roof supported by two wood posts projects from the southernmost elevation, forming the rear entry to Apartments 1 and 3. The entries themselves consist of two adjacent but separate wood frame paneled doors covered with individual steel security doors. Other fenestration on this highly modified elevation consists of an aluminum frame sliding window, one fixed frame wood window with 4 lites, and one wood frame, double-hung window with 1-over-1 lites. See **Figure 5**.

The west (side) elevation is one-to-two stories in height with a mixture of gable, hip, and shed roof elements visible. Cladding on this side elevation is a combination of horizontal wood tongue and groove, wood board-and-batten siding and plywood siding on an infilled side porch on the first floor, shingle siding on the second floor, as well as a shingles with a decorative modified diamond pattern on the gable end. Fenestration is also a mixture of styles and types, including an aluminum frame fixed and casement window, wood frame, multi-lite casement windows and a pair of wood frame, multi-lite French doors on the side porch, and a row of three, wood frame, double-hung windows with 1-over-1 lites on the second floor. One aluminum frame sliding windows also exists on this elevation within the infilled second floor balcony. Finally, a wood frame staircase constructed of pressure-treated lumber runs along the exterior of this elevation, providing secondary egress from the second floor unit to the exterior of the property. See **Figures 6, 7, and 8**.

Alterations and Integrity. Alterations to the building include changes to the plan and form due to multiple rear and side additions as well as infilled rear and side porches, an infilled second floor balcony with plywood walls and aluminum sliding windows, numerous replacement aluminum frame sliding windows on every elevation, and altered or replacement siding primarily on the side and rear elevations. These alterations appear to date to the mid-to-late 20th century, and are unsupported by building permits. The north (front) elevation has the least degree of alterations, despite the infilled balcony and replacement fenestration, while the sides and rear elevations have greater degrees of alteration, primarily due to the multiple additions and infilled porches.

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Architectural Style. The subject property at 946 University Avenue does not embody a particular architectural style, but rather, exhibits an eclectic version of a Queen Anne and/or Shingle Style farmhouse with Victorian Period¹ details, such as decorative wood brackets, modified diamond shaped shingles at the gable ends, double arches at the front porch, and wood frame, multi-pane transom windows, along with numerous alterations which occurred during the Modern or Post-World War II Period in the form of plywood cladding and aluminum pane sliding windows, particularly on the rear and sides. Overall, the building is in fair condition and has a low-to-moderate level of physical integrity due to the multiple alterations to its plan, form, fenestration, and cladding.

944 University Avenue - Secondary Residence. Built c.1910 with later additions, the secondary residence at 944 University Avenue is a small, single-story, wood framed dwelling with an irregular plan, roof forms of gable, shed, and hip clad in asphalt shingles, and a combination of siding including horizontal wood tongue and groove, vertical wood board and batten, plywood, and vertical shiplap at the gable ends. Fenestration is a mixture of wood frame, double-hung 6-over-6 lite window (1), wood frame fixed 6-lite window (1), aluminum frame sliding windows (2), a front door consisting of a solid wood paneled door covered by a screen door (1), and a side/rear door consisting of a wood paneled core door with an inset aluminum frame sliding window (1). The primary (original) volume is a gable-roof form with secondary hip and shed roof additions to the south and west, all with plywood siding. Alterations the cottage appear to date to the mid-to-late 20th century, and are unsupported by building permits. See **Figures 11 - 16.**

Architectural Style. The property at 944 University Avenue would be considered a vernacular cottage lacking any particular architectural style, with limited Edwardian Period² details such as the board-and-batten siding, two wood frame, double-hung windows, and wood paneled front door, along with numerous alterations which occurred during the Modern or Post-World War II Period in the form of plywood cladding and aluminum pane sliding windows. Overall, the building is in fair condition and has a low-to-moderate level of physical integrity due to the multiple alterations to its plan, form, fenestration, and cladding.

¹ The Victorian Period is generally defined as the period of architectural styles that were most prevalent in England and America during the reign of England's Queen Victoria, which lasted from 1837 to 1901.

² The Edwardian Period is generally defined as the period of architectural styles that were most prevalent in England and America during the reign of England's King Edward, which lasted from 1901 to 1910.

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Figure 11. East elevation



Figure 12. North and east elevations



Figure 13. South and east elevations



Figure 14. South elevation



Figure 15. Cottage (left) and shed



Figure 16. Backs of cottage and residence

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Site and Landscaping. The subject property has minimal landscaping or mature vegetation. The front yard facing University Avenue consists of two panels of lawn bisected by a central concrete walkway edged with brick that connects the sidewalk near the street with the front porch of the primary residence at 946 University Avenue. A second concrete walkway edged with brick runs east-west directly in front of, and parallel to, the north elevation of the residence, and wraps around the east and west sides of the building. Rose bushes can be found to either side of the central walkway. A low, chain link fence with integrated gate separates the front yard with the sidewalk along the property's northern boundary. A concrete driveway parallel to the west elevation of the residence connects the street with the rear yard. The driveway ends in a graveled area with disturbed soils which comprises the majority of the rear yard. Concrete patios are located adjacent to the south and west elevations of the primary residence. A small grove of 5 fruit trees are located in the southwest corner of the property, with a 6th citrus tree adjacent to a modern plywood shed. The only mature trees in the rear yard include a Norfolk Island Pine and a Magenta Cherry near the southwest corner of the primary residence, and an Elm tree at the far southern end of the yard. A volunteer Elm is located against the west elevation of the secondary dwelling. A tall, *Washington Robusta* Palm tree is located just outside of the western edge of the property. The property also contains the aforementioned plywood shed at the rear of the yard, and two modern, modular steel framed sheds resting on concrete pads between the primary and secondary residence. See **Figures 16, 17 and 18.**



Figure 17. Front yard and fence



Figure 18. Rear yard from second floor

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Neighborhood Description. The subject property is located in an area that is entirely residential in character, with a wide, tree-lined streets with sidewalks, and one-to-two-story houses on large lots constructed within a timeframe that primarily spans the latter half of the 19th Century to the first half of the 20th Century, including a variety of architectural styles that were popular during this period. Located to the east of the subject property at 932 University Avenue is a single-story Craftsman Bungalow built c.1920, and to the west at 970 University Avenue lies a two-story Classical Revival style house built in 1903. Further to the west at the corner of University Avenue and Myrtle Street at 992 University Avenue lies a two-story Italianate style residence built c.1870. Located across University Avenue from the subject property at 971 University Avenue is smaller, two-story Italianate style house built c.1875, a single-story Spanish Revival style house at 943-945 University Avenue built c.1940, as well as a Modern, concrete, residence hall (O'Donnell Hall) at 909 University Avenue built in 1966 as part of Bellarmine College. See **Figures 19-24**



Figure 19. 932 University Avenue (left)



Figure 20. 970 University Avenue



Figure 21. 971 and 959 University Avenue



Figure 22. 992 University Avenue

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Figure 23. 943 University Avenue



**Figure 24. 909 University Avenue
(O'Donnell Residence Hall)**

B.10 Significance (continued from page 2)

The Alameda, or 'Beautiful Way,' is a segment of the more famous El Camino Real, which in Northern and Central California, connected San Jose with San Francisco to the north, and Monterey to the south, and the many Spanish missions in between. The Pueblo of San Jose was established in 1777 by Governor Felipe de Neve, the same year that Father Tomas de la Pena blessed the Mission Santa Clara as the eighth mission in California. To bridge the three-mile gap between the Pueblo and Mission Santa Clara, The Alameda was constructed beginning around 1795 using the labor of Neophytes, or young Ohlones, who were some of the first converts of the mission. In 1799, approximately 200 Neophytes lined The Alameda with willow saplings from the nearby Guadalupe River. The mission padres had many reasons for creating the Beautiful Way. In Spanish, 'Alameda' is translated as 'poplar grove,' 'shady walk,' 'wood,' and 'public walk.'

The padres had San Jose settlers in mind when The Alameda was built, as it provided the public with a pleasant stroll between the Pueblo San Jose to the mission, encouraged church attendance by the early settlers, and provided protection from stray long-horned cattle which roamed the plains surrounding the mission. Improvements along The Alameda in the early 1800s also aided in establishing a 'mission-pueblo' contract which helped to resolve boundary disputes between the Mission Santa Clara and the pueblo villagers. As the willow trees grew, they overarched the road creating a scenic and direct route for travelers visiting San Jose. A horse-drawn omnibus line began operating along The Alameda in 1856, and The Alameda Turnpike was established in 1862 becoming one of the state's first toll roads. Three rows of willow trees originally ran along the Alameda, but the center row was eliminated when work began on the

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first electric streetcar line in 1887. By 1934, however, only three of the original willow trees remained due to numerous expansions of the road to accommodate ever-growing automobile traffic.³ The Alameda is now bordered by 50-110 feet high Sycamore trees with 23-45 inch diameters. A single offshoot of one of the original trees was still growing in front of 1860 The Alameda in 1982.⁴

Residential development along The Alameda began well after Governor Micheltorena granted *El Potrero de Santa Clara* to James Alexander Forbes in 1844, encompassing some 6,000 acres, who later sold the land to Robert F. Stockton in 1847. Residential development along The Alameda occurred well after the land was subdivided for residential purposes. The earliest residential subdivision in the study area was Alameda Gardens, surveyed in 1850 and recorded (according to County Assessor records) in 1855 by Commodore Stockton, who had purchased the *Rancho El Potrero* in 1847. Early subdivision of *Rancho El Potrero* included the large, 16-block University Grounds subdivision, platted in 1866 near the original University of the Pacific at Emory and Stockton Avenue. This area became known as the College Park neighborhood, so named for the nearby Santa Clara University, with College Square, a park located in the approximate center of the subdivision (later to become Bellarmine College, described below). In the 1870s, the Lenzen subdivision was created which was subdivision was platted by architect Theodore Lenzen who lived at the corner of Lenzen Avenue and The Alameda.

Although the area had been subdivided as early as 1850, residential development along The Alameda did not begin in earnest until the extension of the streetcar line in the late 1880s, making the area more accessible to downtown San Jose. The Alameda became a desirable address and began to attract wealthy residents who constructed elaborate homes beginning in the 1870s. Some of the earliest residents were Charles Polhemus who was the consul for Chile and Peru, and was later involved in the importing and exporting business. In 1870, Polhemus moved his family into a new house near The Alameda on the southwest corner of Stockton and Taylor streets (later replaced by a Dutch Colonial house in 1919). In the late 19th and early 20th centuries, The Alameda became a fashionable address for prominent San Jose attorneys and doctors. In 1907, renowned architect Julia Morgan designed a home for Mr. and Mrs. J.H. Pierce at the corner of The Alameda and Villa Street which still survives.⁵

The various tracts and subdivisions along the Alameda were annexed by the City of San Jose between 1910 and the 1950s. The Lenzen subdivision was annexed in 1916, and the Stockton district in 1924. One of San Jose's largest annexations in the 1920s was the College Park subdivision, which included both the Hanchett

³ Shannon E. Clark, *The Alameda, The Beautiful Way*, Published by The Alameda Business Association, 2006.

⁴ City of San Jose, *The Alameda right-of-Way (ROW) Historic Landmark District*, <https://www.sanjoseca.gov/index.aspx?NID=2981>, Accessed October 16, 2019.

⁵ Ibid.

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Park and the Rose Garden subdivisions. Elections were held in San Jose four times before the College Park annexation passed on November 24, 1925. The 1925 annexation increased San Jose's population by 15,000 and increased its area by one-third. During the Post-War Period, most of the more prominent residences which once lined The Alameda were replaced with commercial or institutional uses, or multi-family apartments, while the neighborhoods to either side including College Park have retained many of their original residences built during the late 19th and early 20th centuries, with a smaller degree of Post-War Period infill development or alterations.

History of Bellarmine College Preparatory School. Bellarmine was founded in 1851 by Father John Nobili, and his companions, as Santa Clara College, a school for secondary and college-age students. Santa Clara College was separated into 2 schools in the early 1920s; Santa Clara University and the University of Santa Clara High School, or Santa Clara Prep. In 1925, Santa Clara Prep moved from the grounds of the University to its current location on University Avenue and Elm Streets in College Park, overtaking what had been College Square in the approximate center of the neighborhood. In 1926, the renovated school opened its doors to a student body of 200 registered students, and in 1928, the school became Bellarmine College Preparatory, in honor of Robert Cardinal Bellarmine, a sixteenth century Jesuit priest who had recently been canonized a saint and recognized as a Doctor of the Church.⁶

History of the Subject Property. The earliest historic maps of San Jose which identify the subject property were published by the Sanborn Fire Insurance Company in 1891. At that time, the subject property was shown as a 2-story dwelling with front and rear porches, as well as a single-story shed in the backyard (see **Figure 25** on the following page). The area was sparsely developed during this period, and there were only five other dwellings on the subject block. One of them was an elaborate Italianate style residence built in circa 1870 at the corner of University Avenue and Myrtle Street (now 992 University Avenue). Given the date of this earliest Sanborn Map, the eclectic architectural style of the residence (see discussion below), and the lack of any original building permits on file with the City of San Jose Building Department or original deeds on file with the County Office of the Clerk-Recorder, the construction date of the subject property is estimated to be circa 1890.^{7 8}

⁶ *History of Bellarmine College Preparatory School*, available online at <https://www.educatemagis.org/schools/profiles/bellarmino-college-preparatory/> Accessed July 20, 2022.

⁷ A review of available permits at the Building Division of San Jose PCBE revealed no permits for 946 University Avenue prior to 1946, and no permits for 944 University Avenue other than code violations.

⁸ A review of available property deeds at the Santa Clara County Office of the Clerk-Recorder revealed no deeds prior to the Vahl Family's ownership. As such, it is unknown exactly who first owned the subject property, but it was likely the Draper Family described below.

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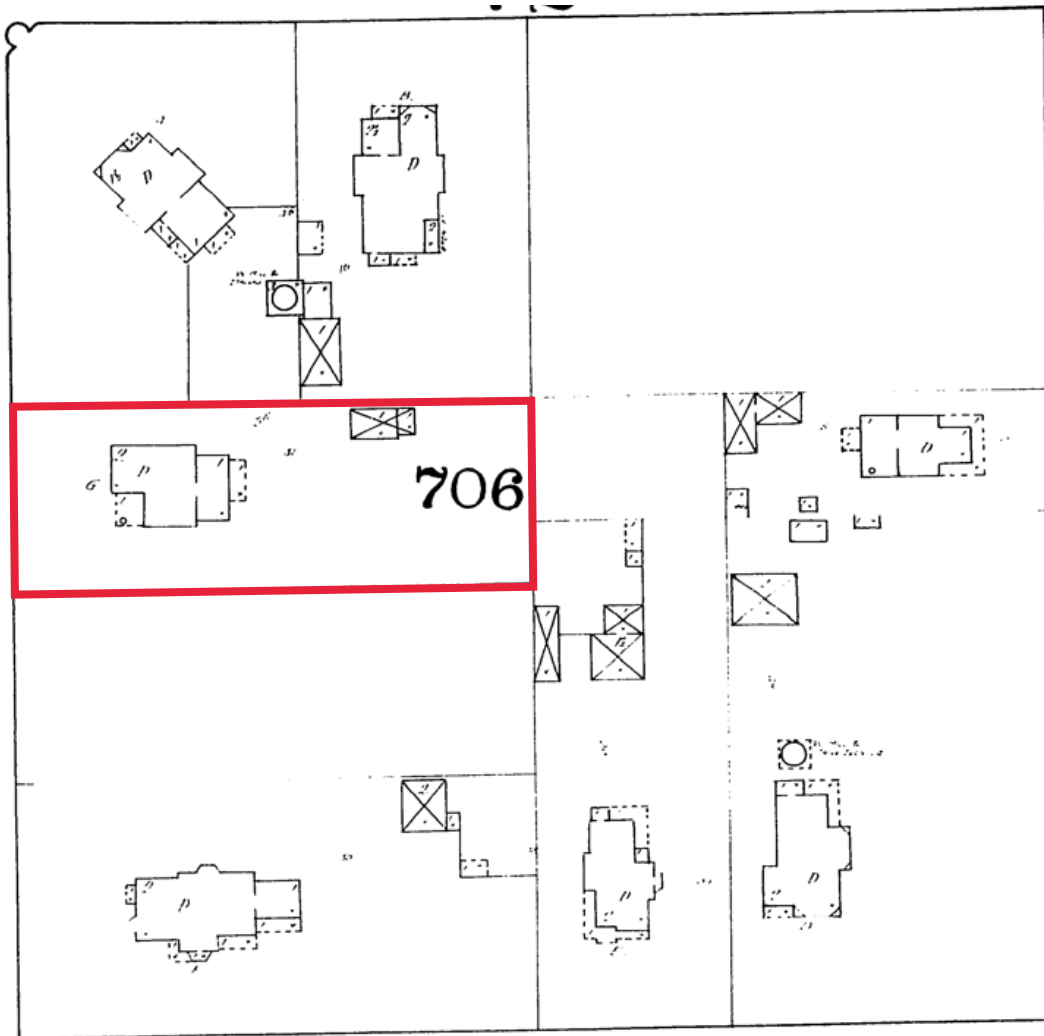


Figure 25. Sanborn Fire Insurance Map of Subject Block (1891). Subject property highlighted

The earliest known occupants of the subject property at 722 (946) University Avenue were Alfred D. and Mary (May) C. Draper, who occupied the property with their children from approximately 1903 to 1921.⁹ See discussion of the Draper Family, below. The subject property is shown on the 1915 Sanborn Map during the Draper family occupation. At this time, the property had the address of 722

⁹ San Jose City Directories, 1903 - 1921. Prior to this time, Alfred and May Draper lived on Second Street in downtown San Jose. Between approximately 1900 and 1929, the subject property had the address of 722 University Avenue, later changed to 946 University Avenue by 1930. While the property may date to c.1890, a review of San Jose City Directories found no other individuals associated with the property from this time until 1903. Prior to 1900, the area was simply called 'near University Ave. and Elm' with no numerical addresses.

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University Avenue, and is shown in the same location and approximate configuration as on the earlier, 1891 map (see **Figure 26**). By this time, however, the rear porch appears to have been enclosed, and a large, single-story addition had been added on to the back of it, making for an irregularly shaped building plan. Other changes include a new single-story porch to the west, the addition of three backyard sheds, and the conversion and expansion of one of the earlier sheds to a single-story cottage (later assigned the address of 942 University Avenue).

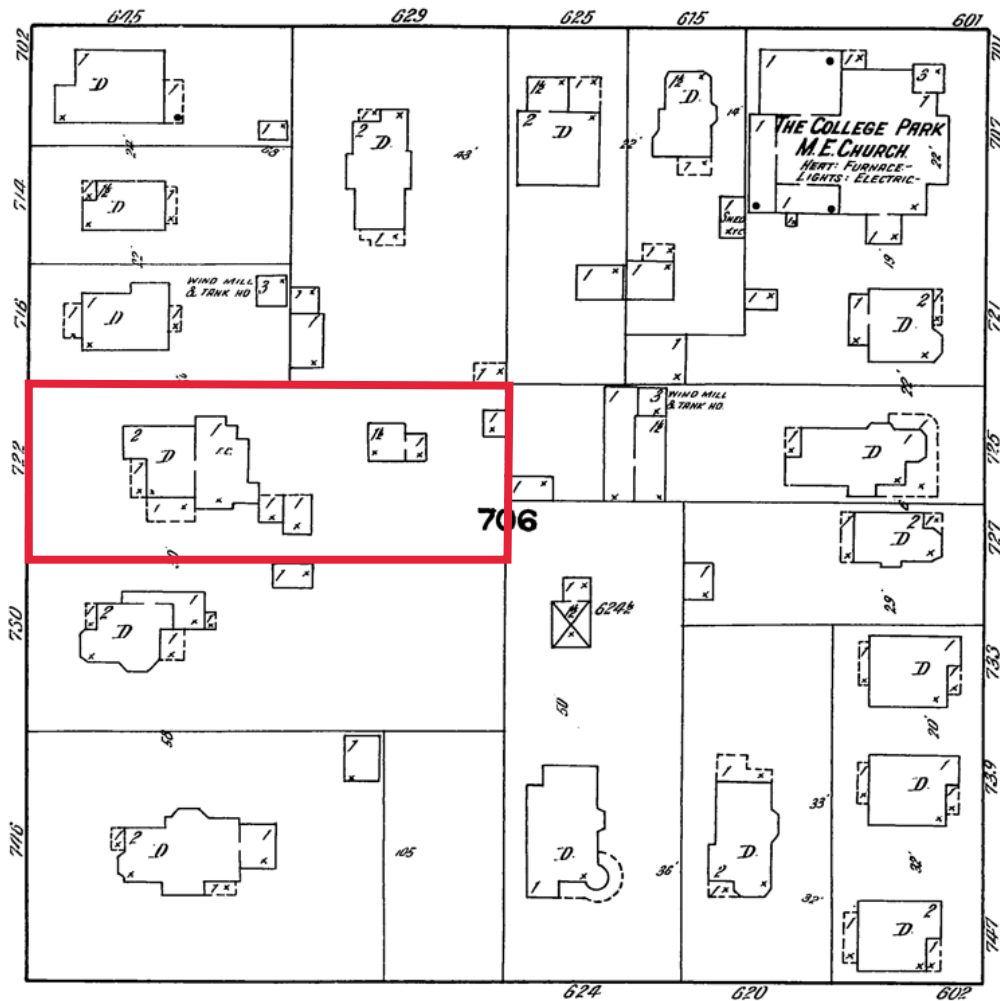


Figure 26. Sanborn Fire Insurance Map of Subject Block (1915). Subject property highlighted

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Development on the subject block intensified between 1891 and 1915, filling in nearly all of the available lots on the block bound by University Avenue, Emory Avenue, Myrtle Street, and Elm Street, while also replacing some of the oldest houses. Only four of the original six houses shown in the 1891 Sanborn map remain today. Including the subject property, these are 992 University Avenue built c.1870, 812 Myrtle Street built c. 1895, and 949 Emory Street built c.1875-1880. These remaining houses are shown in **Figures 27 - 30**, below.



Figure 27. 992 University Ave.



Figure 28. 812 Myrtle Street



Figure 29. 949 Emory Street (front)



Figure 30. 949 Emory Street (side)

A review of city directories indicate that the subject property was vacant for most of the 1920s, but by 1930, the interior of 946 University Avenue had been subdivided into three separate apartments which were rented to various persons. The 1930 US Census identifies a total of five households residing on the property at that time. Living at 946 University Avenue and renting one of the units for \$25 per month were Arthur and Nina Zug, and their daughter, Margorie.

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At the time, Arthur was occupied as a carpenter and Nina as a homemaker. Also living at 946 University Avenue in a separate unit and paying the same rental amount were Alvin and Cora Esterberg, and their daughter, Phyllis. At the time, Alvin was occupied as a painter, and Cora as a homemaker. Also living in a separate unit at 946 University Avenue was J.L. Flanner, who had no occupation listed. Living in the cottage in the backyard at 944 University Avenue and paying \$18 per month at this time was Adele Beatty, and her two daughters, Evelyn and Claire. Adele Beatty was a divorcee and worked as a housekeeper at the time.¹⁰ Residing in a secondary backyard cottage with the address of 942 University Avenue and also paying \$18 per month were John O. and Margaret Gaffney, and their daughter, Billie. At the time, John Gaffney was occupied as a plumber, and Margaret as a homemaker.¹¹

The 1940 US Census identifies four households residing on the property. Residing at 946 University Avenue were Charles and Evelyn Bradford. At the time, Charles was occupied as a 'steeple jack' in the agricultural industry, while Evelyn was a homemaker. Also residing at 946 University Avenue in a separate unit were Seth and Susan Reid. At the time, Seth was occupied as an assistant veterinarian and Susan was a homemaker. Living in the backyard cottage at 944 University Avenue at this time was Harry Bremmer, who was occupied as a handyman for buildings and gardens. Residing in the secondary backyard cottage at 942 University Avenue were Robert and Augusta Gordon. At the time, Robert was occupied as a salesman in a retail clothing store.¹²

Around 1945 the property was purchased by Eric H. and Amelia Vahl who owned the subject property from this time until 2004 (see discussion of the Vahl Family, below). In 1946, Amelia Vahl applied to the City of San Jose for a permit of occupancy to legalize five units at 946 University Avenue, which at the time was referred to as 'University Apartments' including two backyard cottages.¹³ Although the Vahl's owned the property, they continued to rent it to numerous individuals and families over the next several decades while residing in the Alviso District of San Jose. A review of individuals residing on the property during the Vahl's ownership is presented below.

The 1950 US Census identifies a total of four households living on the five-unit property at this time. Apartment 1 at 946 University Avenue was occupied by Joseph and Dorothy Fitzgerald. At the time, Joseph was occupied as a union representative for a building services employee union, while Dorothy was occupied as a 'fresh meat wrapper' at a grocery cooperative. Apartment 2 was occupied by Hans and Hildegard Bresler, and their son Peter. Both Hans and

¹⁰ Ibid.

¹¹ 1930 US Census for 942-946 University Avenue. Available online at Ancestry.com

¹² 1940 US Census for 942-946 University Avenue. Available online at Ancestry.com

¹³ City of San Jose Online Permit History, City of San Jose Health Department, *Application for a Permit of Occupancy*, 946 University Avenue, December 17, 1946.

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Hildegard Bresler were born in Germany, and at the time, Hans was a store keeper at a US aeronautics laboratory, while Hildegard was a homemaker. Apartment 3 was occupied by Caroline Crampton, and her children Richard and Kathleen. At the time, Caroline was occupied as an office worker at an electrical manufacturing corporation. Although the backyard cottage at 944 University Avenue was listed as vacant at this time, the secondary backyard cottage at 942 University Avenue contained an additional household comprised of Raymond H. and Eliza C. Gearhart. At the time, Raymond was occupied as an engine and yard repairman for a railway company, while Eliza was a homemaker.¹⁴ Around the same time census was taken, the Sanborn Map published in 1950 shows the subject property in the same general location and configuration as the earlier, 1915 map (see **Figure 31**).

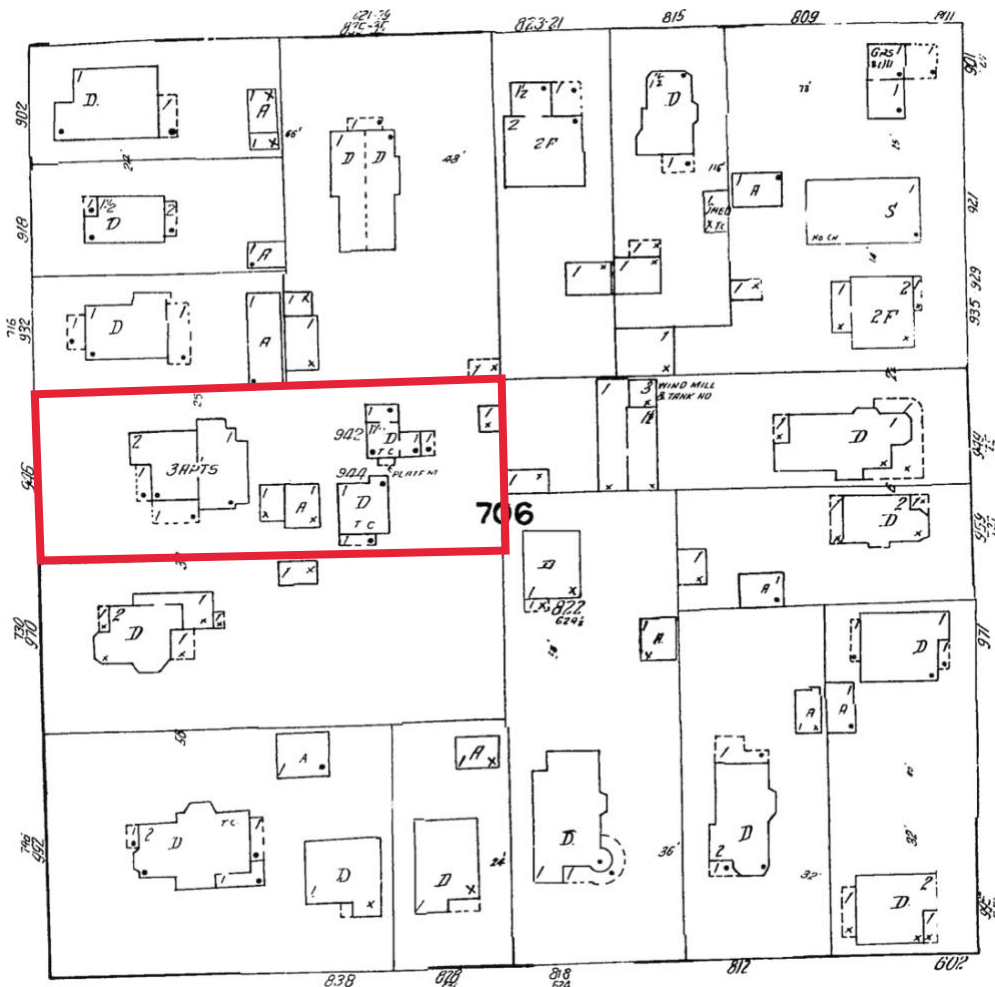


Figure 31. Sanborn Fire Insurance Map of Subject Block (1950). Subject property highlighted

¹⁴ 1950 US Census for 942-946 University Avenue. Available online at Ancestry.com

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By this time, however, the property at 946 University was identified as a 3-unit apartment building, along with two single-story backyard cottages, one with the address of 944 University Avenue and another, smaller cottage towards the rear of the property with the address of 942 University Avenue. This latter cottage appears to have been constructed or expanded from one of the earlier backyard sheds, as described above. Also on the property were two non-habitable sheds, one of which served as a single-car garage.

By 1960, there were five households residing at the property. These included Jerry and Bonnie Harper, who were retired individuals (Apartment 1), Alex Kutas, who worked as a switchman for Southern Pacific Co. (Apartment 2), and Sal and Irene Maletic (Apartment 3). At the time, Sal Maletic was a sign painter for Foster & Kleiser Co. Residing in the cottage at 944 University Avenue were Emilio and Ann Lopez. At the time, Emilio was occupied as a machinist for the Continental Can Co. Finally, residing in the secondary cottage at 942 University Avenue was Mrs. Melba Prentice who worked as a laborer at Tuxedo Candy Co.¹⁵

By 1970, only two households resided on the subject property. This included Mrs. Melva Cole who worked as an inspector at Safeway and resided 946 University Avenue, Mrs. Kitty Neff, a retired widow who resided in the backyard cottage at 944 University Avenue.¹⁶ No address for 942 University Avenue existed by 1970, and it is assumed this structure was relocated or demolished by this time; it no longer exists today. In 1979, owner Amelia Vahl was granted an electrical permit to 'clean up' the electrical panels for four units at the property.¹⁷

In 1977, 946 University Avenue was surveyed as part of the San Jose Historic District Survey by W.N. Zavlaris and P. Dixon, which was published in 1978. The survey identified the residence as having some degree of architectural interest for its variety of ornament on the front elevation, but also noted its many alterations.¹⁸ Based on the 1978 Historic District Survey, the property was listed in the San Jose Historic Resources Inventory (HRI) which was established in 1984. As part of the HRI, the City of San Jose assigned it with a historic rating or classification of 'IS,' meaning it is an "Identified Site/Structure - A potential historic property that could qualify under one or more of the classifications pending further evaluation and survey work."¹⁹

¹⁵ 1960 San Jose City Directory. Available as the California History Room of the San Jose Public Library.

¹⁶ 1970 San Jose City Directory. Available as the California History Room of the San Jose Public Library.

¹⁷ City of San Jose Online Permit History, 946 University Avenue, Electrical Permit #67736, January 1, 1979.

¹⁸ W.N. Zavlaris and P. Dixon, San Jose Historic District Survey, Historic Resources Inventory (form), *946 University Avenue*, November, 1977.

¹⁹ San Jose Historic Resources Inventory (HRI), available online at <https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/historic-preservation/historic-resources-inventory>, Accessed July 7, 2022.

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By 1980, 946 University Avenue was occupied by three individuals; Terry Leon (Apartment 1), B.L. Fortin (Apartment 2), and Leo O. Lapage (Apartment 3). The cottage at 944 University Avenue continued to be occupied by Mrs. Kitty Neff at this time.

By 1990, Apartment 1 at 946 University Avenue continued to be occupied by Terry Leon, with no listings at any of the other apartments or at 944 University Avenue. Between 2000 and 2017, there were no listings at either 946 or 944 University Avenue.²⁰

In 2003, the City of San Jose recorded a code violation at the property for "pre-built electrical and plumbing, outside lighting, and clean-out."²¹ In 2014, a mechanical permit was granted to remove and replace water heaters in Units 1, 2 and 3, as well as gas and water line service replacement to a washer/dryer in Unit 3.²² Also in 2014, a code violation was noted at the property for the side yard stairs which were "re-built and repaired without the benefit of a permit."²³

In 1998, ownership the property was transferred to the *Vahl's Family Limited Partnership*, which was managed by Amelia Vahl's nephews, Paul and Frank Rebozzi, who were trustees of the partnership/family trust. The property was owned by the Vahl family trust from this time until 2021, when it was sold to Xander and Maleesa Pollock, who are the current owners.

Draper Family. As described above, the earliest known occupants of the subject property at 946 University Avenue were Alfred D. and Mary (May) C. Draper, who occupied the property from approximately 1903 to 1921.²⁴ Alfred Draper was born in 1857 in Michigan, spent much of his adulthood as a farmer in Newman, California, and married Mary (May) A. Crittenden, who was born in 1858 in Ohio. Alfred and May Draper were married in 1881, and moved to San Jose circa 1890, around the same time as his older brother, Wilbur Fisk Draper, who lived across the street at 959 University Avenue (see **Figure 21**). Alfred and May Draper lived in downtown San Jose until moving to the subject property in approximately 1903. The couple had five children, Carrie, Ross, Elvira, Ruth, and Florence, all of whom were born in California between 1885 and 1901. Alfred Draper was variously

²⁰ Haines Criss-Cross Directories of San Jose, 1980, 1990, 2000, 2010, and 2017. Available at the California History Room of the San Jose Public Library.

²¹ City of San Jose Online Permit History, Violation, 946 University Avenue, Code Case #2003-00563, April 7, 2003.

²² Ibid., Mechanical Permit, 946 University Avenue, Permit #2014-029211-MF, August 14, 2014.

²³ Ibid., Violation, 946 University Avenue, Vahl Case #2014-13970, June 3, 2014.

²⁴ San Jose City Directories, 1903 - 1921. Prior to this time, Alfred and May Draper lived on Second Street in downtown San Jose. Between approximately 1900 and 1929, the subject property had the address of 722 University Avenue, later changed to 946 University Avenue by 1930. While the property may date to c.1890, a review of San Jose City Directories found no other individuals associated with the property from this time until 1903. Prior to 1900, the area was simply called 'near University Ave. and Elm' with no numerical addresses.

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occupied as a hay farmer, a 'paper hanger,' a clerk, or 'retired with own income,' while May (Crittenden) Draper, who was born in 1858 in Ohio, was a homemaker.^{25 26}

A review of historic newspaper articles from the San Jose Mercury News revealed little information about the Alfred Draper family, other than May Draper's involvement in various social causes including the Christian Women's Temperance Society, school fundraisers, and church activities, and marriage announcements of three of their children in the 1910s.²⁷ Between 1921 and 1929, Alfred and May Draper were living next door at 716 (932) University Avenue, while the subject property was listed as vacant during this time.²⁸ It appears that Alfred Draper had died by 1930, because by that time, May Draper identified herself as a widow residing across the street at 971 University Avenue with her daughter, Carrie, along with her son-in-law, Charles Prentice Duncan.²⁹

Much more information about the life of Alfred's older brother, Wilbur Fisk Draper (1840 - 1919), is available in the record. According to a review of historic newspaper articles from the San Jose Mercury News and San Jose city directories, Wilbur Fisk Draper and family resided across the street from the subject property at 727 University Avenue (now 959 University Avenue), beginning around 1890 after he and his family relocated from the town of Newman in Stanislaus County to San Jose. Draper was born in 1840 in Michigan, moved to California in 1862, and eventually settled in Newman where he owned a 3,100-acre sheep ranch in the 1870s and 1880s. In addition to raising feed grain and alfalfa, Draper supervised the building of eight farmhouses and accompanying barns and granaries. Draper's first wife, Candace Jones, died around 1880, and in 1885, he married Caroline (Carrie) Driskell of Modesto. Wilbur and Carrie Draper relocated from Newman to San Jose around 1890. The 1900 and 1910 US Census identifies Draper as a retired farmer 'with his own income.' Draper died in 1919 at the age of 79 at his house at 727 (959) University Avenue.^{30 31 32 33}

²⁵ 1910 US Census, Alfred D. Draper, available online at Ancestry.com, Accessed July 22, 2022. This census identifies Draper as 'retired, with own income.' This census also identifies 40-year-old Merritt R. and Miranda Trace as residing on the property, likely in the backyard cottage, later identified at 942 University Avenue. Merritt was occupied as a grammar school teacher and his wife a homemaker.

²⁶ Ibid., and San Jose City Directories, 1903 - 1921.

²⁷ California Digital Newspaper Database (CDND), UC Riverside Center for Bibliographical Research and Studies, *San Jose Mercury News*, available online at www.cdnc.ucr.edu, Accessed July 20, 2022.

²⁸ San Jose City Directories, 1922 - 1929.

²⁹ 1930 US Census. Alfred Draper may have died c.1925, and May Draper c.1935.

³⁰ "Rancher Dies After Year's Illness," *San Jose Mercury News*, October 27, 1919.

³¹ Wilbur Fisk Draper Family Tree, available online at Ancestry.com, Accessed July 22, 2022.

³² *History of San Joaquin Valley*, pg. 882, California State Library, 1900.

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It appear likely that Draper and his wife retired from farming in Newman and relocated to University Avenue in San Jose around 1890, while his younger brother, Alfred, and his wife, May, followed suit around the same time, first living in downtown San Jose, and then moving into the subject property at 946 University Avenue.

Eric and Amelia Vahl. Eric and Amelia Vahl owned the subject property from about 1945 to 2004. Eric Hilding Vahl was born in Sweden in 1907, had emigrated to the United States in the mid-1930s. By 1935 he was living in Alviso district of San Jose, and in 1941, he had enlisted in the Army as a soldier during World War II. Amelia Nina Rebozzi was born in Los Banos, California in 1907, to parents of Swiss-Italian extraction, where the family operated a dairy farm. By the mid-1930s, Amelia was living in San Jose and working as a bartender at the Costa Hotel where she met Eric Vahl in 1941. The couple was married that same year and moved to Alviso where they opened Vahl's Restaurant. The couple had no children during their marriage. The Vahl couple operated their restaurant in Alviso for the next several decades while renting out the subject property. Eric Vahl died in Alviso in 1986 at the age of 79, and Amelia Vahl died in 2004 at the age of 97.^{34 35}

Evaluation of Historic Significance.

The subject property has been evaluated against the criteria put forth by the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and as a San Jose Candidate City Landmark (CCL). The latter criteria has been extracted from the City of San Jose Historic Preservation Ordinance (Chapter 13.48.110 of the Municipal Code). Because much of the federal, state, and local evaluation criteria have similar language, they are presented below in a combined format.

NRHP Criterion A/CRHR Criterion 1/CCL Criterion 1, 2, 4. *Associated with events that have made a significant contribution to the broad patterns of our history (NRHP Criterion A), 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 (CRHR Criterion 1), its character, interest or value as a part of the local, regional, state or national history, heritage or culture (CCL Criterion 1), it is the location as a site of a significant historic event (CCL Criterion 2), or exemplifies the cultural, economic, social or historic heritage of the city of San Jose (CCL Criterion 4).*

³³ James Miller Guinn, "History of the State of California and Biographical Record of the San Joaquin Valley: An Historical Story of the State's Marvelous Growth from its Earliest Settlement to the Present Time," Wilbur Fisk Draper (biography), 1905.

³⁴ Vahl Family Tree, available online at Ancestry.com, accessed July 20, 2022.

³⁵ "Amelia Vahl - longtime Alviso restaurateur," by Alan Gathright, *San Francisco Chronicle*, Jan. 1, 2005.

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The subject properties at 946 and 944 University Avenue were completed in c.1890 and c.1910, respectively, at a time when the College Park neighborhood and The Alameda vicinity in general were being developed a residential enclave for San Jose's more well-to-do households and as an extension of the streetcar line made the area more accessible to downtown San Jose in the 1870s and 1880s. Residential development of the area continued into the early decades of the 20th Century with a limited amount of residential infill occurring during the Post-War Period (1945 - 1970), as well as alterations and expansions to existing housing stock during this period. Although they were built during the early part of the College Park neighborhood's development, a handful of other houses on the block and in the immediate area were built as early as c.1870, some 20 years before the subject property at 946 University Avenue was constructed. As such, this property would not be considered one of the first to be built in the area or significantly associated with the neighborhood's initial development. As described above, development on the subject block intensified between 1891 and 1915, filling in nearly all the lots while replacing some of the earliest houses on the block; only four houses including the subject property remain today.

The property held multiple households from at least 1930 to the early 21st Century, and various alterations to both buildings were made to accommodate these households in the mid-to-late 20th Century. The initial construction of the subject property between c.1890 and c.1910 as well as their later alteration to accommodate more families appears to be a more typical event rather than one which would meet any of the above criteria. Research revealed no other associations with historic events on federal, state, or local levels. For these reasons, the subject property at 944-946 University Avenue would not meet NRHP Criterion A, CRHR Criterion 1, or CCL Criterion 1, 2, 4.

NRHP Criterion B/CRHR Criterion 2/CCL Criterion 3. *Associated with the lives of persons significant in our past (NRHP Criterion B), associated with the lives of persons important to local, California, or national history (CRHR Criterion 2), or is identified with a person or persons who significantly contributed to the local, regional, state or national culture and history (CCL Criterion 1).*

The first individuals that can be directly associated with the subject property were Alfred and May Draper, and their five children, who resided at 946 University Avenue from approximately 1903 to 1921. Alfred Draper (1857-c.1925) was variously occupied as a hay farmer, a 'paper hanger,' a clerk, or 'retired with own income,' while May Draper (1858-c.1935) was a homemaker and involved in various church activities and local philanthropies. Alfred Draper was the younger brother of successful, retired farmer, Wilbur F. Draper, who resided across the street at 959 University Avenue with wife, Carrie, as early as 1890. Much of the historical and biographical information about the Draper brothers originates from their time in Stanislaus County before relocating to San Jose. The subject property appears to have been vacant for most of the 1920s, but by 1930, the property at 946 University Avenue had been converted from a single

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family residence to a 3-unit apartment building, and two backyard cottages (942 and 944 University Avenue) had been built by this time, which together held as many as five households for the next several decades. These residents held a wide variety of working- and middle-class occupations such as carpentry, house painting, housekeeping, homemaking, handyman, clothing salesman, union representative, grocery store worker, office worker, repairman, switchman, machinist, or were widowed and/or retired.

Also associated with the subject property were Eric Vahl (1907-1986) and his wife, and Amelia Vahl (1907-2004), who owned the subject property from approximately 1945 to 1998, while renting it to the many individuals and households described above during their period of ownership. In 1946, Amelia Vahl applied to the City of San Jose to legalize the 3-unit building, then called the 'University Apartments,' as well as the two backyard cottages, for multi-family residential use. The Vahl's resided in the Alviso district of San Jose where they operated a restaurant for many decades.

The persons associated with the subject property were more typical San Jose residents rather than any who significantly contributed to the local, regional, state or national culture and history. For these reasons, the subject property at 944-946 University Avenue would not meet NRHP Criterion B, CRHR Criterion 2, or CCL Criterion 3.

NRHP Criterion C/CRHR Criterion 3/CCL Criterion 5-8. *The property embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction (NRHP Criterion C), it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values (CRHR Criterion 3), is the portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style (CCL Criterion 5), is the embodiment of distinguishing characteristics of an architectural type or specimen (CCL 6), is identified as the work of an architect or master builder whose individual work has influenced the development of the city of San José (CCL 7), or is the embodiment of elements of architectural or engineering design, detail, materials craftsmanship which represents a significant architectural innovation or which is unique (CCL 8).*

The subject property at 946 University Avenue, completed in c.1890, does not embody a particular style, type, period, or method of construction, but rather, exhibits in an eclectic version of a Queen Anne and/or Shingle Style farmhouse with Victorian Period architectural details, such as decorative wood brackets, modified diamond shaped shingles at the gable ends, double arches at the front porch, and approximately 6-7 wood frame, multi-pane windows, some with decorative transoms. This property also exhibits numerous unpermitted changes

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which occurred primarily during the Post-World Period that altered its original plan, form, fenestration, and cladding, particularly on its rear and side elevations. These later changes have resulted in a low-to-moderate level of physical integrity and is no longer a pure example of an intact, c.1890 Victorian Period eclectic farmhouse.³⁶

The architect and builder of the property are unknown as no original building permits for this period of construction in San Jose were available. Therefore it is unknown whether the property was designed by a master architect or builder, an important creative individual, or one who influenced the development of the city. As with most residential construction built for middle and working-class individuals, they were not designed by professional architects, but rather, by local builders or carpenters who had some knowledge of local building methods and styles, and often consulted architectural patterns books which were widely available during the construction period.

Completed c.1910, the property at 944 University Avenue would be considered a vernacular cottage with limited Edwardian Period details such as the board-and-batten siding, two wood frame, double-hung windows, and a wood paneled front door, along with numerous unpermitted alterations which occurred during the Post-World War II Period in the form of plywood cladding and aluminum pane sliding windows. This building lacks any particular architectural style, type, period, or method of construction, and as no original building permits exist, it is unknown whether it was designed or built by a master architect or builder, or an important creative individual. The structure have been built by its early 20th Century owner/occupant, Alfred Draper, who was variously occupied as a hay farmer, a 'paper hanger,' a clerk, or retired, as described above. Overall, the building has a low-to-moderate level of physical integrity due to the multiple alterations to its plan, form, fenestration, and cladding.

For the reasons presented above, the subject property at 944-946 University Avenue would not meet NRHP Criterion C, CRHR Criterion 3, or CCL Criterion 5-8.

NRHP Criterion D/CRHR Criterion 4. *The property must show, or may be likely to yield, information important to history or prehistory (NRHP Criterion D), or it has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation (CRHR Criterion 4).*

Historical research revealed no indication that the subject property has yielded or may be likely to yield information important to history or prehistory of the nation, the state, or the City of San Jose. As a c.1890 eclectic farmhouse with

³⁶ The north or front elevation is considered to have a moderate level of physical integrity, while the east and west (side) and south (rear) elevations have low levels of physical integrity. As such, the property has an overall level of physical integrity that is low-to-moderate.

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Victorian Period details, and as a c.1910 vernacular cottage with limited Edwardian Period details, neither the property at 946 University Avenue or 944 University Avenue, respectively, would be considered particularly rare or unique building types that would yield important new information about their construction methods or materials. Information regarding the existence of subsurface prehistoric artifacts is beyond the scope of this evaluation. However, given the disturbed and graded nature of the soils on the property and its distance from a major water source (about 0.75 mile southwest from the Guadalupe River), the potential existence of subsurface prehistoric artifacts appears unlikely. For these reasons, the subject property at 944-946 University Avenue would not meet NRHP Criterion D or CRHR Criterion 4.

Summary. Although the subject property at 944-946 University Avenue meets the minimum age threshold for potential listing as a historical resource, it would not qualify for such listing because it does not meet any of the federal, state, or local register evaluation criteria. In addition, the property at 946 University Avenue, specifically, exhibits low-to-moderate physical integrity due to the numerous incompatible alterations which occurred primarily during the Post-War Period. For these reasons, the subject property would not be considered a 'historical resource' as defined by the California Environmental Quality Act (CEQA).

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