

FINAL SURVEY REPORT
PALO ALTO HISTORICAL SURVEY UPDATE

August 1997-August 2000

Submitted to

City of Palo Alto
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February 2001

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
CHAPTER 1 — HISTORICAL OVERVIEW OF PALO ALTO'S BUILT ENVIRONMENT	1
CHAPTER 2 — SURVEY UPDATE METHODOLOGY	2
CHAPTER 3 — SURVEY UPDATE FINDINGS	2
CHAPTER 4 — POTENTIAL HISTORIC DISTRICTS IN PALO ALTO	2
CHAPTER 5— MULTIPLE PROPERTY NOMINATIONS IDENTIFIED IN THE SURVEY UPDATE	3
CHAPTER 6 — HISTORICAL CONTEXTS DEVELOPED IN THE SURVEY UPDATE	4
CHAPTER 7 — SURVEY UPDATE BIBLIOGRAPHY	4
CHAPTER 8 — LIST OF VOLUNTEERS FOR THE SURVEY UPDATE	4
CHAPTER 9 — DPR523 RECORDS PREPARED IN THE SURVEY UPDATE	5
 CHAPTER 1: HISTORICAL OVERVIEW	1-1
 CHAPTER 2: SURVEY METHODOLOGY	2-1
1979 SURVEY	2-1
SURVEY UPDATE 1997-2000	2-1
SURVEY STANDARDS	2-2
SURVEY PROCESS	2-3
INITIAL RECONNAISSANCE SURVEY	2-4
INTENSIVE SURVEY	2-5
Field Research	2-5
Historic Contexts	2-5
Archival Research	2-5
Study Priority 1 Properties	2-6
Study Priority 2 Properties	2-7
Property Files	2-8
Interim Report of January 1999	2-8
TASKS REQUESTED BY THE CITY	2-9
Review of Category 3 and 4 Properties	2-9
Review of Integrity in the Professorville Historic District	2-10
Requests from the Planning Director	2-11
PREPARATION OF DPR523 RECORDS	2-11
FINAL SURVEY REPORT	2-12
INFORMATION ARCHIVED FROM THE SURVEY	2-12

PERSONNEL	2-12
Dames & Moore	2-12
Volunteers	2-13
City Planning Division Staff	2-13
CHAPTER 3: FINDINGS	3-1
TABLE	3-3
CHAPTER 4: POTENTIAL HISTORIC DISTRICTS	4-1
CHRISTMAS TREE LANE (1700-1800 BLOCKS OF FULTON STREET) ..	4-3
COASTLAND SUBDIVISION	4-5
CRESCENT PARK	4-7
EMERSON-HAMILTON DOWNTOWN EXPANSION AREA	4-9
EMERY SUBDIVISION	4-13
GREEN GABLES SUBDIVISION	4-15
HAMILTON-UNIVERSITY AVENUES	4-17
PALO ALTO AVENUE-SAN FRANCISQUITO CREEK	4-19
PROFESSORVILLE	4-21
ROBLE RIDGE ROAD-MATADERO AVENUE	4-25
SEALE ADDITION	4-29
SOUTHGATE	4-33
UNIVERSITY PARK RESIDENTIAL HISTORIC DISTRICT	4-37
CHAPTER 5: MULTIPLE PROPERTY ELIGIBILITY	5-1
SQUARE COTTAGES	5-3
TWO-STORY SQUARE BOXES	5- 7
COTTAGE COURTS OF COLLEGE TERRACE	5-11
CHAPTER 6: HISTORICAL CONTEXT SUMMARIES	6-1
ADOBE	6-3
AIRPLANE BUNGALOWS	6-5
BLACKS IN PALO ALTO	6-9
BRANNER, JOHN K.	6-11
BUNGALOWS	6-13
CHINESE IN PALO ALTO	6-17
CLARK, BIRGE AND PARTNERS	6-23
COLONIAL REVIVAL: CAPE COD	6-25
COUCHOT, MAURICE	6-27
COUTER, W.S.	6-29
DABINETT, HARRY H.	6-31

EARLY CALIFORNIA STYLE	6-33
EARLY DEVELOPMENT OF SEALE ADDITION	6-35
GOTTSCHALK, CHARLES E.	6-43
GUTTERSON, HENRY H.	6-45
HAYS, WILLIAM C.	6-47
HODGES, CHARLES E.	6-49
JAPANESE IN PALO ALTO	6-51
JENSEN, CRESTON H.	6-61
KLAY, WILLIAM F.	6-63
KRUSE, LAWRENCE A.	6-65
LAUNDRY INDUSTRY	6-67
LEMONS, PEDRO DE	6-69
MATTHEWS & SIMPSON	6-71
MILLER, JAMES R.	6-73
MODERN RANCH HOUSE	6-77
MOSHER BROTHERS, CONTRACTORS	6-79
MULTIPLE UNIT HOUSING IN PALO ALTO	6-81
NICHOLS, LESLIE I.	6-93
OAKLEY, ALEXANDER FORBES	6-95
PATTERN BOOK HOUSES	6-97
PROFESSIONAL OFFICES	6-99
SAWYER, CHARLES HAIGHT	6-101
SCHMALING, E.J.	6-103
SQUARE COTTAGES	6-105
STEDMAN AND STEDMAN	6-107
STEWART, JOSEPH L.	6-109
STOREFRONT ARCHITECTURE	6-111
STYLES	6-113
SUBURBANIZATION	6-115
SUMNER, CHARLES K.	6-117
TRANSPORTATION	6-119
TWO-STORY BOXES	6-121
UPHAM, HENRY L.	6-123
WELLS, JAMES W.	6-125
WURSTER, WILLIAM W.	6-127
CHAPTER 7: BIBLIOGRAPHY	7-1

CHAPTER 8: LIST OF VOLUNTEERS	8-1
CHAPTER 9: DPR523 RECORDS	9-1

EXECUTIVE SUMMARY

The Palo Alto Historical Survey Update was an ambitious, multi-year project involving the efforts of the survey consultant Dames & Moore, over 100 local volunteers, and the City's Planning Division Staff. The survey update identified, recorded, and evaluated properties that appeared eligible for the National Register of Historic Places (NRHP). This final survey report was prepared to present the findings of the survey update and to present the various types of information that were developed during the survey. The contents of the final survey report include Historical Overview of Palo Alto's Built Environment (Chapter 1), Survey Methodology (Chapter 2), Findings (Chapter 3), Potential Historic Districts Summaries (Chapter 4), Multiple Property Nominations Summaries (Chapter 5), Historical Contexts Summaries (Chapter 6), Bibliography (Chapter 7), List of Volunteers (Chapter 8), and DPR523 records (Chapter 9).

CHAPTER 1 — HISTORICAL OVERVIEW OF PALO ALTO'S BUILT ENVIRONMENT

This historical overview presents those aspects of Palo Alto's history and architecture that were addressed in the survey update of 1997-2000. The 1979 survey identified many of the most obvious landmarks in the city, including the shingled houses of Professorville, major houses and commercial buildings in the Spanish Colonial Revival (or Early California) style and the works of several major architects. The buildings that were identified in 1979 overwhelmingly represented the homes and businesses of the middle and upper middle classes and were the products of an elite segment of the real estate, design, and building industries. While these same types of buildings and groups are amply represented in the 1997-2000 survey update, there is also much greater attention given to the rest of the spectrum. This essay attempts to present a picture of the history of Palo Alto's built environment at all levels without repeating subjects covered in 1979. At every moment, very different kinds of people lived in the city, and they built very different kinds of buildings based on class, income, beliefs, and taste. This essay covers the period up to about 1947. For the major Spanish Colonial Revival style buildings, for Professorville, for a discussion of Palo Alto's architectural styles, and for the downtown

development of University Avenue, see the 1979 survey and its survey report. This historical overview was written by Michael Corbett, survey director.

CHAPTER 2 — SURVEY UPDATE METHODOLOGY

Notable aspects of the survey were the methodology designed to efficiently address a very large number of buildings, an attempt to address a new feature of the built landscape — the post-war subdivision — and a thorough consideration of all aspects of the NRHP criteria for buildings, structures, objects, sites, and districts. The survey process involved three main stages or phases — the initial reconnaissance survey, an intensive survey, and preparation of DPR523 records. The survey process is described in detail in the Methodology section of this report.

CHAPTER 3 — SURVEY UPDATE FINDINGS

The Palo Alto Historical Survey Update evaluated 291 properties for individual eligibility for the National Register of Historic Places (NRHP). Of these 291 properties, 165 appear eligible for the NRHP and 126 appear ineligible for the NRHP. The Evaluation Table in this section provides a listing of all properties and their eligibility.

In addition to the properties that were evaluated for individual eligibility for the NRHP, 13 potentially significant historic districts, that warrant further study to determine their NRHP eligibility, and three multiple property types were identified.

CHAPTER 4 — POTENTIAL HISTORIC DISTRICTS IN PALO ALTO

A complete survey will identify significant properties in several categories: buildings, structures, objects, sites, and districts. Each of these different types of properties is identified and evaluated through a combination of field work and historical research. Most potentially significant properties in Palo Alto are buildings (e.g. houses, churches, commercial buildings) or structures (e.g. water tower). One property has been classified as a site (Alta Mesa Cemetery). The last type of property — the historic district — may include one or all of the other types of properties.

Historic districts are usually the last type of property identified in a survey. This is an example of the cumulative nature of the survey process. Understanding the city's history and having identified buildings that are individually significant provides the knowledge and basis for "seeing" districts. In a historic district the whole is greater than the sum of its parts. For example, while a district may be composed of houses which are all individually significant, it is more common that elements of districts may not be individually significant. In other words, a district that is found to be eligible for the National Register of Historic Places may include buildings that have not previously been assessed as individually eligible for either the National Register of Historic Places or the California Register of Historical Resources.

Thirteen areas were identified as potential National Register historic districts by Michael Corbett, survey director. The potential districts were identified on the basis of the history of Palo Alto and on the presence of concentrations of older buildings. A historic district can be made up entirely of buildings that lack individual distinction if the group is cohesive and significant. In almost every case, additional study is needed before a definitive evaluation can be made. In most cases, an important factor in this additional study would be the definition of a period of significance, the definition of boundaries, and the evaluation of the integrity of the district. The potential historic districts identified in the survey update are described in Chapter 4 of this report.

CHAPTER 5 — MULTIPLE PROPERTY NOMINATIONS IDENTIFIED IN THE SURVEY UPDATE

National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form, describes an alternative method for nominating certain types of properties to the NRHP. "Groups of related significant properties" may be nominated on a Multiple Property Documentation Form as a way of saving time and effort. Preparation of a multiple property nomination may also serve as a way of generating an historical context that recognizes a property type whose significance was not previously evident. Although treated as a group, properties documented using the Multiple Property format are individually eligible for the NRHP. At this time, three types of properties appear eligible for the NRHP using the Multiple Property format, and the

final report provides a summary of these three types. These multiple property nominations were identified by Michael Corbett, survey director.

CHAPTER 6 — HISTORICAL CONTEXTS DEVELOPED IN THE SURVEY UPDATE

This section summarizes the historical contexts used in the preparation of the evaluations on the DPR523 records for the survey. Historical contexts are general histories of a variety of subjects which make it possible to compare and evaluate individual properties.

There are several types of entries of historical contexts in this section. Some are only a list of standard sources of information that was consulted for the context (these generally are either for well known and documented aspects of Palo Alto or for subjects that are more general in nature). Other entries are a narrative text that was written for the survey (these generally are for subjects specific to Palo Alto). Another source of historic contexts was the book *Palo Alto: A Centennial History* by Ward Winslow. The contexts in this section were prepared by Michael Corbett, survey director, and various survey volunteers.

CHAPTER 7 — SURVEY UPDATE BIBLIOGRAPHY

The bibliography lists general sources used in conducting the survey update and in preparing the final survey report. Sources used only in documenting specific properties are cited on the specific DPR523 records, district summaries, or historical contexts to which they apply.

CHAPTER 8 — LIST OF VOLUNTEERS FOR THE SURVEY UPDATE

The Palo Alto Historical Survey Update was the result of the combined efforts of Dames & Moore, local volunteers, and City of Palo Alto Planning Division staff. The volunteers were trained by the historical consultants Dames & Moore to perform tasks that required them to record information. The volunteers recorded information about the existing physical appearance of buildings in Study Priority 1 (using field forms prepare by Dames & Moore), took photographs of these buildings, conducted property specific research for Study Priority 1, maintained files on each property, and researched and wrote historical

contexts. A list of volunteers who participated in the survey update is provided in this section.

CHAPTER 9 — DPR523 RECORDS PREPARED IN THE SURVEY UPDATE

In California, the results of surveys and the evaluations are typically summarized and recorded on a standard form known as the California State Historic Properties (DPR523) Record. Preparation of the DPR523 records was the final phase of the evaluation process. Two hundred ninety one DPR523 records were prepared as part of the survey update. Copies of these DPR523 records may be found at the Guy C. Miller Archives of the Palo Alto City Library and the City of Palo Alto Planning Division.

HISTORICAL OVERVIEW OF PALO ALTO'S BUILT ENVIRONMENT

This historical overview presents those aspects of Palo Alto's history and architecture that were addressed in the survey update of 1997-2000. The 1979 survey identified many of the most obvious landmarks in the city, including the shingled houses of Professorville, major houses and commercial buildings in the Spanish Colonial Revival (or Early California) style and the works of several major architects. The buildings that were identified in 1979 overwhelmingly represented the homes and businesses of the middle and upper middle classes and were the products of an elite segment of the real estate, design, and building industries. While the buildings of these groups are amply represented in the 1997-2000 Survey Update, there is also much greater attention given to the buildings of other segments of Palo Alto society. This essay attempts to present a picture of the history of Palo Alto's built environment without repeating subjects covered in 1979. At every moment, very different kinds of people lived in the city, and they built very different kinds of buildings based on class, income, beliefs, and taste. This essay covers the period up to about 1947. For the major Spanish Colonial Revival style buildings, for Professorville, for a discussion of Palo Alto's architectural styles, and for the downtown development of University Avenue, see the 1979 survey and its survey report.

Palo Alto is overwhelmingly a 20th-century suburban city developed on a 19th-century urban street grid. The original grids of Mayfield (1867) and University Park (1889) were enlarged by numerous grid additions, usually with different orientations, creating a typically patchwork pattern on either side of the railroad. These grids provided the framework for most development in the city until the 1920s. As Palo Alto and Mayfield first developed, they were generally typical California small towns. As late as 1910, neither had many brick buildings on its main street. The presence of brick buildings at that time represented the ambitions of the community and also reflected the existence of a designated downtown district for "fire proof" buildings. The presence of 25-foot wide lots in the original grid — the same as in San Francisco and New York — provided for dense urban development, not only in the commercial downtown but in the adjoining residential areas as well. However, apart from the main commercial streets, only a few parcels were ever developed with the density and forms of big-city urban buildings. Even fewer of those urban dwellings have survived (including rowhouse-type structures at 1101 Alma Street and 667-669 Channing

Avenue). A long, narrow building with ornamentation exclusively on the front facade, located on a 25-foot wide lot is characteristic of an urban orientation and development.

Most of the earliest houses in Palo Alto were one and two-story wood-frame structures. From the Sanborn maps, these were in a great variety of forms, typically with projecting wings, bay windows, and porches, often on double lots, and they were scattered throughout the grid. For example, on the 1895 Sanborn map, there were 64 free-standing dwellings, and there was at least some development in 30 different blocks of the city's grid. In a few places, there were two or three similar houses in a row, as if built by one builder. This development and the orientation of houses was suburban in character (e.g., 471 Addison). Along with the houses were tank houses, outhouses, barns, stables, sheds, greenhouses, and workshops. No laws existed to regulate the location of buildings or the use of land. The smells and noises of animals were conspicuous parts of the environment. Looking back to this early period in 1921, Harris Allen, editor of the influential journal *Architect and Engineer*, wrote: "Palo Alto was a forlorn little huddle of common-place houses in a flat, open clearing." (p. 81)

The houses in this period were predominantly variations of the two types referred to in the survey as square cottages and two-story boxes. Almost none of these houses were designed by professional architects. Rather, they followed traditional patterns or published designs that were more or less modified by their builders. They were built by agents of local lumber yards or by independent builders. Many of these early houses were built by the owners for themselves at a time when many people in the building trades — carpenters, masons, and others — had come to the area to work on the construction of Stanford University (e.g., 365 Guinda, 721 Webster). In many cases these people could do most of the work by themselves using purchased plans or published images, or by remembering comfortable houses they had known elsewhere or seen down the block.

Palo Alto's and Mayfield's houses up to 1900 were balloon- or platform-frame structures on brick foundations or mud sills. Few were built with sheathing that would have provided stability and insulation. They were clad in standard siding from local lumberyards and decorated around the porches and under the eaves with turned and jigsawed decoration. Many were built with a high roof and an attic that could be finished later when money was available and growing families or a market for boarders provided the need. Inside, these houses consisted of small rooms with a side or central hallway. Each room could be closed. Some

houses had chimneys for coal fireplaces. Many had no heat apart from what was generated in the kitchen. From the beginning most houses in Palo Alto were built with electricity and indoor plumbing.

Most residences looked like single family homes, but many were occupied as lodging houses, boarding houses, and fraternities by students and others. Many were rented as houses by Stanford faculty and employees. In addition to these renters, the early population consisted primarily of a mix of people affiliated with Stanford and owners of local shops and businesses. By 1899 when Palo Alto had 261 buildings (Winslow p. 108), the city had the look of a typical dusty town with a mix of middle class and working class residents — not very different in character from Mayfield. While Palo Alto's predominant physical appearance in its early years was ordinary — like other California towns of the period, its origins as a university town were unusual and provided both a distinctive population and the seeds of even greater distinctiveness in the future.

The only exception to Palo Alto's ordinariness in 1900 was Professorville — an area in the southwest part of town between Addison Avenue and Embarcadero Road containing 20 to 30 houses. Before there was much housing on the Stanford campus, professors lived there in larger houses and on larger lots than found elsewhere in Palo Alto. A few of these houses were designed by architects and many were clad in shingles, like the professor's houses in Berkeley. The shingled walls of these houses, together with modest embellishments of porches and doorways with columns or other classical details, established a rustic image with a touch of refinement. These houses possessed an understated image, associated with good craftsmanship and an effort to produce an environment in harmony with nature. This was in deliberate contrast to what some considered the ostentatiousness, the display of meaningless machine-made ornament, and the raw expression of commercial forces in the mainstream houses of the time. Owners of grand and expensive houses in Professorville that were tastefully clad in shingles would have looked down their noses at contemporary builders of painted wood houses in Colonial or classical styles.

Under a series of influences, Palo Alto began to change after 1900. Two of the most profound changes were related to transportation. As elsewhere, the presence of the automobile began to be noticed by 1905 and gradually increased after that time. More important at the time was the local streetcar and the interurban railway to San Jose. The

streetcar began to make an impact at least a year before it opened in November 1906, when apartments and boarding houses were built and houses converted to boarding houses along the anticipated streetcar route along University Avenue and Waverley Street. These buildings augmented the supply of multi-unit residences that also included hotel rooms above University Avenue shops. The streetcar made denser development economical and practical. After 1909, it made it easier for faculty, staff, and students at Stanford to live in Palo Alto. Especially after the interurban opened in 1910, it made it easier for Palo Alto residents to get to jobs in Mayfield and elsewhere along the line between Palo Alto and San Jose.

The great earthquake of 18 April 1906 affected Palo Alto in several ways. First of all it did substantial damage in and around Palo Alto, including the well-known devastation at Stanford. The new, stylish gate house at Alta Mesa Cemetery was irreparably damaged. Buildings collapsed and others were severely damaged, especially along University Avenue where two special conditions prevailed. This area had the highest concentration of brick buildings, which were especially vulnerable. Among the wood buildings, instead of small structures with simple balloon or platform frames (like houses), there were probably many structures with compound framing systems including unbraced post-and-beam frames along storefronts. Unless properly built, these can create a “soft story” that is vulnerable to earthquake motion.

Outside of downtown, residences lost chimneys. Additional research is necessary to know what else happened. A couple of facts suggest that the damage was worse than has been reported. Although most foundations built before 1906 were brick, the earliest available records show that by 1949 there were surprisingly few brick foundations left. Were large numbers of brick foundations damaged and rebuilt as concrete perimeter wall foundations immediately after the earthquake? In addition, an informal comparison of existing pre-1906 houses with those shown on the 1904 Sanborn map shows that many of the most irregular houses before 1906 have not survived whereas a surprising number of others have survived. Were the irregular houses, which are known to be more vulnerable, generally weakened or destroyed in 1906?

Another type of impact of the earthquake, felt all around the Bay Area, was the permanent relocation of displaced people from San Francisco to outlying cities and towns. Palo Alto appears to have gained residents — although not in the large numbers that moved to San

Mateo, Oakland, Berkeley, and Alameda. It was in the years just after the earthquake that the Palo Alto directories showed a noticeable increase in new residents associated with professional and management jobs. Noticeably more residents were commuting by train to San Francisco, especially owners and managers of industries and other businesses. Other elites were attracted to Palo Alto around this time including retired people (e.g., military officers, wealthy widows) from out of state. Two parts of town developed to accommodate these people — the Seale Addition and the five blocks along Hamilton and University Avenues between Middlefield Road and Chaucer Street. The houses built in these neighborhoods tended to be different from both the ordinary houses and the shingled Professorville houses. These houses tended to be designed by architects in styles reflecting English vernacular, Prairie, Colonial, and Renaissance sources.

In this period different socio-economic districts became more visible. The upper middle class was concentrated southeast of University Avenue, especially in Professorville. Working-class and minority residents lived adjacent to Professorville especially along High, Emerson, and Ramona streets. Elsewhere, especially northwest of University Avenue, there was a large area with a mix of working class and middle class residents.

A final change in 1906 (that may have had nothing to do with the earthquake) was the new requirement by Stanford that fraternities must move back to the campus. Although students continued to live in Palo Alto, they generally did not live together in large groups after this time. This was the first step in a withdrawal of Stanford from Palo Alto. Although the separation was gradual and was never complete, within a few years the construction of faculty and student housing on campus, together with the growing population of the town, resulted in a somewhat diminished presence of Stanford in Palo Alto.

The history of Palo Alto more than most California cities has long involved efforts at social and environmental control. As Gebhard put it, “Moral sentiment started Palo Alto,” (p. 164) referring to the establishment of the city following the University’s desire to have an adjacent town where alcohol was not served. Efforts to control the environment took various forms, most of them designed to promote an upper-middle class white population, under both public and private agents. The first large subdivision, the Seale Addition of 1898 (it was not annexed until 1917) was marketed with deed restrictions including a \$2,000 minimum cost of houses; a ban on the sale of alcohol; and a ban on wood yards, shops, stores, and

manufacturing. These restrictions fostered a prosperous middle class population (all white at that time) with indoor white collar occupations rather than physical, outdoor work. They also fostered an enclave of similar people rather than a more mixed socio-economic neighborhood like that north of University.

Following the passage of the first California city planning enabling act in 1915, in 1916 Palo Alto was among the first cities to establish a City Planning Commission (CPC). Then, following the zoning enabling act of 1917, Palo Alto moved quickly to establish zoning under the purview of the CPC. The CPC was a citizen's advisory commission authorized to make maps, prepare plans, and conduct research in order to make recommendations regarding growth, development, and beautification.

Among the first acts of the CPC was to invite Charles Henry Cheney to Palo Alto to prepare "The Permanent City Plan of Palo Alto." Cheney was the leading proponent of city planning in California. He was the leader in successful efforts to pass planning and zoning enabling acts by the state legislature. In the same period that he worked for Palo Alto, he also aided planning commissions in Fresno, Berkeley, Alameda, Turlock, and San Rafael. Cheney's plan for Palo Alto included a proposal for a civic center and a draft zoning ordinance. His plan for Palo Alto (illus. in Withey, p. 40) linked the foot of University Avenue to the entrance to Stanford by a system of arcades and arcaded buildings. His zoning ordinance was approved by the City Council 24 April 1922, and modified at least annually thereafter.

Among the concerns of the CPC from 1916 to 1922 were the regulation of billboards and signboards, undergrounding of wires, the design of traffic signs, the location of high voltage power lines, building setbacks, street trees, a color scheme for city owned buildings, the design and placement of street lights, the style of a laundry building, the design of a gas station, the improvement of the creekside along Palo Alto Avenue, and the appropriateness of building apartments and bungalow courts in a residential zoning district. These are all issues that might have been taken up at any time throughout the rest of the 20th century. In addition, in 1918, the CPC discussed a proposal to exclude Chinese from residential districts and in 1920 a proposal to rezone a property to exclude a Filipino Club.

Other related issues of environmental control were forwarded by the CPC to the City Council or went directly to the City Council. From 1914 to 1916 the persistence of live oak trees in

the streets emerged as a problem for increasing numbers of automobile drivers. The City Council finally agreed to remove 3/4 of the trees. To maintain its white collar population, "In 1916, Mayor Robert Swain . . . declared: 'The council will continue to resist building factories, for Palo Alto is an education factory, and wants to remain that way.'" (Winslow, p. 49). In 1920 the Colored Citizens Club helped defeat a proposal by the Palo Alto Chamber of Commerce to establish segregated residential districts.

Mechanisms of private environmental control reached a peak in 1923 with the establishment of two new subdivisions, Crescent Park and Southgate. More than any other areas, these represent the self-conscious attempt by Palo Alto civic leaders and the real estate industry to create an elite community by establishing minimum costs and design standards, and by excluding minority groups. In Southgate, for example, all lots "carried deed restrictions specifying that no house could cost less than \$4,000, no cattle, horses, hogs or poultry could be kept on the property and no persons of African, Japanese, Chinese or Mongolian descent were to use or occupy the houses" (Winslow p. 110). Race covenants such as this, that were commonplace in new subdivisions until they were ruled unconstitutional in 1948, resulted in channeling the population growth of minorities into older parts of town. Southgate was promoted in real estate advertisements as appealing to "The Aristocracy of Good Taste."

At the same time that these neighborhoods employed discriminatory practices, they were the first to adopt progressive design features like curvilinear streets, utilities located out of sight behind houses, elevated lots, and landscaping. Crescent Park was modeled after St. Francis Wood in San Francisco, a prestigious neighborhood designed by Frederick Law Olmsted, Jr. and John Galen Howard. Among the architects who designed houses in both neighborhoods were Joseph L. Stewart and Henry H. Gutterson. Whereas in earlier developments, automobile garages were often added later, by the time of Crescent Park and Southgate, a garage was part of the standard package on a residential lot. This became commonplace by the time the streetcar line was removed in 1925.

In addition to these subdivisions, a mature and sophisticated real estate industry in the 1920s directed other aspects of the city's development. The Palo Alto Improvement Company and the University Realty Company offered different visions for the development of downtown. Several downtown businessmen believed that it would be better for the city if downtown Palo Alto developed in a broader pattern, especially to the southeast of University Avenue. They

believed that downtown would be healthier if it developed closer to the railroad station and Stanford University rather than farther away on University toward Middlefield. The Cardinal Hotel was the anchor of the successful development on the southeast side of downtown by the Palo Alto Improvement Company from 1922 to 1927.

In this context of regulation and controlled development, it is interesting to note that another neighborhood — on Roble Ridge and Matadero Avenue in Barron Park — noted for its informality and lack of controls, was begun in this same period.

At a much lower point on the socio-economic scale from these expensive developments was the construction of what were called bungalow courts in Palo Alto (and most other cities) and cottage courts in the College Terrace neighborhood of Mayfield. While large single family houses for wealthy clients were built in the fashionable new areas, the population was booming and along with it was the need for low-cost rental housing. While bungalow courts had been built earlier in Palo Alto, shortly after Mayfield was annexed to Palo Alto in 1925, the first of many cottage courts was built in 1926 in College Terrace. Many of these were built from the 1920s to the 1950s.

In 1921, the architectural character of Palo Alto was addressed in an admiring article in a local architectural journal by Harris Allen. Allen's remarks show how much Palo Alto had changed in a short period of time. Much of what he said at that time continues to be true today: "The people of Palo Alto ought to be pleasant neighbors, if it is true that environment affects character . . . it just shouldn't be possible for children to turn out badly, who have grown up in this profusion of bloom and fragrance." (p. 81).

In his conclusion, he made a remark about one house that applied to much of the city: "it carries on the quality of distinction without ostentation" (p. 85). In discussing several recent houses he observed the importance of the setting. In discussing the design of these houses, he described a few in terms of a specific style (e.g., modified English style and Colonial), but generally he described them with words like picturesque, character, feeling, personality, "quaintly informal" and "apparently haphazard." The best architects of suburban houses of the period thought this way. They might occasionally have designed a house intentionally in a particular style, but more often they drew on the vocabulary of styles to create what they

considered modern buildings. While their houses might possess historical imagery, they were designed to convey feeling and character that were considered appropriate to modern life.

Twenty years earlier a choice among a more limited availability of styles conveyed status, class, and social attitudes and could be the basis for severe social judgements. In the twenties, one chose a house style from among many like an item of clothing. Style was a matter of taste, but one respected the choices of neighbors. A street could include a variety of houses in a variety of styles, all by the same architect and be considered harmonious. The term “period revival” to refer to the style of many houses in this period conveys the equality of styles. In this spirit, Allen wrote without irony of houses that drew on Colonial, Tudor, Spanish and less identifiable sources — as all equally valid styles.

Many of the houses built in Palo Alto in the 20 years after this article was written could be described in similar terms and appreciated for their same high quality of design and craftsmanship. The work of the locally based architects Birge and David Clark, Pedro de Lemos, John K. Branner, Charles K. Sumner, and Leslie I. Nichols represents the best of this period. From the point of view of craftsmanship, this period is represented by the Builders’ Association of Palo Alto, an association of building contractors in the 1920s-1930s of every specialty pledged to a high “standard of quality.”

The depression of the 1930s forced many changes in the design, construction, and financing of buildings. While it is often said that there was little building in the 1930s, this was not the case in Palo Alto where indexes to architectural journals and newspapers showed a substantial amount of construction. (More than 800 buildings were built between 1931 and 1944, most of these before 1941.) Economies were achieved in buildings by applying more simple ornamentation and by savings from the scale of construction. Whereas since the 1890s, a single builder might undertake two or three houses, a new model of development arose in the 1930s. Even in subdivisions like Crescent Park and Southgate, real estate companies sold lots which were individually developed by the property owner. Among the first subdivisions in Palo Alto built on a new model in which a large number of houses were built by a single developer were Green Gables in 1938 and Leland Manor in 1939. The first houses in Green Gables were built in groups of ten on variations of standard plans with “each home an individual architectural design” — generally Colonial Revival or English vernacular cottages in style. An “optional second floor” was available under the roof. These subdivisions

were early examples (perhaps the first) of a type of development that would be the dominant form of development in the city after World War II, and would characterize approximately half of the city by the 1960s.

In addition, the United States government assisted in providing housing through several programs in the 1930s. The Federal Housing Act of 1934 had the most effect, with government insured loans for new housing construction. An advertisement in the *Peninsula Mirror* (5 May 1936) illustrated a small house at 126 Lowell built with an FHA loan.

World War II produced a crisis in housing everywhere in the Bay Area, including Palo Alto. Old houses were subdivided into apartments, people occupied substandard structures, and homeowners were encouraged to rent out rooms. After the war, in December 1945, “the city building inspector reported a need for at least 1,000 new houses.” (Winslow, p. 116). Once building materials and financing became available there was an explosion in house construction, epitomized by the Coastland subdivision of 1947.

The Coastland Subdivision was among the earliest post-war subdivisions in Palo Alto, and it represents an important step in the business of subdivision development between that represented by Green Gables and the better known and later subdivisions of Joseph Eichler. Like Green Gables, Coastland was designed and built by a single development team. Unlike Green Gables, Coastland was built all at once — almost every house was built in 1947. The mass production of houses in this manner was a direct result of the experience of rapid construction for military personnel and war-industry workers during World War II.

Like Green Gables, the houses in this neighborhood were variations on a few ranch style models. Architecturally, this was a conservative neighborhood, one where the economy of mass production was its principal selling point. This was in contrast to the later Eichler subdivisions where innovative modern houses were also part of the formula. In plan, Coastland was similar to but less complex than Green Gables. The organization of streets was intended to discourage through-traffic. Neighborhoods like this were promoted as safer for children at a time when two things were happening — more babies than ever before were being born, and more people than ever before were driving cars.

While many new Palo Alto houses built through 1947 were built with traditional historic stylistic references, new approaches to design that emerged in the 1930s were widely adopted. Many of these were Modern Ranch Style houses. These houses were built and written about in architectural journals throughout the 1930s and 1940s, but were defined in two books by Sunset Magazine – *Western Ranch Houses* of 1946 and *Western Ranch Houses* by Cliff May of 1958. Cliff May was a Los Angeles architect who referred to his designs as Early California ranch houses, recalling the Mexican period in California and their romantic depiction in the novel, *Ramona*, and other popular art and literature.

At the high end, the modern ranch houses of the 1930s to the 1950s were characterized by the following features. They were one-story buildings with wings that embraced a patio. They were oriented to the site – they had no front or back and did not necessarily present a formal front to the street. They were oriented to the outdoors – to the patio, the garden, and the corredor (a long porch covered by the roof of the house). Their siting took advantage of views. Their plans were open with spaces designated for multiple purposes. They were built with natural materials – “adobe, stone, quarry tile, rough-sawn lumber, hand-split shakes and battens.” (Sunset 1958, p. 16). They were undecorated and are attractive and expressive by virtue of their simple use of materials. Finally, they were usually large houses on large sites. Much simpler and smaller versions of these houses were built in large numbers in tracts.

Since 1947, Palo Alto’s population and size have more than doubled. Altogether those parts of the city that developed up to 1947, as much as anyplace else, realized the promise of 20th century suburban life in California. Those parts of Palo Alto that developed after 1947 are even better known among critics and historians. Assessing the historical importance of these areas was beyond the scope of this survey update.

PALO ALTO HISTORICAL SURVEY UPDATE METHODOLOGY

The Palo Alto Historical Survey Update was an ambitious, multi-year project involving the efforts of Dames & Moore, historical consultant, over 100 local volunteers, and City of Palo Alto Planning Division's staff. The Survey Update identified, recorded, and evaluated properties that appeared eligible for the National Register of Historic Places (NRHP). Notable aspects of the survey were the methodology designed to efficiently address a very large number of buildings, an attempt to address a new feature of the built landscape — the post-war subdivision — and a thorough consideration of all aspects of the NRHP criteria for buildings, structures, objects, sites, and districts.

1979 SURVEY

It has been twenty years since the original historical survey for Palo Alto was completed in 1979¹. The 1979 survey was confined generally to the area north of Oregon Expressway and to buildings built before 1940. As was typical of surveys of that period, the survey team emphasized architectural design over other aspects of historical significance. One historic district (Professorville) and five of the individual properties surveyed were nominated to the NRHP. The entire survey of over 500 properties was adopted by the City as its Historic Building Inventory. Since 1979, a few additions have been made to the Historic Building Inventory. One additional historic district (Ramona Street) and seven additional individual properties have been listed on the NRHP.

SURVEY UPDATE 1997-2000

The survey update covered all properties within the city limits (Stanford University lies outside of Palo Alto) and addressed properties in relation to all four of the NRHP criteria. The survey update identified properties in two categories: 1) those that appear NRHP-eligible; and 2) those that are of potential local significance or may be eligible for the California Register of Historical Resources (CRHR).

The survey update addressed all properties 50 years old or older, and since the survey began in 1997, this included those properties built in 1947 or earlier. Another reason this survey update was limited to addressing properties built in 1947 or earlier was because the number

¹ Paula Boghosian and John Beach, *Historical and Architectural Resources of the City of Palo Alto: Inventory and Report*, prepared by Historic Environment Consultants, Inc. for the City of Palo Alto, February 1979.

of buildings built annually increased dramatically beginning in 1948, and for reasons of time and money, the City made the decision to limit this survey to the estimated 6,600 properties built in 1947 or earlier.

The City conceived this survey update as the primary component in an on-going program to evaluate historic properties in Palo Alto. In future years, periodic survey updates will be needed in order to keep the survey current. In addition, it is always possible that the discovery of new information or new perspectives that arise over time might result in the significance of properties that did not appear significant in this survey. For these reasons, it is important that mechanisms and timetables be established to update and amend this survey.

SURVEY STANDARDS

The Palo Alto Historical Survey process was designed to conform with widely accepted standards. As a Certified Local Government (CLG), Palo Alto has adopted these standards, which are administered by the California Office of Historic Preservation (OHP). The standard survey process is described in *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, prepared by the National Park Service. This publication outlines the types of information needed in conducting a survey, how to organize a survey project, and the qualifications of persons evaluating the significance of properties. Most cities in California and across the country follow these guidelines in conducting surveys. A “Proposed Palo Alto Historical Survey Methodology” (18 August 1998) prepared by Dames & Moore was reviewed and approved by OHP. A matter of particular interest to the OHP staff, was the way post-war tract houses and subdivisions would be addressed. Palo Alto was among the first cities in the state to address these types of resources on a large scale, and new methods were required to address them (discussed on pages F-7 to F-8).²

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation contains the criteria for evaluating the eligibility of properties for the National Register of Historic Places (NRHP). Three key concepts — historic significance, historic integrity, and

²In understanding the nature of historical assessments or evaluations, it may be useful to distinguish between a survey done for urban design purposes and one done for historic preservation purposes. The fundamental purpose of an urban design study is to foster a desired character or appearance of a neighborhood. The age and degree of alterations of buildings which meet urban design goals are secondary. On the other hand, the fundamental purpose of a historical survey is to identify buildings which accurately convey a sense of the past. Alterations and improvements to historic buildings may enhance their conformance with urban design values, but they detract from their historic authenticity.

historic context — are used by the National Register program to decide whether a property qualifies for listing, and *National Register Bulletin 15* provides a detailed explanation of these concepts. Historic significance is the importance of a property to the history, architecture, archeology, engineering, or culture of a community, state, or the nation. The guidance in *National Register Bulletin 15* was followed in the Palo Alto Historical Survey Update. The NRHP has four criteria under which properties can be significant: Criterion A (Events), B (Persons), C (Design), and D (Archeology). The Palo Alto survey update is survey update used these NRHP criteria.

The California Register of Historical Resources (CRHR) was officially adopted in November 1998 and is an authoritative guide to the state's significant historical and archeological resources. The State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register, and protect California's historical resources. The criteria for the CRHR were followed by the Palo Alto survey update for assessing the potential local significance of properties during the initial reconnaissance survey and intensive survey phases of the project.

SURVEY PROCESS

The survey process involved three main stages or phases — the initial reconnaissance survey, an intensive survey, and preparation of DPR523 records.

The first step in the survey process was an initial reconnaissance survey that was used to focus the project efforts. The initial reconnaissance survey began in September 1997 and continued through February 1998.

This was followed by an intensive survey whose purpose was to gather field research, develop historic contexts, and conduct archival research. The goal of the intensive survey phase was to learn more about the properties identified in the reconnaissance survey so that the list of properties that appeared potentially eligible to the NRHP could be further refined. This stage culminated in a list of 291 properties that appeared eligible for the NRHP. This portion of the survey began in November 1997 and continued until the spring of 1999.

The final phase was the evaluation of the properties that were identified in the intensive survey as potentially eligible for the NRHP. DPR523 records were prepared for these

properties. This portion of the project began in August 1999 and continued through June 2000.

More detail on each of these three survey stages or phases is provided below.

INITIAL RECONNAISSANCE SURVEY

The first step in the project was to narrow the total number of properties in the City that would be addressed by the intensive survey and to focus the project efforts on those properties most likely to be significant.

There are approximately 20,000 parcels in the City and nearly that many buildings. About 6,600 buildings were built in 1947 and earlier. During the fall of 1997, Dames & Moore conducted an initial reconnaissance field survey in order to focus the project efforts on that portion of the 6,600 buildings that were most likely to be significant. Using maps and an address list, with dates of construction provided by the City, Dames & Moore's architectural historian drove past each of these properties and, based on appearance, coded each one on maps in a manner that resulted in a list of properties that were prioritized for further study. The list was divided into two categories for further research:

1. A list of approximately 600 properties that appeared to be the most significant architecturally. During the research phase of the survey these properties became known as Study Priority 1.
2. A list of about 2,700 properties that were at least 50 years old and possessed integrity. However, these properties were not obviously distinguished for architectural reasons. During the research phase of the survey these properties became known as Study Priority 2.

Properties were assigned to the Study Priority categories based on visual qualities only. Buildings that possessed integrity and appeared most likely to meet the criteria for the NRHP were placed in Study Priority 1. Most of these appeared likely to be significant under NRHP criterion C (design). This judgement was made on the basis of design quality, the use of materials, building type, and location. Buildings that possessed integrity but did not appear likely to meet NRHP criterion C were placed in Study Priority 2.

In addition, there were approximately 3,300 properties out of the original 6,600 pre-1948 properties with little or no potential for significance. (It should be noted that the volunteers drove through the portions of the City that were color-coded as built after 1947 to double check that no pre-1948 properties were overlooked in the initial reconnaissance survey and marked these on the maps.)

INTENSIVE SURVEY

Field Research

Field research involved recording information about the property (how it looks today) on field forms and taking photographs. In almost every case, the unit of study was the assessor's parcel. Many parcels included more than one building. If more than one building on a parcel appeared to predate 1948, such as a house and barn, a house and garage, or a group of bungalows in a bungalow court, we endeavored to create a field form and take a photograph of each. Thus, a property file often contains more than one field form and photographs of more than one structure.

Historic Contexts

Historic contexts are general histories of a variety of subjects which make it possible to compare and evaluate individual properties. In some cases existing research can serve as an historic context as was the case for aviation, schools, and women in Palo Alto. In many cases, historic contexts had to be prepared. Volunteers gathered material into files to be used in preparing historic contexts on automobiles, transportation, Blacks/Afro-Americans, and many important architects and builders. Volunteers completed historic contexts on: the Seale Addition, the Chinese, the Japanese, cottage courts in College Terrace, and apartments and boarding houses in Palo Alto. In addition, Dames & Moore's architectural historian prepared numerous brief context statements and lists of sources that provided contexts for evaluating significance in relation to architectural styles, building types, architects and builders, and other subjects.

Archival Research

Archival research involved gathering information from a variety of sources to provide information for the property's physical description (past and present) and history. It involved general research as well as focused research on individual properties. This information was placed in the property files. Most property files included Sanborn maps, print-outs of current

assessor's information and assessor's parcel maps from Metroscan, and information from the city's computerized BODS files including old tax assessor's cards and permit information. In addition there was information in many files from individualized property research. Different research strategies were used to gather information on the Study Priority 1 properties as compared to the Study Priority 2 properties, as described below.

Study Priority 1 Properties

The 600 buildings in Study Priority 1 were those which were most obviously of potential significance. This was the first group of buildings to be addressed in the Intensive Survey. Dames & Moore designed field survey forms and trained volunteers to conduct the field survey and to photograph all the buildings in this group.

For each building, we tried to answer two basic sets of questions.

About the physical structure, we tried to answer the following:

- Why does it look the way it does?
- What is the style, source of decoration, and plan?
- When was the building designed and built?
- What were the materials and methods of construction?
- How has the property been used?
- What changes have taken place?

About the history of the building, we tried to answer the following:

- Who has owned the property?
- Who designed buildings on the property?
- Who built the buildings?
- How has the building been used?
- What biographical information is available about the owners or tenants?
- What important events occurred on the property?

The answers to these questions were established by the efforts of the volunteers and the Dames & Moore team.

To answer these questions, the volunteers were trained to conduct research for each property in public records, city directories, historic property maps, Sanborn maps, biographical files, and census records. This information was supplemented by city-wide research using indexes to newspapers and architectural periodicals that provided original owners, architects, builders, building types, and cost of construction. Because of the social makeup of Palo Alto, research in *Who's Who* provided biographies on a large number of prominent individuals who lived in the city. All of this research was monitored by Dames & Moore for completeness.

Study Priority 2 Properties

The 2,700 buildings in Study Priority 2 presented a different problem than the 600 buildings in Study Priority 1. Study Priority 2 properties were at least 50 years old, and they possessed integrity, but they were not obviously distinguished for architectural reasons. Many of these properties were typical examples of common local building types, such as stucco bungalows of the 1910s and 1920s, Spanish or Period Revival style houses of the 1920s and 1930s, and Ranch Style tract houses of the 1940s. In another city or in another context, some of these same buildings would be more distinctive and might be significant. Many of these buildings were inexpensive when built, were designed by builders, and lacked design distinction.

When these buildings met the criteria of significance, it was most often because of associations with significant historical patterns or events, or with significant persons.

Because of the character of the buildings in Study Priority 2, a research and documentation process was developed that was different than the process for Study Priority 1. Because by definition these buildings were not obviously distinguished for architectural reasons, we looked for other kinds of significance. Instead of researching every one of this large number of buildings searching for significance, we started with general resources that provide an indication of significance and applied them to individual buildings. For example, much more than in Study Priority 1, we relied on city-wide sources to identify potentially significant properties. From our historic contexts, we identified properties that had historical associations even though they may not be architecturally distinguished. From our city-wide research in architectural publications, we identified buildings with prominent architects or owners. For those with prominent architects, we looked again at the buildings themselves

in the context of their work. From our research in *Who's Who* and local biographical files, we identified properties that had associations with prominent individuals.

There were 2,700 buildings in Study Priority 2. Of these, 1,300 were built before 1931; 800 were built from 1931 to 1944; and 600 were built from 1945 to 1947. For the 600 built from 1945 to 1947, the new way in which many of these were built suggested a new way to approach their documentation and evaluation. Before World War II most buildings were built individually or in small groups and even whole planned subdivisions were gradually built out. After the war, subdivisions were commonly planned and built all at once — with 100 or more buildings built at a time by one builder. For buildings built in 1945 to 1947 in large subdivisions, we treated the subdivision as the primary unit of development. For the one subdivision from that period that appeared to possess integrity, we addressed it as whole and did not document each individual house in detail. At the same time, research in general sources (e.g. *Who's Who* and biographical files) still identified individual properties with important historical associations.

Property Files

For each property in Study Priority 1, and for all those properties in Study Priority 2 for which research was generated, a file was created, including a label with an address, assessor's parcel number, and map reference code. As the volunteers and other project personnel completed tasks, information was placed in the files including field survey forms, photographs, research notes, and copies of research material. This information is part of the archive at the Palo Alto Public Library.

Interim Report of January 1999

During the survey update process the City was simultaneously reviewing its Historic Preservation Ordinance. The City Council required information on the types and numbers of properties that would be eligible for the NRHP or CRHR in order to inform the public and to make decisions regarding the ordinance. They requested that Dames & Moore prepare a report that provided information on the number of properties that could be NRHP or CRHR eligible. In January 1999, after completion of the field survey and a substantial amount of research, Dames & Moore presented a report with tables summarizing interim assessments of Study Priority 1 and Study Priority 2 properties. Of the 3,222 properties reviewed by Dames & Moore in the January 1999 report:

- 291 appeared potentially eligible both for the NRHP and for the CRHR.
- An additional 1,789 properties appeared potentially eligible for the CRHR.
- 1,111 properties appeared not significant either for the NRHP or CRHR.
- 31 properties could not be assessed because they could not be adequately seen from the right-of-way due to trees, fences, or siting.

At this point, having served their function, the terms Study Priority 1 and Study Priority 2 were retired.

Following the review of the interim reports, the City contracted with Dames & Moore to prepare NRHP evaluations on California Historic Resources (DPR523) records of the properties that appeared potentially eligible for the NRHP. In addition, 12 properties that had been designated as new “Landmarks” by the City under the Interim Historic Ordinance were evaluated.

TASKS REQUESTED BY THE CITY

In addition to the tasks related to updating the City’s historical survey from 1979, the City requested a review of the Category 3 and 4 properties in the existing Inventory and a review of the integrity of the Professorville Historic District. The City’s Planning Director had a series of requests for information or research related to historic property issues not covered in other project tasks. These tasks are described below.

Review of Category 3 and 4 Properties

The purpose of this task was to identify properties in Categories 3 and 4 of the existing Inventory that have lost integrity since they were originally designated.³ It was not to reassess the significance or eligibility of these properties. Some properties had already been substantially altered by the time they were designated, and we have noted these but did not consider them to have lost integrity since they were designated in that condition. Assessments

³ Properties in Categories 1 and 2 of the existing Inventory were not reviewed during the survey update.

of the integrity of Category 3 and 4 properties on Palo Alto's existing Inventory were made during mid-March thru mid-May 1999 by Michael Corbett.

For properties in categories 3 and 4, a file was created for each property. In each file was placed a copy of the DPR form (the state form on which properties were recorded and assessed for the existing Inventory), a photocopy of the photograph taken at the time of the 1979 survey, an APN map and Metroscan property printout, and copies of building permit applications and Tax Assessor's cards from the BODS system. In addition, other material gathered during the previous survey efforts was added, when it was available. The most common information added were biographical entries from *Who's Who in America* and the *Palo Alto Community Book* and information on architects, builders, owners, and costs from the indexing of architectural periodicals. Research conducted in city records by Dennis Backlund, a member of the Historic Resources Board, was extremely helpful. This research documented hard-to-find information from records of plans, building permit applications, correspondence, and other information and was field checked. This research provided information about alterations.

Dames & Moore's architectural historian reviewed the information in the property file (listed above) for each Category 3 and 4 property; reviewed the property in the field; and determined whether or not alterations or additions to the property constituted a loss of integrity. A report and summary table was submitted to the City in June 1999.

Review of Integrity in the Professorville Historic District

The Professorville Historic District was documented on a National Register of Historic Places (NRHP) Registration form prepared in 1979. This form served as the basis for listing the historic district on the NRHP on 1 January 1980 and for its initial designation as a City of Palo Alto Historic District. The NRHP district has not changed since 1980, but the Palo Alto Historic District boundaries were enlarged in 1993, and perhaps one or more times before 1993 as well. The identification of the district by different entities at different times with different boundaries has resulted in confusing and incomplete documentation of the Professorville Historic District.

In addition, because the initial documentation was prepared in 1979, long before more rigorous guidelines for preparation of NRHP nominations were disseminated in *National*

Register Bulletin 16A: How to Complete the National Register Registration Form (1991), the documentation does not include the kind of information and the amount of detail that is required today and that is needed in regulating a historic district, whether as a NRHP district, or a city district.

The purpose of this task was to review the existing documentation on the Professorville historic district in order to: 1) compare this to documentation to current standards used in preparing National Register of Historic Places (NRHP) registration forms and note deficiencies in the existing documentation based on current standards; and 2) review the integrity of properties within the Professorville Historic District in order to identify which properties lacked integrity (non-contributing to the district). Review of the existing documentation and assessments of the integrity of Professorville properties were made by Michael Corbett during mid-March thru mid-May 1999. A report and summary table was submitted to the City in July 1999.

Requests from the Planning Director

Over the course of the survey update, the City's Planning Director had a series of requests for information or research related to historic property issues not covered in other project tasks. These issues were addressed by Dames & Moore, usually in the form of a short memo.

PREPARATION OF DPR523 RECORDS

In California, the results of surveys and the evaluations are typically summarized and recorded on a standard form known as the California State Historic Properties (DPR523) Record. Preparation of the DPR523 records was the final phase of evaluation process. Beginning in January 1999, Dames & Moore, the volunteer team, and the city staff team worked to complete the research necessary to prepare DPR523 records on the 291 properties identified in the January 1999 report. In the fall of 1999, when the research was nearing completion, Dames & Moore began the preparation of the evaluations on DPR523 records.

In order to meet the photographic requirements for the DPR523 records, Dames & Moore took photographs of all properties that were to be evaluated. The DPR523 records were completed in June 2000. They were reviewed by City planning staff in June and July 2000, and the final revisions were prepared in July 2000.

FINAL SURVEY REPORT

A final survey report was prepared to provide the findings of the survey update and to include the various types of information that were developed during the survey. The contents of the final survey report include Executive Summary, Historical Overview of Palo Alto's Built Environment (Chapter 1), Survey Methodology (Chapter 2), Findings (Chapter 3), Potential Historic Districts Summaries (Chapter 4), Multiple Property Nominations Summaries (Chapter 5), Historical Contexts Summaries (Chapter 6), Bibliography (Chapter 7), List of Volunteers (Chapter 8), and DPR523 records (Chapter 9).

INFORMATION ARCHIVED FROM THE SURVEY

Information that was gathered and generated over the course of the survey update has been archived. For information developed as part of the survey update, such as property files, DPR523 records, historic contexts, etc., interested persons should contact the City of Palo Alto Planning Division or the history librarian at the Palo Alto Public Library.

PERSONNEL

The Palo Alto Historical Survey Update was the result of the combined efforts of Dames & Moore, local volunteers, and City Planning staff. Each groups' roles are described below.

Dames & Moore

In addition to developing the survey methodology, Dames & Moore defined areas of the project that the volunteers would undertake and provided training, oversight, and review of their work by a qualified architectural historian. Dames & Moore evaluated all properties in the Intensive Survey; prepared the DPR523 forms; prepared or supervised the preparation of historical contexts, and prepared the final survey report. The project was directed by Michael Corbett, an architectural historian who meets the qualifications prescribed by the Secretary of the Interior's Standards for architectural historians. Mr. Corbett conducted the initial reconnaissance survey and developed the Study Priority lists, provided training for the volunteers, oversaw the field and archival research activities of the volunteers, and prepared the evaluations and DPR523 records. Denise Bradley, who meets the Secretary of the Interior's Standards for historians, was project manager for Dames & Moore and assisted Mr. Corbett in the review and preparation of project reports and DPR523 records. In addition, Dames & Moore's staff included Jason Chaffin (research), Stephen Hardy (research and

writing), Brian Vahey (photography, word processing, and information organization), Lisa Awrey (photography), and Gary Goss (research).

Volunteers

The volunteers were involved in tasks that required them to record information. They were not involved in evaluating the significance of historic properties. The volunteers recorded information about the existing physical appearance of buildings in Study Priority 1 (using field forms prepared by Dames & Moore), took photographs of these buildings, conducted property specific research for Study Priority 1, maintained files on each property, and researched and wrote historical contexts. Some of the volunteers substantially increased their commitment to the project, contributing many hours to research and other important tasks essential to the successful completion of the survey. The volunteers' efforts were coordinated by Nancy Huber, President of Palo Alto Stanford Heritage (PAST), and Beth Bunnenberg, President of the Palo Alto Historical Association (PAHA). The volunteers were recruited from these organizations and from the community at large. Carol Murden, Chair of the Research Committee for PAST, compiled and organized previously collected historical materials and information for inclusion in the survey effort. Craig Hudson, Mill Valley architect, indexed architectural journals for articles about buildings in Palo Alto. A list of the volunteers is included in Chapter 8.

City Planning Staff

Virginia Warheit, Senior Planner, served as the City's project manager. In addition, during the course of the project, in order to meet interim deadlines established by the Planning Department, the City hired several research assistants from the pool of volunteers. These research assistants were able to commit substantially more time to the project than had been reasonable for volunteers. The City's research assistants, under the supervision of Virginia Warheit, were Sonia Dorfman, Ruth Sloan, and Dorothy Reller. Finally, Dennis Backlund made substantial contributions to the survey update both as a volunteer, and at the end, as a member of the City's Planning Division staff.

FINDINGS

The Palo Alto Historical Survey Update evaluated 291 properties for individual eligibility for the National Register of Historic Places (NRHP). Of these 291 properties, 165 appear eligible for the NRHP and 126 appear ineligible for the NRHP. The Evaluation Table, on the following pages, provides a listing of all properties and their eligibility.

In addition to the properties that were evaluated for individual eligibility for the NRHP, 13 potentially significant historic districts that warrant further study to determine their NRHP eligibility were identified:

- Christmas Tree Lane (1700-1800 blocks of Fulton Street)
- Coastland Subdivision
- Crescent Park
- Emerson-Hamilton Downtown Expansion Area
- Emery Subdivision
- Green Gables Subdivision
- Hamilton-University Avenues
- Palo Alto Avenue - San Francisquito Creek
- Professorville
- Roble Ridge Road-Matadero Avenue
- Seale Addition
- Southgate
- University Park Residential Historic District

More information on the historic districts can be found in Chapter 4.

Three multiple property types were identified:

- Square Cottages
- Two-Story Square Boxes
- Cottage Courts of College Terrace

More information on these multiple property types can be found in Chapter 5.

EVALUATION TABLE					
Address	Street	NRHP Eligible Under Criterion			Not NRHP Eligible
		A	B	C	
471	Addison Ave			✓	
650	Addison Ave				×
201	Alma St	✓		✓	
1101	Alma St			✓	
RR Bridge	Alma St over San Francisquito Creek	✓		✓	
2230	Amherst St	✓		✓	
695	Arastradero Rd	✓		✓	
2264	Bowdoin St			✓	
162	Bryant St	✓		✓	
541-549	Bryant St	✓		✓	
635	Bryant St	✓		✓	
730	Bryant St	✓		✓	
802-804	Bryant St	✓		✓	
806	Bryant St	✓		✓	
840	Bryant St	✓			
846	Bryant St	✓		✓	
1501	Bryant St				×
1536	Bryant St				×
1701	Bryant St				×
2000	Bryant St				×
2020	Bryant St				×
2160	Bryant St			✓	
2183	Bryant St				×
336	Byron St			✓	
518	Byron St	✓		✓	
2130	Byron St				×
2277	Byron St			✓	
321	California Ave	✓		✓	
421	California Ave			✓	
1382	California Ave			✓	
1590	California Ave	✓		✓	
526	Center Dr				×
555	Center Dr			✓	
560	Center Dr				×
850	Center Dr				×

✓ = NRHP eligible
 × = not NRHP eligible

EVALUATION TABLE					
Address	Street	NRHP Eligible Under Criterion			Not NRHP Eligible
		A	B	C	
471	Channing Ave	✓		✓	
667-669	Channing Ave	✓		✓	
751	Channing Ave	✓		✓	
545	Chaucer St		✓		
560	Chaucer St		✓	✓	
352	Churchill Ave				×
538	Churchill Ave	✓			
265	Coleridge Ave				×
356	Coleridge Ave				×
380	Coleridge Ave			✓	
418	Coleridge Ave	✓	✓	✓	
440	Coleridge Ave				×
509	Coleridge Ave		✓	✓	
537	Coleridge Ave		✓		
570	Coleridge Ave	✓		✓	
631	Coleridge Ave				×
660	Coleridge Ave	✓		✓	
335	College Ave				×
643-645	College Ave	✓		✓	
1032	College Ave			✓	
1080	College Ave	✓			
1325	College Ave				×
464	Colorado Ave				×
872	Colorado Ave				×
2025	Columbia St		✓		
2115-2121	Cornell St	✓		✓	
2127-2133	Cornell St	✓		✓	
127	Cowper St				×
250	Cowper St	✓		✓	
330	Cowper St	✓			
818-820	Cowper St	✓			
904	Cowper St	✓	✓	✓	
1535	Cowper St	✓	✓		
1570	Cowper St			✓	
1620	Cowper St	✓		✓	
1741	Cowper St				×

✓ = NRHP eligible

× = not NRHP eligible

EVALUATION TABLE					
Address	Street	NRHP Eligible Under Criterion			Not NRHP Eligible
		A	B	C	
1965	Cowper St	✓	✓	✓	
2005	Cowper St		✓		
2025	Cowper St				×
2065	Cowper St				×
2085	Cowper St				×
2150	Cowper St	✓		✓	
2175	Cowper St		✓	✓	
2200	Cowper St				×
1	Crescent Dr				×
39	Crescent Dr				×
50	Crescent Dr	✓	✓	✓	
51	Crescent Dr				×
63	Crescent Dr			✓	
75	Crescent Dr	✓		✓	
79	Crescent Dr				×
1275	Dana Ave			✓	
2050	Dartmouth St				×
2601	East Bayshore Road	✓		✓	
530	E Crescent Dr				×
541	E Crescent Dr			✓	
548	E Crescent Dr				×
590	E Crescent Dr				×
1400	Edgewood Dr				×
1401	Edgewood Dr		✓	✓	
1444	Edgewood Dr				×
1449	Edgewood Dr		✓		
1456	Edgewood Dr				×
1474	Edgewood Dr		✓	✓	
1485	Edgewood Dr			✓	
2171	El Camino Real			✓	
311	El Carmelo Ave			✓	
317	El Carmelo Ave				×
Underpass	Embarcadero Rd at Alma	✓			
2560	Embarcadero Rd	✓		✓	
150-152	Emerson St				×

✓ = NRHP eligible

× = not NRHP eligible

EVALUATION TABLE					
Address	Street	NRHP Eligible Under Criterion			Not NRHP Eligible
		A	B	C	
210-216	Emerson St	✓		✓	
532	Emerson St				×
534	Emerson St				×
611-623	Emerson St	✓		✓	
731	Emerson St	✓		✓	
945-949	Emerson St	✓			
1215	Emerson St		✓		
1260	Emerson St				×
1436-1464	Emerson St	✓		✓	
1520	Emerson St				×
482	Everett Ave	✓		✓	
332	Forest Ave	✓		✓	
446	Forest Ave	✓		✓	
555	Forest Ave	✓		✓	
721	Forest Ave				×
765	Forest Ave				×
788	Forest Ave				×
939	Forest Ave		✓	✓	
1055	Forest Ave			✓	
1078	Forest Ave				×
1001	Fulton St	✓	✓		
1011	Fulton St	✓		✓	
1726	Fulton St			✓	
365	Guinda St	✓	✓	✓	
381	Guinda St			✓	
619	Guinda St				×
752	Guinda St				×
1151	Guinda St				×
551	Hale St	✓	✓		
132-136	Hamilton Ave	✓		✓	
571	Hamilton Ave				×
723	Hamilton Ave				×
755	Hamilton Ave		✓	✓	
855	Hamilton Ave	✓		✓	
870	Hamilton Ave				×
909	Hamilton Ave				×

✓ = NRHP eligible

× = not NRHP eligible

EVALUATION TABLE					
Address	Street	NRHP Eligible Under Criterion			Not NRHP Eligible
		A	B	C	
925	Hamilton Ave			✓	
940	Hamilton Ave				×
951	Hamilton Ave	✓		✓	
955	Hamilton Ave				×
972	Hamilton Ave			✓	
975	Hamilton Ave	✓		✓	
1044	Hamilton Ave				×
1133	Hamilton Ave				×
1157	Hamilton Ave			✓	
1400	Hamilton Ave				×
1407	Hamilton Ave		✓	✓	
1423	Hamilton Ave			✓	
1452	Hamilton Ave			✓	
47	Hamilton Ct				×
2257	Hanover St				×
2131	Harvard St		✓		
365	Hawthorne Ave			✓	
375	Hawthorne Ave	✓	✓		
544-554	Hawthorne Ave			✓	
317	High St	✓		✓	
323	High St	✓		✓	
334	High St	✓		✓	
342-344	High St	✓		✓	
900	High St	✓		✓	
260	Homer Ave	✓		✓	
469	Homer Ave	✓		✓	
617-619	Homer Ave				×
680	Homer Ave	✓		✓	
175	Island Dr			✓	
185	Island Dr				×
151	Kellogg Ave				×
230	Kellogg Ave		✓		
270	Kellogg Ave	✓	✓	✓	
360	Kellogg Ave	✓		✓	
559	Kingsley Ave	✓	✓	✓	
656	Kingsley Ave				×

✓ = NRHP eligible

× = not NRHP eligible

EVALUATION TABLE					
Address	Street	NRHP Eligible Under Criterion			Not NRHP Eligible
		A	B	C	
437	Kipling St	✓		✓	
815	Kipling St	✓		✓	
817	Kipling St	✓		✓	
823-825	Kipling St	✓		✓	
832	Kipling St	✓		✓	
359	Leland Ave				×
630	Lincoln Ave	✓		✓	
660	Lincoln Ave				×
2931-2933	Louis Rd	✓			
249	Lowell Ave				×
353	Lowell Ave				×
426	Lowell Ave				×
663	Lowell Ave				×
411	Lytton Ave	✓		✓	
1511	Madrono Ave		✓		
1585	Madrono Ave				×
419	Maple St			✓	
441	Maple St				×
1528	Mariposa Ave				×
400	Marlowe St				×
960	Matadero Ave				×
651-653	Melville Ave				×
778	Melville Ave	✓		✓	
863	Melville Ave				×
211	Middlefield Rd		✓		
218	Middlefield Rd	✓			
225	Middlefield Rd				×
258	Middlefield Rd			✓	
1910	Newell Rd				×
1990	Newell Rd	✓		✓	
426	Palo Alto Ave	✓		✓	
436	Palo Alto Ave				×
750	Palo Alto Ave				×
1030	Palo Alto Ave				×
1120	Palo Alto Ave				×
Cistern	Palo Alto Ave at Hale	✓		✓	

✓ = NRHP eligible
 × = not NRHP eligible

EVALUATION TABLE					
Address	Street	NRHP Eligible Under Criterion			Not NRHP Eligible
		A	B	C	
1757	Park Blvd	✓		✓	
1795	Park Blvd	✓		✓	
3905	Park Blvd				×
1120	Parkinson Ave				×
285	Quarry Rd	✓		✓	
245	Ramona St	✓		✓	
828	Ramona St				×
912	Roble Ridge Rd				×
925	Roble Ridge Rd	✓	✓		
955	Roble Ridge Rd	✓	✓		
350	Santa Rita Ave				×
435	Santa Rita Ave			✓	
491	Santa Rita Ave				×
514	Santa Rita Ave				×
943	Scott St	✓	✓	✓	
165	Southwood Dr				×
170	Southwood Dr				×
245	Southwood Dr				×
2465	South Court				×
1425	Stanford Ave				×
1247	Stanford Ave			✓	
417	Tasso St				×
425	Tasso St	✓		✓	
604	Tennyson Ave				×
Underpass	University Ave at Alma	✓			
789	University Ave				×
1005	University Ave				×
1056	University Ave	✓		✓	
1068	University Ave				×
1125	University Ave				×
1250	University Ave				×
1307	University Ave				×
1310	University Ave				×
1330	University Ave				×
1341	University Ave			✓	
1405	University Ave				×

✓ = NRHP eligible

× = not NRHP eligible

EVALUATION TABLE					
Address	Street	NRHP Eligible Under Criterion			Not NRHP Eligible
		A	B	C	
1425	University Ave				×
1449	University Ave				×
1531	University Ave				×
1545	University Ave				×
1560	University Ave				×
1570	University Ave		✓	✓	
1750	University Ave				×
1755	University Ave				×
70	Waverley Oaks				×
121	Waverley St			✓	
311	Waverley St			✓	
313	Waverley St	✓		✓	
324-326	Waverley St	✓		✓	
333	Waverley St	✓		✓	
385	Waverley St	✓		✓	
650	Waverley St	✓		✓	
704	Waverley St				×
720	Waverley St	✓		✓	
821	Waverley St				×
845	Waverley St	✓		✓	
947	Waverley St	✓		✓	
959	Waverley St	✓		✓	
1525	Waverley St				×
1545	Waverley St	✓		✓	
1550	Waverley St				×
1801	Waverley St				×
2020	Waverley St				×
2070	Waverley St				×
2149	Waverley St				×
2205	Waverley St				×
251	Webster St	✓		✓	
530	Webster St	✓		✓	
619-623	Webster St	✓			
721	Webster St	✓		✓	
1235	Webster St	✓		✓	
1345	Webster St	✓		✓	

✓ = NRHP eligible
 × = not NRHP eligible

EVALUATION TABLE					
Address	Street	NRHP Eligible Under Criterion			Not NRHP Eligible
		A	B	C	
1935	Webster St			✓	
2121	Webster St				×
2280	Webster St			✓	
488	W Charleston Rd	✓			
536	W Crescent Dr				×

✓ = NRHP eligible
 × = not NRHP eligible

✓ = NRHP eligible
X = not NRHP eligible

POTENTIAL PALO ALTO HISTORIC DISTRICTS

The following areas have been identified as potential NRHP historic districts. This potential has been identified on the basis of the history of Palo Alto and on the presence of concentrations of older buildings. A historic district can be made up entirely of buildings that lack individual distinction if the group is cohesive and significant. In almost every case, additional study is needed before a definitive evaluation can be made of the potential historic districts. In most cases, an important factor in this additional study would be the definition of a period of significance, the definition of boundaries, and the evaluation of the integrity of the district.

The potential historic districts that have been identified include:

Christmas Tree Lane (1700-1800 blocks of Fulton Street)

Coastland Subdivision

Crescent Park

Emerson-Hamilton Downtown Expansion Area

Emery Subdivision

Green Gables Subdivision

Hamilton-University Avenues

Palo Alto Avenue - San Francisquito Creek

Professorville

Roble Ridge Road-Matadero Avenue

Seale Addition

Southgate

University Park Residential Historic District

CHRISTMAS TREE LANE (1700-1800 BLOCKS OF FULTON STREET)

The 1700 and 1800 blocks of Fulton Street were developed between 1930 and 1940 with single family houses for middle to upper middle class residents. The houses are generally two-story stucco clad buildings in the following period revival styles — Monterey Revival, French Norman Revival, English Tudor Revival, Spanish Colonial Revival, and Colonial Revival. These blocks are unusually cohesive because they were built within a ten year period in compatible styles and because of a canopy over the street formed by a row of mature sycamore trees along each side. The architectural cohesiveness of this block is unusual in Palo Alto outside of Professorville and the post World War II subdivisions. In particular, it is unusual for areas built-up in the 1940s. Elsewhere, houses of this period are generally mixed in with other houses built earlier and later. Located on the south side of Embarcadero Road, these blocks were conveniently located for access by automobile to the Bayshore Highway at one end and to Stanford University at the other end of Embarcadero Road.

Christmas Tree Lane acquired its nickname from a tradition begun in 1940 of coordinated displays of lights and decorations at Christmas time.

Sources

MetroScan/Santa Clara. County assessor's information on Palo Alto properties including assessor's parcel map. 1997.

Palo Alto Historical Association. Consolidated and sorted Index to Newspapers and Architectural Journals.

Palo Alto Historical Association. *The Streets of Palo Alto*. Tall Tree Publications vol. 4:2, revised. Palo Alto: Palo Alto Historical Association and the Palo Alto Board of Realtors, 1991.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

COASTLAND SUBDIVISION

The Coastland Subdivision is among the earliest post-war subdivisions in Palo Alto, and it represents an important step in the business of subdivision development between that represented by Green Gables and the better known and later subdivisions of Joseph Eichler. Like Green Gables, Coastland was designed and built by a single development team. Unlike Green Gables, Coastland was built all at once — almost every house was built in 1947. The mass production of houses in this manner was a direct result of the experience of rapid construction for military personnel and war-industry workers during World War II.

Although the exact boundaries of the Coastland development are not known, it appears to have been slightly smaller than Green Gables — roughly 100 houses. Like Green Gables, the houses in this neighborhood were variations on a few ranch style models.

Architecturally, this was a conservative neighborhood, one where the economy of mass production was its principal selling point. This was in contrast to the later Eichler subdivisions where innovative modern houses were also part of the formula. In plan, Coastland was similar but less complex than Green Gables. The organization of streets was intended to discourage through-traffic. Neighborhoods like this were promoted as safer for children at a time when two things were happening — more babies than ever before were being born, and more people than ever before were driving cars.

There are surprisingly few visible alterations to houses in this neighborhood, resulting in a high degree of integrity.

Sources

Albrecht, Donald, editor. *World War II and the American Dream: How Wartime Building Changed a Nation*. Washington, D.C.: National Building Museum and Cambridge: MIT Press, 1995.

MetroScan/Santa Clara. County assessor's information on Palo Alto properties including assessor's parcel map. 1997.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1962.

CRESCENT PARK

Crescent Park appears significant as an upper middle class subdivision of the 1920s and 1930s. As much as any other neighborhood it represents the self-conscious attempt by Palo Alto civic leaders and the real estate industry to create an elite community by establishing minimum costs and design standards, and by excluding minority groups. The earliest residents typically included attorneys, real estate developers, and business executives with San Francisco companies.

The subdivision was established in several phases from 1923 to the 1950s. Crescent Park subdivisions I, II, and III were established and largely developed before World War II. Altogether these subdivisions occupy an area two to three blocks wide in the north part of the city along the right bank of San Francisquito Creek. The street plan is a mix of long curvilinear avenues and short cross streets that terminate at the creek. The naturalistic character of most of the neighborhood is in contrast with one of its principal streets, Crescent Drive, whose semicircular geometry has a formal character.

Crescent Park is conspicuous by its location — University Avenue is one of its main streets — and serves as an impressive gateway to Palo Alto from the north. Unlike the Seale Addition and Southgate, two areas that competed for the same residents, Crescent Park was always primarily accessible by automobile. The streetcar line on University Avenue was removed in 1925, before the development of Crescent Park had progressed very far. Crescent Park and the Bayshore Highway were planned at about the same time. Later, Crescent Park was served by the Bayshore Freeway (U.S. 101) and the Dumbarton Bridge.

Crescent Park was developed by the local real estate firm of Wasson and Hare (1923), and its successors, Place, Brewer, and Clark (1924), and Hare, Brewer, and Clark. It was subdivided into lots ranging in size from standard suburban lots to large “villa lots” and developed with single family houses, usually with detached garages. Houses were designed in a mix of styles, predominantly Spanish or Mediterranean Revival, Monterey Revival, Colonial Revival, and various period revival styles including Tudor and Norman. The most prolific designers were probably Joseph L. Stewart, a San Francisco architect, and Harry H. Dabinett, a Palo Alto builder. Most of the leading architects in Palo Alto

were also represented, including Birge and David Clark, Leslie Nichols, Charles K. Sumner, and John K. Branner.

While the precise boundaries of the historic district must be defined, they fall within the boundaries of Crescent Park subdivisions I, II, and III, bordered by San Francisquito Creek, Chaucer Street, Hamilton-Center-Dana streets, and Newell Road.

Sources

Boghosian, Paula and John Beach. *Historical and Architectural Resources of the City of Palo Alto: Inventory and Report*. Prepared by Historic Environment Consultants for the City of Palo Alto, 1979.

Byxbee, J.F., Palo Alto City Engineer. *Map of the City of Palo Alto*. 1949.

MetroScan/Santa Clara. County assessor's information on Palo Alto properties including assessor's parcel map. 1997.

Palo Alto Historical Association. Consolidated and sorted Index to Newspapers and Architectural Journals.

Palo Alto Times. "Tomorrow heralds the opening of Crescent Park; The Paradise of the Peninsula. . . ." advertisement. 5 May 1923.

Palo Alto Times. "The first home in Crescent Park is now being erected by the Minton Company . . ." advertisement. 28 July 1923.

Palo Alto Times. "Crescent Park . . . Street-work has started . . ." advertisement. 21 June 1924.

Winslow, Ward and the Palo Alto Historical Association. *Palo Alto: A Centennial History*. Palo Alto: Palo Alto Historical Association, 1993.

EMERSON-HAMILTON DOWNTOWN EXPANSION AREA

Until the early 1920s, the area around Hamilton and Emerson streets was a mix of small dwellings, apartment buildings, stables, and vacant lots. Palo Alto's downtown commercial district was predominantly along University Avenue and in the first block of the cross streets on either side of University. In the early 1920s, according to "Commercial Buildings in Palo Alto Designed by the Office of Birge M. Clark," the principal proponent of continued development of University Avenue was the University Realty Company, owned by William Cranston and Norwood B. Smith. "It was quite obvious that let alone, University Avenue would develop as a typical main street" (Clark, p. 3).

According to the history of Clark's work, several downtown businessmen believed that it would be better for the city if downtown Palo Alto developed in a broader pattern, especially to the southeast of University Avenue. Clear records are not available to explain why this was so. However, the implication in articles about the Cardinal Hotel and other projects was that downtown would be healthier if it developed closer to the railroad station and Stanford University, rather than farther away on University toward Middlefield. Proponents of this idea, including Alfred Seale, a real estate developer and E.C. Thoits, a shoe merchant, formed the Palo Alto Improvement Company to expand downtown in the vicinity of Hamilton, Ramona, and Bryant streets. The University Realty Company and the Palo Alto Improvement Company represented opposing visions of the future of downtown Palo Alto.

According to the Clark history, the University Realty Company announced plans for a new hotel at the northeast corner of University Avenue and Waverley Street in early 1922. The Palo Alto Improvement Company quickly responded by proposing a rival hotel at the west corner of Ramona and Hamilton streets—the Cardinal Hotel (Clark, pp. 3-4). This would be the anchor of the new business area. (Copies of newspaper articles in the Cardinal Hotel file provide conflicting information from the Clark version. The Cardinal Hotel was announced 24 October 1923, and in an article the following day, it is apparent that the other hotel is proposed for the Stanford campus not at University and Waverley. In addition, Philip Lansdale, who Clark identified as leader of the Palo Alto Improvement

Club, is described as the proponent of the campus hotel. Additional research is necessary to resolve these contradictions.)

The Palo Alto Improvement Company was listed in the *Palo Alto Directory* from 1923 to 1925 and evidently remained in existence until at least 1927. During the 1920s, as the economy boomed, development continued to occur on University Avenue and an important new area also developed southeast of University. The Palo Alto Improvement Company appears to have played a major role in the development of this new area. From 1922 to 1927, the Palo Alto Improvement Company was involved in the development of the following sites:

1. 200-226 Hamilton Avenue. Contract awarded 5 December 1922. Occupied 9 November 1923.
2. 201 Hamilton Avenue. Post Office relocated to space in this existing building (Native Sons) in 1922.
3. 235 Hamilton. Cardinal Hotel, announced 8 October 1923, opened December 1924.
4. 611-623 Emerson Street. Announced 10 November 1923. Completed 15 March 1924.
5. 624-640 Emerson Street. Announced 1 April 1924.
6. 267 Hamilton Avenue. Post Office relocated to space in this building, known as the Medical-Dental Building, Professional Building, and Hamilton Building in 1927.
7. 380 Hamilton Avenue. U.S. Post Office. (The Palo Alto Improvement Company advocated this site, according to Clark (p. 5), but was not the client.)

Despite some remodeling and demolition, this area appears to retain integrity for listing in the NRHP. Apart from the very different Ramona Street Historic District, it is the only extensive area of the early commercial center of Palo Alto to survive relatively unaltered.

Sources

Boghosian, Paula and John Beach. *Historical and Architectural Resources of the City of Palo Alto: Inventory and Report*. Prepared by Historic Environment Consultants for the City of Palo Alto, 1979.

Clark, Birge. "Commercial Buildings in Palo Alto Designed by the Office of Birge M. Clark." Typescript filed in obituary file of Birge Clark at Palo Alto Public Library. 29 July 1976.

Palo Alto City Directory. 1896-1960.

Palo Alto Historical Association. Palo Alto historical survey files — properties. Palo Alto Public Library.

Palo Alto Historical Association. Palo Alto historical survey files — subjects. Palo Alto Public Library.

Palo Alto Historical Association. Consolidated and sorted Index to Newspapers and Architectural Journals.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1908.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

EMERY SUBDIVISION

The neighborhood along Byron and Webster streets in the vicinity of Santa Rita and North California avenues was built up in the 1930s and 1940s. It was developed following the closure and demolition of the Seale Academy operated from 1920 to 1925 by Dr. Grenville Emery in the former residence of Henry Seale. This house was the headquarters of the Seale Ranch which was subdivided and developed in large part as the Seale Addition. Located in the west corner of the Seale Addition, this area was separately developed as the Emery Subdivision No. 1 and No. 2. The neighborhood is characterized by a mix of period revival style houses from the late 1930s and ranch style houses from 1944 to 1947. Most of the houses are one-story structures. The houses were built for middle class residents.

This area is distinctive because of the particular mix of architectural styles and because of its visual cohesiveness derived from its construction within a short period. As a subdivision, it is unusual in that it appears to have been developed on an old pattern — lot by lot and house by house by individual owners and builders. Most neighborhoods with a predominance of similar middle class ranch style houses would have been built on a new pattern — all houses would have been built by a single developer and builder.

Additional research is necessary to clarify the history of this neighborhood and to define the boundaries of a historic district.

Sources

Byxbee, J.F., Palo Alto City Engineer. *Map of the City of Palo Alto*. 1949.

MetroScan/Santa Clara. County assessor's information on Palo Alto properties including assessor's parcel map. 1997.

Palo Alto Historical Association. Consolidated and sorted Index to Newspapers and Architectural Journals.

Winslow, Ward and the Palo Alto Historical Association. *Palo Alto: A Centennial History*. Palo Alto: Palo Alto Historical Association, 1993.

GREEN GABLES SUBDIVISION

The Green Gables Subdivision, whose first houses were built in 1938, was among the first subdivisions in the city built according to a new model in which a large number of houses were designed and built by a single developer. (The earliest such subdivision mentioned by Winslow was Leland Manor in 1939, one year later than Green Gables.) Green Gables consisted of 184 houses on small suburban lots for middle class residents. The first houses were built in groups of ten on variations of standard plans with “each home an individual architectural design” — generally Colonial Revival or English vernacular cottages in style. An “optional second floor” was available under the roof. Original restrictions included a minimum size of 1,000 square feet, “race exclusions,” and the exclusion of large billboards, lodging and boarding houses, and live poultry. The street plan, which consists of an orthogonal spiral, from a small block at the center to a large block at the edges, represents a break with earlier street plans, such as the original grid of city and the naturalistic curves of Crescent Park. This plan discourages through traffic and establishes an isolated, inward-looking neighborhood advertised as “safe for children.” The controlled character of the neighborhood was enhanced by the presence of a pole line for utilities behind the houses in the center of the blocks and by the provision of lawn sprinklers on each lot.

This subdivision is significant as an early example (perhaps the first) of a type of development that would be the dominant form of development in the city after World War II and would characterize approximately half of the city by the 1960s. The initial development of Green Gables in 1938 was by Cornish and Carey. After the war further development was proposed by Sunlite Homes with Barrett & Hilp, contractors, in 1946. The Green Gables Home Owners Association fought this development on the grounds that it would violate established standards and cheapen the neighborhood, in part, because the houses would be clad in a manufactured fiberboard called Homasote. One hundred sixteen of these houses were prefabricated by Barrett & Hilp in a Redwood City plant and assembled in two to three days, without exterior Homasote by 1949. These were similar in style and appearance to the houses built in 1938. The development of the neighborhood was completed by Eichler Homes around 1950 with 57 houses designed by Anshen & Allen, architects. Like other Eichler developments, these houses were modern in character.

Green Gables appears to have relatively few substantial alterations to the houses, and the neighborhood as a whole looks much as it did when it was completed. A detailed survey would be necessary to discover the degree of alterations that have occurred.

Sources

Jester, Thomas C., editor. *Twentieth Century Building Materials*. Washington: National Park Service and McGraw Hill, 1995.

MetroScan/Santa Clara. County assessor's information on Palo Alto properties including assessor's parcel map. 1997.

Miller, F.S., surveyor. *Tract No. 66: Green Gables, Palo Alto*, Map prepared for Cornish & Carey Realtors - subdividers, 1938.

Palo Alto Times. "Choose Your Home or Homesite in Palo Alto's Green Gables" advertisement. 5 August 1938.

Palo Alto Times. "Green Gables in Uproar over Prefab Houses." 2 April 1946.

Palo Alto Times. "City Bans Homasote as exterior House Finish." 8 April 1946.

Palo Alto Times. "Eichler Homes Opening first of 57 units." 12 May 1950.

Winslow, Ward and the Palo Alto Historical Association. *Palo Alto: A Centennial History*. Palo Alto: Palo Alto Historical Association, 1993.

HAMILTON-UNIVERSITY AVENUES

The five blocks along Hamilton and University Avenues between Middlefield Road and the southern edge of Crescent Park at Chaucer Street were largely developed from 1908 to 1925 as an upper middle class residential neighborhood. This area was in the northern part of the original 1889 plan of the city. It was first developed in the aftermath of the 1906 earthquake when people from San Francisco moved out of the city to Palo Alto and other suburbs. It was largely built up by 1925 when development of the adjacent area to the north, Crescent Park, was beginning. In the size and character of its houses, Crescent Park was an extension of the Hamilton-University corridor. The residents of this area included real estate developers, pioneers in the electronics industry, and several wealthy individuals from other parts of the United States who retired in Palo Alto.

The neighborhood is characterized by large houses on large lots. Unlike other Palo Alto neighborhoods at a similar socio-economic level, there are few Spanish or Mediterranean style houses here. Instead there are several houses showing the influence of the Tudor Revival and other English vernacular sources. There are also several houses that are distinctive variations of a common house type, the two-story square box. These are variously embellished with Prairie Style, Colonial Revival, and Palladian motifs.

The boundaries of this district require further study. The area for study includes Hamilton and University Avenues between Middlefield Road and Chaucer Street and the cross streets of Fulton, Guinda, Seneca, Hale, and Chaucer streets.

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PALO ALTO AVENUE — SAN FRANCISQUITO CREEK

This potential historic district consists of linear parkland on San Francisquito Creek and the residential neighborhood that borders it along Palo Alto Avenue. The parkland consists of El Palo Alto Park between Alma and Emerson streets and Timothy Hopkins Creekside Park from Emerson to Marlowe Street. The parkland itself is largely undeveloped and appears to represent remnants of the riparian environment that was present when Palo Alto was established. It also includes, at its southwestern end, El Palo Alto, a tall redwood tree that was a landmark near which Portola camped in 1769 and for which the City of Palo Alto was named. All of this parkland was donated in 1907 by Timothy Hopkins, the founder of Palo Alto.

The neighborhood that borders the San Francisquito Creek parkland is a concentration of residential buildings, mostly single family houses, built in the original grid of the city, mostly between 1900 and 1930. These buildings are located on suburban lots many of them with dense vegetation including oak trees and automobile garages at the rear. Most of the houses are one- and two-story wood-frame structures. The majority are bungalows or Craftsman style houses, but many are in other styles characteristic of middle class Palo Alto between 1900 and 1930, including Colonial Revival, Spanish and Mediterranean styles. While the boundaries of the district require additional research, they appear to include the properties facing Palo Alto Avenue between a point half way between Emerson and Bryant streets and Seneca Street. In addition, the district may include up to one or two blocks back from Palo Alto Avenue, especially along Webster, Byron, and Fulton streets.

The proximity of this early residential neighborhood to two of the primary natural features of the area (El Palo Alto and San Francisquito Creek) which were associated both with the early Spanish exploration of the area and the later establishment of the city at this location, represent an aspect of the city that does not exist elsewhere. When this neighborhood was developed, its natural setting was an immediate and conspicuous feature of its character.

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PROFESSORVILLE

The Professorville Historic District was documented on a NRHP Registration form prepared in 1979. This form served as the basis for listing the historic district on the NRHP on 1 January 1980 and for its initial designation as a City of Palo Alto Historic District. The NRHP district has not changed since 1980, but the Palo Alto Historic District boundaries were enlarged in 1993 and perhaps one or more times before 1993 as well. The identification of the district by different entities at different times with different boundaries has resulted in confusing and incomplete documentation of the Professorville Historic District.

In addition, because the initial documentation was prepared in 1979, long before more rigorous guidelines for preparation of NRHP nominations were disseminated in *National Register Bulletin 16A: How to Complete the National Register Registration Form* (1991), the documentation does not include the kind of information and the amount of detail that is required today and that is needed in regulating a historic district, whether as a NRHP district, or a city district. The major deficiencies in the existing documentation of the Professorville Historic District are as follows:

- The statement of significance is very brief. It does not provide the information necessary to help draw a boundary line that is related to the statement of significance. More information is needed on the residents of the neighborhood. Were they all professors? For those who may not have been professors, who were they and what proportion of the neighborhood did they make up? Did servants or boarders or students live in the neighborhood? Did the early population of the neighborhood change? When and why? Did housing options provided by Stanford have an effect? When?
- The architecture is not adequately characterized in the “Description” or analyzed in the statement of significance. Like the population, there was some variety in the architecture. In addition to the predominant type — the two story shingled house — there were Period Revival style houses, Spanish Colonial Revival style houses, and others. The breakdown of these types should be more fully characterized.

- The evaluation needs to be more thoroughly discussed in terms of the different areas of criteria (A, B, and C). In what way is the district significant for its historical associations, such as its relationship to the early history of the City of Palo Alto and Stanford University?
- A “Period of Significance” needs to be defined. This will be an outgrowth of the three points described above.
- Similarly, defensible boundaries will be easier to draw following the first three points, above.
- The district and its individual buildings need to be assessed for integrity based on a better understanding of the history of development. How rapidly was the district built out? Were vacant lots unkempt or landscaped? Some buildings were designated with substantial recent alterations.
- There is a lack of information about specific properties that makes it difficult to know how they have changed. Only the buildings also in categories 1, 2, 3, and 4 of the Inventory were researched and described. Only these buildings were photographed.
- The original research was less thorough in many cases than we can do now. Most often only a single photograph was taken.

The existing boundaries of Professorville appear to be arbitrary. Additional study of the areas adjacent to the existing Professorville Historic District on the southwest, west, north, and northeast may result in expanded boundaries for the historic district. Together with additional research on the history of the district, it is also possible that a separate historic district could be established that is adjacent to Professorville on the west, especially along Emerson and Ramona streets. This area was originally built for a lower socio-economic group than Professorville. Although it is contiguous and may belong to Professorville, perhaps as a residential district for domestic labor, it may better be established as a separate district.

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ROBLE RIDGE ROAD-MATADERO AVENUE

In contrast to most of the rest of Palo Alto which over time was developed by an increasingly sophisticated real estate and construction industry, the Roble Ridge Road-Matadero Avenue neighborhood was developed on more romantic foundations. This neighborhood was established and continued to exist for more than 50 years on unincorporated land outside the boundaries of Palo Alto. It was long unaffected by zoning laws and was relatively unaffected by building codes or other land use regulations. The street plan is an irregular U-shape that, with easements and driveways, provides access to 25-30 irregular parcels of various sizes. This is not an irrational plan, but it is also not one that was created by a professional planner. The properties were semi-rural, with houses, barns, sheds, garages, wells, fences, gardens, livestock, and vegetation including many native oaks on gently rolling land.

The neighborhood is located in a remote corner of the Barron Park section of Palo Alto, east of the right of way of the twin tracks of the Peninsula Railway interurban line between Mayfield and San Jose and the Southern Pacific Railroad line between Mayfield and Santa Cruz. When the community was first established, the rail lines were both still active.

The neighborhood was created under the leadership of Dr. William Herbert Carruth. Dr. Carruth explored the ridge, then called University Hill, located at the back of the Barron estate about 1918 and declared he had found "the most beautiful place on earth . . . From it he could see the red roofs of Stanford, the foothills rising to the mountains, the pleasant valley orchards, and the little towns of Mayfield and Palo Alto." According to a *San Jose Mercury News* article, of 30 August 1956, Carruth bought property in Barron Park in 1922. He encouraged his brother, Walter Carruth, Mrs. Carruth's sisters, Mrs T.W. Todd and Mary Morton, his friends, Mr. and Mrs. Roger Sherman, and Mrs. Sherman's sisters, Mrs. J.H. Clark and Katherine Treat, as well as friends, to buy neighboring parcels, and together they established a stable and long-lived colony there. The colony was in a suburban location, but it accommodated utopian, bucolic, and bohemian lifestyles.

Dr. Carruth was born in Osawatomie, Kansas in 1859. After studies at the University of Kansas, Harvard University and the universities of Munich and Berlin, Dr. Carruth began

his academic career at the University of Kansas in 1882. In 1887, he was named head of the new German department there, though he would not receive his Ph.D. until 1893. In 1901, he was elected vice-president of the University. In 1913, he came to Stanford University to become head of the English department. A serious poet of some reputation, he published two volumes of poetry, one of which bore the title of his most famous poem, "Each in His Own Tongue."

According to the HRB staff report of January 1998:

In 1926, two years following his death and at the request of 'hundreds of friends,' William Herbert Carruth was memorialized by the creation of the William Herbert Carruth Poetry Prizes awarded annually for outstanding entrees in a yearly poetry writing contest at Kansas University. The award was intended to ' . . . establish a memorial to him of such a nature that it would at least by a measure, express the high idealism of his character.' In the general convocation inaugurating these awards in 1926, Carruth was eulogized by his longtime colleague J. Gleed as being:

... fairly driven, his whole life long, by the crusader, the John Brown spirit. He was an ardent, persistent, untiring advocate of equality for women; and a very great deal of his time and nervous energy went to that great reform. He fought not merely for equal voting rights but for equality in every way, equal opportunity, the free pathway for merit, and he grew fairly savage on the subject of equal pay for equal work. [H]e was almost as generous in his support of the prohibition cause.

Dr. Carruth was an active worker in the Unitarian Church, having been president of both the National League of Unitarian Laymen and the Pacific Coast Unitarian Conference. His widow remained in the Roble Ridge house until her death in 1973.

Further research is necessary to determine whether the area possesses sufficient integrity to qualify as a historic district. Because of topography and vegetation it is the nature of

this neighborhood that features are hard to see. In a conventional neighborhood, with rows of houses or other buildings up and down the street, an image of the neighborhood is readily apparent because much of it can be seen at once. In this neighborhood, no overview exists to establish a public image, unless perhaps from the air.

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SEALE ADDITION

That part of Palo Alto known as the Seale Addition consists of several subdivisions of the old Seale Ranch in an area bound by Embarcadero Road, Middlefield Road, Oregon Avenue, and Alma Street, excluding several blocks in the west and southwest parts of this area. The first and largest of these subdivisions, in 1898, occupied only a portion of the ranch. This was followed by subdivisions of additional ranch land and by resubdivisions of portions of the original subdivision. The 1949 *Map of the City of Palo Alto*, prepared by the City Engineer, showed these several Seale Ranch subdivisions with ambiguous boundaries. Some of the subdivisions were separately labeled, including Seale Ranch Subdivision No. 8, indicating the number of subdivisions that took place. Altogether, the Seale Addition was referred to as South Palo Alto until after World War II when the newly developed area across Oregon Expressway, which was located further south, came to be called South Palo Alto. An advertisement in the *Overland Monthly* in September 1904 described the Seale Addition as "The most beautiful residence park in California," consisting of "large villa lots jeweled with symmetrical live oaks." The advertisement described the terms of development as follows:

To insure a uniformly high standard of development this property is sold subject to the following restrictions. That residences when built shall cost not less than \$2,000. That intoxicants shall not be sold on any of the property; that no wood yards, shops, stores or manufacturing shall be allowed. The value of these restrictions will be apparent. All lots are 50x150 or 50x200 feet, and nearly every lot has one or more choice live oaks, giving shade and helping to beautify the home. In fact, the whole tract is one grove of symmetrical live oaks peculiar to this favored spot. Here also will be located the new HOTEL LELAND. The buildings (copied after the old Missions) and grounds will take up one of the choicest blocks. A stock company is being formed for this purpose.

When the Seale Addition was first laid out, it was outside the Palo Alto city limits on unincorporated county land. The area was annexed to Palo Alto in 1917 followed by improvements in utilities and services including a streetcar line on Waverley Street.

Roland Davis has described the progress of development in the Seale Addition as follows: “43 houses were built from 1898 to 1911 and 52 houses were built from 1912 to 1923, followed by more rapid development in the 1920s.” Substantial development continued in the 1930s, 1940s, and 1950s, at which time the area was completely built up. The result of this pattern of development is a neighborhood that consists of a mix of houses of different decades and different styles. It may be that in the future, the entire neighborhood will appear eligible for the NRHP. For now, an area at the center of the neighborhood that contains a predominance of houses built between 1900 and 1940, deserves study as a potential historic district. Portions of this neighborhood have particularly rich concentrations of well-designed houses. Among these are the 200 to 600 blocks of Coleridge and the cross blocks of Bryant, Waverley, and Emerson streets, and the blocks of Cowper and Waverley streets between Seale and California avenues. These areas are characterized by Spanish Colonial, Mediterranean, Monterey, and Period Revival style houses for upper middle class residents.

The Seale Addition represents an expansion of the earlier neighborhood across Embarcadero Road called Professorville in its physical character. However, the population of this neighborhood was different than Professorville — by the time development of the Seale Addition was well underway, Stanford University had begun to provide housing for faculty on campus land, so that Stanford professors never constituted a large group in this neighborhood. The Seale Addition is also the earliest important example of several Palo Alto subdivisions with development restrictions designed to create an elite residential area.

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SOUTHGATE

The Southgate subdivision is located between the Southern Pacific Railroad on the northeast, the Evergreen Park subdivision on the southwest, El Camino Real on the southeast, and Churchill Avenue on the northwest. The subdivision as a whole is probably not yet eligible for the NRHP because much of it is less than 50 years old. The entire subdivision may be eligible in the future. In the meantime, portions of the neighborhood, whose boundaries need study, may be eligible.

Winslow describes Southgate as follows:

Southgate, between the Palo Alto High School site and Mayfield, was subdivided in 1923. Its name alludes to its location on the then southern edge of Palo Alto and the Stanford campus. This property was the only piece of university-owned land in Palo Alto ever released for purely residential use; Jane Stanford, who had owned it, willed it to the university when she died.

Two hundred Southgate lots 50 to 60 feet wide and 100 to 116 feet deep were advertised. All carried deed restrictions specifying that no house could cost less than \$4,000, no cattle, horses, hogs or poultry could be kept on the property and no persons of African, Japanese, Chinese or Mongolian descent were to use or occupy the houses. (Decades later a U.S. Supreme Court decision voided the racial restrictions.)

Southgate was developed for a middle class and upper middle class market, similar to but somewhat lower than the contemporary subdivision of Crescent Park. On 23 June 1923, a long advertisement in the *Palo Alto Times* described the needs of a typical businessman who would move to Southgate. According to another advertisement on 13 September 1923:

Four Thousand Dollars intelligently expended will build an artistic and beautiful home. Ten thousand dollars or more might easily be misspent in building an ugly monstrosity. The ornate expensive mansion is giving way

to the smaller modern home. Beauty and efficiency are displacing mere size and elaborateness. Large, rambling rooms, high ceilings, elaborate ornamentation no longer signify. Beauty combined with utility brings the modern California home within reach of "The Aristocracy of Good Taste."

In other words an unpretentious, modern person of good taste would be better off in a \$4,000 house in Southgate than in a \$10,000 house in Crescent Park.

Although the original houses were all built with garages, the neighborhood was also served by the Peninsula Railway interurban line to San Jose on El Camino Real and by the Southern Pacific Railroad whose California Avenue Station was five blocks away.

Architecturally, Southgate is characterized by stucco clad houses in a variety of styles including Spanish, Mediterranean, Monterey, Period Revival, and modern.

Southgate was developed by the Palo Alto Development Company (A.W. Edwards, M.H. Tichenor & Company and the Shattuck Construction Company). Unusual attention was given to the streets, sidewalks, utilities, subdivision, and landscaping. All utilities were in the center of blocks, lots were 18 inches above the street grade, and 1,200 trees and shrubs were planted ("to secure maximum artistic effect"). "All of this planning and work is rapidly resulting in one of the most modern, carefully designed residential subdivisions lying between San Francisco and Los Angeles."

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UNIVERSITY PARK RESIDENTIAL HISTORIC DISTRICT

Palo Alto was established as University Park in 1889 with a grid plan bound by Embarcadero Road, the Southern Pacific Railroad, San Francisquito Creek, and a zigzag line corresponding to the boundaries of adjacent farm property northeast of Middlefield Road. The plan consisted of about 115 city blocks, most of them square or rectangular in shape. By 1898, much of the central part of this area was subdivided into city and suburban lots, roughly 25 by 100 and 50 by 100 feet, respectively. Except for University Avenue, which was intended as the main commercial street, the new city was intended as a residential community.

By 1898, the lower end of University Avenue was built up with commercial buildings. Residences, mostly one- and two-story houses, were built in a dispersed pattern throughout the subdivided central area. There were small industries along the railroad. By the time the 1924 Sanborn map was published, the original street grid was largely built up and large additions were laid out (Seale Addition 1898, annexed 1917; Crescent Park 1925; Southgate 1925), substantially enlarging the area of the city. The following year, 1925, Mayfield was annexed to Palo Alto. Thus, from 1917 to the mid 1920s, Palo Alto became a larger and different kind of place.

Prior to these expansions, Palo Alto was a typical small town. Most residences looked like single family homes, but many were occupied by students, Stanford faculty and employees, and renters. Many were occupied as lodging houses, boarding houses, and fraternities. Apart from these renters, the early population consisted primarily of a mix of people affiliated with Stanford and owners of local shops and businesses. While there were a few mansions, this early city of Palo Alto was an unpretentious looking place.

As Palo Alto developed, even prior to the first zoning ordinance in 1917, different socio-economic districts emerged. The upper middle class was concentrated southeast of University Avenue, especially in what is now called Professorville. Working-class and minority residents lived adjacent to Professorville especially along High, Emerson, and Ramona streets. Elsewhere, especially northwest of University Avenue, there was a large area with a mix of working class and middle class residents. In this area the typical residences were one and two story structures including those described in the survey as

square cottages, boxes, and bungalows. The dominant character of these houses was established more by the forms of houses than by elaborate ornamental embellishments.

Over the years, many houses in the original grid of the city have been substantially altered or demolished. While many individual houses and groups of houses survive, Professorville is the most extensive early Palo Alto residential neighborhood that remains intact. Thus, while the finest upper middle class neighborhood survives, the middle and working class neighborhoods have changed to a greater extent.

With further research it may be possible to define boundaries for a discontinuous historic district consisting of three or four different “islands” of middle and working class houses within the University Park plan grid (this type of district has been created in the Alkali Flat area of Sacramento). Three of these are located in what is called North Palo Alto between Lytton Avenue and San Francisquito Creek: the 300 block of High Street; Everett Avenue between High and Bryant including cross blocks on Emerson, Ramona, and Bryant; and Hawthorne Avenue between Bryant and Middlefield and Everett Avenue between Waverley and Webster including cross blocks on Waverley, Kipling, Cowper, Webster, and Byron. It is also possible that the separately described Palo Alto Avenue–San Francisquito Creek District could be included. In addition, one area on the other side of University Avenue, bound by Forest, Cowper, Channing, and Waverley streets might be included.

These areas possess ample significance as representatives of the early city of Palo Alto. Because of the many alterations and new buildings in these areas, additional research is necessary to assess their integrity in relation to the NRHP criteria.

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MULTIPLE PROPERTY ELIGIBILITY

National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form, describes an alternative method for nominating certain types of properties to the NRHP. “Groups of related significant properties” may be nominated on a Multiple Property Documentation Form as a way of saving time and effort. Preparation of a multiple property nomination may also serve as a way of generating an historical context that recognizes a property type whose significance was not previously evident. Although treated as a group, properties documented using the Multiple Property format are individually eligible for the NRHP.

At this time, three types of properties appear eligible for the NRHP using the Multiple Property format:

- Square Cottages

- Two-Story Square Boxes

- Cottage Courts of College Terrace

The following pages provide summaries of these three multiple property categories.

SQUARE COTTAGES

Many houses in the survey described as square cottages or as variations of the square cottage type have also been identified as individually eligible for the NRHP. These are one-story wood frame houses built in the 1890s and 1900s. They are variously ornamented with Queen Anne, Colonial Revival, Bungalow, and other stylistic details, but all belong to a single house type. These were the most common houses built in Palo Alto up to about 1910. They were the common houses for middle class people in that period. While many of these houses remain, the city has changed so that many of them lie outside of areas that might qualify as historic districts. Collectively, these houses convey, better than any other buildings or building types, the character of Palo Alto in its early years. The following houses, located throughout the city (including Mayfield) have been evaluated as eligible to the NRHP and could be addressed on the Multiple Property format:

2264 Bowdoin Street
162 Bryant Street
518 Byron Street
330 Cowper Street
381 Guinda Avenue
482 Everett Avenue
365 Hawthorne Avenue
375 Hawthorne Avenue
317 High Street
323 High Street
334 High Street
342-344 High Street
815-819 Kipling Street
817 Kipling Street
823-825 Kipling Street
411 Lytton Avenue
778 Melville Avenue

426 Palo Alto Avenue
943 Scott Street
1247 Stanford Avenue
324-326 Waverley Street
385 Waverley Street
251 Webster Street
619-623 Webster Street
721-727 Webster Street

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TWO-STORY SQUARE BOXES

Distinct from the one-story square cottage in the early development of the city is another common building type, the 2-story square box. Many of these have also been identified in the survey as individually eligible to the NRHP. These are two-story wood frame structures that are square or rectangular in plan and appear square from the street. They are variously ornamented with Craftsman, Colonial Revival, Renaissance, and Prairie Style details. Next to the square cottages, these were the most common building type in the early years of Palo Alto until the bungalow was built in large numbers after 1906. Some of these were large houses. Others were built as rooming houses, flats, or duplexes and were designed to resemble single family houses. Collectively, together with the square cottages, these buildings strongly convey the character of Palo Alto in its early years. The following square boxes are located throughout the city (generally omitting architect-designed houses that may have some similar qualities):

2230 Amherst Street
635 Bryant Street
471 Channing Avenue
751 Channing Avenue
1032 College Avenue
904 Cowper Street
365 Guinda Street
437 Kipling Street
630 Lincoln Avenue
1757 Park Boulevard
1795 Park Boulevard
245 Ramona Street
121 Waverley Street
650 Waverley Street
947 Waverley Street
959 Waverley Street
1545 Waverley Street

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COTTAGE COURTS OF COLLEGE TERRACE

As a part of Mayfield, College Terrace had an early history that is still represented in a few scattered properties. Early Mayfield was largely populated by working class people, many of them black, Hispanic, and Chinese employed by the railroad or on nearby farms and ranches, including Leland Stanford's farm. With the establishment of Stanford University, and especially with incorporation of the town of Mayfield and closing of the saloons in 1905, Mayfield began to change. Houses were rented to students, junior faculty, and other Stanford employees. Buildings like 2230 Amherst Street of 1906 were built as student housing. Existing houses were subdivided as apartments. Beginning in the 1920s, numerous properties were built with two or more small separate rental cottages, each property called a cottage court. These were smaller, cheaper versions of bungalow courts, several of which had been built in Palo Alto in the 1910s-1930s. Ruth Sloan has defined the cottage courts of College Terrace as two or more free-standing cottages each with a maximum of two bedrooms, built at the same time by one owner. Each cottage court had its own architectural character — some were Craftsman, some Tudor, some Moderne. Using this definition, Sloan identified 20 two-unit cottage courts and 29 cottage courts with three to seven units. The first was built in 1926, the largest number were built in the late 1930s.

The Cottage Courts establish an important element in the character of College Terrace in the period from 1926 to the 1940s or later. Although there are some concentrations, notably on Oberlin Street, they are scattered throughout College Terrace. Because they are scattered, they do not qualify as a historic district. At the same time, their significance and their value is collective. Several cottage courts were identified in the 1979 survey and are listed in the city's inventory. One at 2115 to 2133 Cornell Street was evaluated as individually eligible in this survey. In addition, many others can be considered as eligible when considered in the framework of the Multiple Property documentation format.

It did not become apparent that the individual cottage courts of College Terrace could be considered significant in relation to the NRHP until the end of the Survey Update process. For this reason many of the cottage courts have not been researched and evaluated, and

individual DPR523 records have not been prepared for them. Nevertheless, in view of the brief context presented here, these properties appear individually significant for the NRHP when documented within the multiple property format. In the absence of DPR523 records, additional research will be necessary to document all of the cottage courts and to identify those cottage courts that still possess integrity.

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Cottage Courts of College Terrace

Prepared for 1999 Historic Survey by Ruth Sloan

Street	Address	Apparent number of units	Year	Architect	Builder	Original Owner	Connections	Field Notes
Amherst	2005, 2015, 2017, 2025	4	55		Laidley, W.C.	Laidley, W.C.		
Amherst	2035, 2047	2	50		Nicoll & Co.	Gerth, Edwin		ranch houses
Amherst	2057, +	2	50		Nicoll & Co.	Clark, Joseph H.		
Bowdoin	2035, 2055	2	50		Vaughan, J.P.	Ross, Isabel D.		less modern shotguns
Bowdoin	2065, 2075	2	47		Steward, F.M.	Steward, F.M.		modern shotguns
Bowdoin	2102, 2110							
Bowdoin	2120	3	31		Frykman, A.G.	Peterson, L.M.G.		tudor, now separately owned
Bowdoin	2130, 2136	2	31		Finnell, C.E.	Peterson, L.M.G.		spanish bungalows
Bowdoin	2140, 2144	2	27		van Polen, H.	Davidson, C.A.		camp cabins
Bowdoin	2155, 2165, 2175, +	4	38		Cooley, C.P.	Cooley, C.P.	+ 1540 College	
California	1216, 1230, 1244							
College	720, 730, 732	3	49		Magee, Jack	Morton, J.P.		Shotguns w/ decorative carports
College	980, 990 +	3	30		Mesa, Joseph R.	Sheldon, W.J.		stucco boxes
College		4	47		Patten, John	Wandler, Robert H.	+ 2161, 2171 Princeton	concrete block
College	1052, 1072	2	50		Magee, Jack	Woods, Mary T.		
College	1145, 1157, 1169							
College	1314, 1324	3	46		Tollner, W.H.	Bridges, Floyd T.		modern boxes
College	1670, 1680	3	37		Kelly, R.H.	McGuire, Marion B.	+2150 Hanover	streamline
Columbia	2040, 2070	2	29		Davidson, C.A.	Davidson, C.A.		white A-frame
Columbia	2283, 2291	2	51		Nielson, M.	Nielson, M.		Eichler-like
Columbia	2321, 2325	2	36		Pellymounter, C.A.	Shambaugh, C.G.		spanish bungalows
Columbia	2339, 2341	4	27		Simmons, J.V.	Simmons, J.V.		

Street	Address	Apparent number of units	Year	Architect	Builder	Original Owner	Connections	Notes
Cornell	2101, 2103 2105, 2115	4	26		Pellymounter, C.A.	Proctor, William M.		camp cabins w/stone chimneys
Dartmouth	2121, 2125	2	51					adobe
Hanover	2050, 2056 2062, 2066 2074, 2080	6	38		Drago, Antonio	Bateman, William		streamline moderne
Hanover	2071, 2081, 2091	3	55					modern
Hanover	2100, 2110	2	36		Brown, Vance	Carey, Dwight E.		small houses
Hanover	2220, 2230, 2240	3	37		Cooley, Stanley	Cooley, Stanley	similar to 2319 Harvard	
Hanover	2301, 2305, 2311	3	38	deLemos, Pedro	Anderson, Louis	Lyon, Margaret (deLemos)		spanish bungalows
Hanover	2341, 2349	3	38	deLemos, Pedro	Anderson, Louis	Storm, Marie (deLemos)	+ 2340 Harvard and originally, 2350	spanish bungalows
Harvard	2051, 2057, 2063, 2069, 2075, 2081	6	30		Finnell, C.E.	Davidson, C.A.		tudor on crescent, two owners, symmetry
Harvard	2080, 2084, 2088, 2096	4	37		Anderson, Louis	Pohl, Ida M.		tudor
Harvard	2109, 2115, 2121	3	51		Tollner, Henry	Marty, Etta N.		modern boxes
Harvard	2246, 2262	?	41, 50		Carsey, J.G.	Bernard, Chris		
Harvard	2317A, 2317B, 2319	3	39		Anderson, Louis	Frye, R.N.		
Oberlin	2041, 2045, 2049	3	35		Tunberg, B. & Co.	Craik, Elsa		shuttered spanish bungalows
Oberlin	2075, 2079, 2085	3	37		Kelly, R.H.	McGuire, Marion B.		streamline moderne
Oberlin	2100, 2106	2	36		Louis, Edward	Louis, Edward		shingled, ex-stucco
Oberlin	2105, 2115, 2125	3	28		van Polen, H.	van Polen, H.		

Street	Address	Apparent number of units	Year	Architect	Builder	Original Owner	Connections	Notes
Oberlin	2114, 2124	2	28		van Polen, H.	Todd, T.W.		camp cabins w/stone chimneys
Oberlin	2130, 2136	2	32		Louis, Edward	Louis, Edward		
Oberlin	2331, 2331B, 2341	3	37					streamline moderne
Princeton	2072, 2074, +1	3					similar to 2319 Harvard	
Princeton	2090, 2092, 2094	3	42		Louis, Edward	Louis, Edward		exceptional horizontal siding
Stanford	937, 945, 947	3	39		Louis, Edward	Louis, Edward		spanish bungalows
Stanford	1065, 1077	2	49		Stedman, J.H.	Miller, P.L.		Eichler-like
Stanford	1321, 1331, 1341, 1345, 1361	7	39				+2010, 2040 Hanover	small houses
Wellesley	2040, 2050, 2060, 2070	4	49					4-square small houses
Wellesley	2135, 2139	2	45		Cassell, John D.	Cassell, John D.		4-square small houses
Williams	2101, 2103, 2121, 2123	4	38		Cabbage, J.W.	Cabbage, J.W.		4-square bungalows
Williams	2260, 2280	2	27		Bjornson, B.	Bjornson, B.		similar to 2319 Harvard
Williams	2285, 2295	2	40		Bernard, W.M.	Bernard, W.M.		similar to 2319 Harvard
Williams	2317, 2331	2	40		Williams, J.E.	Pennington, James		2319 Harvard

HISTORICAL CONTEXT SUMMARIES

The following entries summarize the information used in the historical contexts.

Historical contexts are general histories on a variety of subjects which make it possible to compare and evaluate individual properties.

There are several types of entries of historical contexts in this section. Some are primarily a list of standard sources of information that was consulted for the context (these generally are either for well known and documented aspects of Palo Alto or for subjects that are more general in nature). Other entries are a narrative text that was written for the survey (these generally are for subjects specific to Palo Alto). Another source of historic contexts was the book *Palo Alto: A Centennial History* by Ward Winslow. The contexts in this section were prepared by Michael Corbett and various survey volunteers. The contexts prepared by volunteers are noted, otherwise, all contexts in this section were prepared by Michael Corbett, survey director.

List of Historical Contexts:

- Adobe
- Airplane Bungalows
- Blacks in Palo Alto
- Branner, John K
- Bungalows
- Chinese in Palo Alto by Gail Wooley
- Clark, Birge and Partners
- Colonial Revival: Cape Cod
- Couchot, Maurice
- Couter, W.S.
- Dabinett, Harry H.
- Early California Style
- Early Development of Seale Addition by Roland C. Davis
- Gottschalk, Charles E.
- Gutterson, Henry H.

Hays, William C.
Hodges, Charles E.
Japanese in Palo Alto by Sonia Dorfman
Jensen, Creston H.
Klay, William F.
Kruse, Lawrence A.
Laundry Industry
Lemos, Pedro de
Mathews & Simpson
Miller, James R. by the Palo Alto Historic Resources Board
Modern Ranch House
Mosher Brothers, Contractors
Multiple Unit Housing in Palo Alto by Sonia Dorfman
Nichols, Leslie I.
Oakey, Alexander Forbes
Pattern Book Houses
Professional Offices
Sawyer, Charles Haight
Schmaling, E.J.
Square Cottages
Stedman and Stedman
Stewart, Joseph L.
Storefront Architecture
Styles
Suburbanization
Sumner, Charles K.
Transportation
Two-Story Boxes
Upham, Henry L.
Wells, James W.
Wurster, William W.

ADOBE

Many modern ranch houses were built of adobe. Adobe was used during the Mexican period in California and was revived with the Spanish Colonial Revival style after the Panama-California Exposition in San Diego in 1915. In the 1920s the *Los Angeles Examiner* ran a regular column on using adobe for houses. (Byers p.12.) During the 1930s a method was devised for making longer-lasting, more water resistant adobe blocks by mixing the earth and straw with emulsified asphalt. (Cullimore 1948, p. 19). Because lumber for building was hard to get during World War II, there was increased interest in using alternative materials, including adobe at that time. (Byers, p. 12). Adobe was promoted as being cheaper than other materials, fireproof, and a good insulator for heat and cold.

Although the Modern Ranch House was usually described as a large house, and in fact was not cheaper to build in most cases even when adobe was used, there was a minor effort to promote adobe construction and modern Ranch style houses for lower budget clients. Articles in the *Architect and Engineer* in 1944 and *House Beautiful* in 1946 featured adobe houses built at low cost by their owners. A build-it-yourself guide was published for ranch style houses in 1951 – this did not mention adobe, but represents a market for the practice.

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AIRPLANE BUNGALOWS

An “airplane bungalow,” is a type of bungalow with a small second story. In the voluminous writings about bungalows in the first decades of the 20th century, they were almost always described as one-story houses with low pitched gable roofs. In fact, bungalow plan books often illustrated one and one-half and two-story houses. Many one and one-half story houses called bungalows had high pitched roofs and finished living spaces under the roofs. Another type of upper level space was achieved in bungalows like this one with low-pitched roofs by building a small second floor for only one or two rooms. One example of this type was published in *The Craftsman* magazine in 1910 (Stickley 1988, pp. 44-47), with the second story described as “a large upper screen bedroom.” Many others were built in this period (1910-1912), as illustrated in *The California Bungalow* (Winter, pp. 15, 17, 35, 37). An example from this period published in the 1920s (Wilson, p. 57) was described as having “a large sleeping room on the second floor; the windows in screen room and provided with drop-sash and can be used the year round.” Still in the early days of flight, a 1921 pattern book entry entitled, “The Aeroplane Type of House” began as follows:

The aeroplane type of house is given that name from the fact of the likeness of its roof to the wings of an aeroplane. The roof has a very low pitch and is covered with canvas with prominent ridges which increase the similarity to the aeroplane. The projection of the cornice is surmounted by a large cupola, having a remote resemblance to the cabin of the aeroplane operator. This type of house has been a great favorite in California . . . There is a sleeping porch and a bedroom on the second story which by their location at the top of the house should get every summer breeze that blows.

As illustrated in these examples, the literature of the bungalow presented the second story as if it were little more than a tent cabin in order to sleep in the open air but under a roof.

In reality many houses were also built that followed the visual model of the airplane bungalow but which enclosed the upstairs space like any other room in the house with

ordinary wall materials and windows. Writing in 1990 about a small house, similar to 311 Waverley Street, Tony Wrenn said, "The 'airplane bungalow' was a common type in the West. Having grown a two-story cabin above the fuselage, this bungalow spread its single story wings on either side." (Comstock) In 1994, David Gebhard and Robert Winter (p. 411) described a large house in Altadena as "A first-rate example of the 'airplane bungalow,' called that for its wingspread."

The style of a bungalow is conveyed both in its form and its finishes. The character of a typical airplane bungalow is enhanced by the low pitch of its roofs, the unusually broad eaves, and the exposed and notched rafter ends. All of these features suggest an unusual lightness about the structure, like that of an airplane of the early 1920s. The character of many airplane bungalows is light like an airplane rather than rooted in the ground like a Craftsman bungalow. Whereas airplane bungalows from the 1910s were often illustrated with stone bases and other heavy features, by the 1920s, many were lighter in appearance.

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BLACKS IN PALO ALTO

While a history of the black population in Palo Alto has not been written, some information has been gathered. There were not many blacks in Palo Alto in the early years, and those that were here mostly lived in the downtown areas of Mayfield and Palo Alto and along Fife Avenue in Palo Alto. In 1920, there were more than 80 black residents, according to the Colored Citizens Club, who helped defeat a proposal in that year by the Palo Alto Chamber of Commerce to establish segregated residential districts. In 1924-1925, the construction of the AME Zion Church on Ramona Street, established a center for black community life that retained its preeminence until after World War II. In the mid-1920s according to Winslow (p. 288), "An influx of new settlers swelled the congregation" of the AME Zion Church, and therefore also the black population of Palo Alto. This happened at a time when segregation efforts took a different route. While a city ordinance to establish segregated districts failed in 1920, after 1923, new subdivisions were established with race covenants that excluded non-whites. According to Winslow, the standard language in these covenants were as follows, "No person not wholly of the white Caucasian race shall use or occupy such property or any part thereof unless such person or persons are employed as servants by an occupant of some portion of the property." Before World War II, the principal employers of blacks in the area appear to have been Stanford University and the Southern Pacific Railroad. Among the few details known about black residents in Palo Alto's early years, several from Mayfield worked as janitors at Stanford, and some residents of the 1100 block of Fife Avenue in Palo Alto worked in the Stanford laundry. According to Winslow, "J.R. 'Jerry' Harrison, a World War I Army veteran, and his wife Ruth came in 1922 and after renting for a time bought a Fife Avenue lot and put up a 27-piece 'beginners house' he bought used for \$250." Harrison worked for Southern Pacific as a redcap.

During World War II, war-related jobs resulted in a near doubling of the black population with a disproportionately small growth in available housing. Between 1923 and 1948, "more than a dozen" (Winslow p. 292) subdivisions in Palo Alto were set up with race covenants. In 1948, the Supreme Court of the United States ruled that these covenants were not enforceable. In that year, efforts were undertaken by the Palo Alto Fair Play

Committee to establish a subdivision open to all races. The result was the Lawrence Tract, begun in 1950 west of the intersection of Colorado Avenue and Greer Road for “negro, caucasian, and oriental families.”

One result of the race covenants was to channel population growth of minorities in those parts of town not covered by race covenants. Because the covenants applied only to certain subdivisions established after 1923, they did not apply to the original plats of Palo Alto or Mayfield, or to additions and subdivisions created up to 1923 (e.g., Seale, Boyce, and Alba Park additions). Thus, blacks and other minorities moved into older parts of town and did not move into new neighborhoods.

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BRANNER, JOHN K.

John K. Branner was the son of John C. Branner, second president of Stanford University. John K. Branner was primarily a designer of houses for upper middle class clients in San Mateo and Santa Clara counties, including at least 15 houses in Palo Alto (listed in the Goss Index to Architectural Periodicals) between 1916 and 1936. At his death, he left a life estate to his sister. Following her death in 1971, his estate was used to endow a traveling fellowship for architecture students at the University of California, known as the John K. Branner Traveling Fellowships. All recipients were required to visit France and Italy. Branner was issued license no. 864 to practice architecture in California on 22 May 1915. He appears to have functioned in some capacity as an advisor on architectural matters to Stanford University.

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BUNGALOWS

The first California houses that were ordinarily called bungalows were built between 1900 and 1905. Bungalows are usually described as low, one-story structures with informal floor plans, imagery and materials associated with simplicity and nature, and porches that made outdoor living possible. Much that has been written about bungalows has been about large houses for wealthy clients. Architects like Greene and Greene designed expensive bungalows whose details conveyed a high degree of craftsmanship and a high value placed on the labor of craftsmen in wood, stone, brick, and tile. In contrast to these very expensive homes, most bungalows in Palo Alto were inexpensive houses built for middle class clients. In relation to late 19th century middle class houses of the same size, with hierarchical formal plans (e.g., rooms that could be closed off of either side of a central corridor), bungalows had open plans. In a bungalow, the front door may open directly into the living room which is separated from the dining room only by an open archway that cannot be closed off. Unlike the high-end houses of Greene & Greene, most bungalows are simpler and cheaper to build than late 19th century houses for comparable clients. A low gabled bungalow roof, even with a dormer, requires a less skilled carpenter than a "Queen Anne cottage" with an irregular roof plan. And the decoration of bungalows is generally simpler than that of earlier houses.

Hodgson described a bungalow in a way that could apply to many in Palo Alto:

It is not too much to say that these bungalows are on the whole the best type of cheap frame house which has been erected in large numbers in this country since the old New England farmhouse went out of fashion. It is, as a rule, a long, low, one or two-story building, with a conspicuous roof, over-hanging eaves and an inclosed porch. It fits snugly on the ground, it is generally well sealed with the surrounding shrubbery and trees, and its lines and the distribution of its openings are for the most part agreeable to the eye. The outer shell is usually covered either with shingles . . . or with the larger shingles which Californians call "shakes" . . . There is nothing either affected or insincere about these little houses.

Like other house types of the late 19th and early 20th centuries, bungalow plans and even whole kits of parts could be bought from lumberyards, architects, or builders who published compilations of plans, illustrations, and specifications in pattern books called "Bungalow books." This process is hard to document and it is not known how many Palo Alto bungalows were realized in this way. At the end of Wilson's *Bungalow Book* of 1908, a letter from C.W. Spencer of Palo Alto stated that he was pleased to have received plans for his house. Spencer was a roofing contractor and perhaps had the skills to build the house himself (1511 Waverley Street).

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CHINESE IN PALO ALTO

By Gail Wooley

After the Chinese had accomplished the prodigious task of laying rails across the Sierra, many returned to San Francisco and some found their way to employment on the Peninsula. Often they worked as cooks or gardeners at the summer residences of wealthy San Franciscans.

Sew Sing cooked for Mrs. Stanford until 1898 (1), Kee Leung cooked for the stock farm employees starting about 1897 and by 1900 for Phi Delta Theta fraternity (2), and Sam Ying Mock cooked at Stanford. (3) "Chinaman Jim," whose surname is unknown, had been one of Mrs. Stanford's gardeners. At the Squire's, he worked seven days a week to maintain the yard and gardens. Jim lived nearby in a hut along San Francisquito Creek." (4) The Squires built their home at 900 University Avenue in 1904.

Others pursued agriculture on a larger scale. By 1900, strawberries were grown in the area closest to the Bay, and Chinese provided the labor. A 1914 article speaks of the excellent celery produced "for several years" on what is now Rinconada Park. Three Chinese companies worked that land. (5)

In 1918, the Bayside Canning Company was founded by Thomas Foon Chew near the railroad just south of Page Mill in a building now occupied in part by **Fry's Electronics**. (**Bold** indicates the structure is still standing.) Foon also owned a large cannery in Alviso. Chinese were hired as supervisors and Caucasians as packers because the second generation Chinese had found other types of employment. "Some time later, while it was still Bayside, Sam Kai Kee was superintendent. He had a home on Stanford Avenue in the College Terrace." (6)

In the beginning, the Chinese either lived in the homes where they worked or in Mayfield's Chinatown located on El Camino between Stanford and College Avenues. (7) When Mayfield incorporated in 1903, one of the priorities of the new town was to move the Chinese housing off Main Street to a less prominent location eventually resettled in

the area where the cannery came to be built. In 1918, nineteen houses were built by Bayside Cannery for their workers. (8)

In spite of their willingness to work hard, the Chinese were not welcome in Palo Alto until the 1950s when Joseph Eichler made his developments open to buyers of all races and religions. In fact, the leaders of the town were blatantly public about their prejudice. On November 3, 1893 the *Palo Altan* declared 'No Saloons for Palo Alto! No Chinese for Palo Alto! Clean town, clean morals.' In 1894, (December 12) the *Palo Alto Times* continued "If any Chinamen live in Palo Alto no one knows where they live." Chinese peddlers were considered fair game for boys to harass.

There were limits, however, to the community's prejudice. Young girls were "shipped through organized gangs to America to serve as prostitutes and slave laborers." When one such girl, Kum Quai, escaped, she was dealt with unfairly before a Palo Alto Justice of the Peace in a trial held by lantern light. When word got round the next morning, members of the Palo Alto-Stanford community stormed the jail in protest and eventually justice prevailed, and the girl was freed. (9)

A few Chinese families did manage to establish themselves in Palo Alto: the Mocks, Leulngs, and Jews. In 1905, Mok (later Mock) Woo and Ah Fong with B.F. Hall as their agent applied for a restaurant license. The Town Clerk refused and was supported by the Board of Trustees. The event was reported in *The Citizen* with the headline, "No License for Chink Beanery." (10) But in 1914, Woo Mock and Kee Leung did open the City Café at 438 High Street. The business was successful and moved to 166 University in 1919. From 1932 until the early 1980s, members of the Mock family lived at 225 Homer. The house was then sold and moved to **449 Monroe Drive** in Palo Alto.

Leung continued in the restaurant field opening the Mandarin Café in 1926 at **544 Emerson**. His son, Hin, had become an architect and was working for Birge Clark. Clark designed the structure with Oriental features such as the curved tile cornice and end brackets and Chinese style windows. (11) Leung and his son Jimmy later operated the Golden Dragon restaurant in the same building. Leung also built the Palm Court

apartments on Cowper at Lytton. (12) The Leung family moved to 833 Emerson by 1919 and lived there for many years. (13)

The first Chinese to own property in Palo Alto was Ngum You Jew. His daughter, Doris Yep, recalled that in 1912 he moved his laundry business into **651 Emerson** and family into a house at 647 Emerson. (651 is now occupied by the Empire Grill, and the patio covers the area where the house stood.) The laundry was called Yow Sun Laundry and later, after being rebuilt due to a fire, Sunshine Laundry.

Jew also owned two restaurants. The New Shanghai Café was in the Wasson Building at **530 Emerson** and the other on University Avenue.

In the 1940s the family moved to **1001 Fulton**.

Finally, Jew ran a private school in his home. Since Chinese was not taught in the public school, the children studied in the evening so they could write as well as speak Chinese. The teachers were Stanford students from China whom Jew provided with board and room. (14)

His wife, Rose Tong Jew, was one of the fifty plus citizens honored during Palo Alto's centennial celebration in 1994. She was recognized for her work both in the Chinese community helping new arrivals and as a liaison between the Chinese and the town. Rose's father, Tong Tom Sing, a successful businessman in San Francisco, had initiated the family's good will ambassadorship by inviting 30 Americans to a chop suey dinner at the laundry for Chinese New Year in 1912.

Other individual Chinese or families may have lived in Palo Alto for short periods, but it was not until after World War II that the Chinese were welcomed and their numbers increased. The Chinese Community Center of the Peninsula opened in 1968 at **1176 Emerson** (15) and in the 1970s the annual Chinese Festival was begun.

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3. *Ibid.* 1-28-12.
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15. *Palo Alto Times*. 7-31-68.

CLARK, BIRGE AND PARTNERS

Birge Clark was Palo Alto's most important architect of the 20th century for several reasons. He was engaged in architectural work in Palo Alto for more than 60 years — from 1920 until the 1980s. He was a prolific architect who designed almost every kind of building in Palo Alto. The quality of his designs in a range of styles — from Early California to Modern — was very high. He designed many of the most outstanding buildings in Palo Alto including many houses for prominent clients. By virtue of his work in what he called the “Early California” style, he made major contributions in establishing the character of both the commercial and residential areas of Palo Alto.

Birge Clark (1893-1989) studied art and engineering at Stanford and architecture at Columbia before getting his architectural license. He worked for his father, A.B. Clark, on the Hoover House at Stanford and other projects. After starting his own practice in 1922, he worked in partnership with his brother David B. Clark from 1933 until his brother's death in 1944. From 1946 until his retirement, he worked in partnerships with various other architects (Stromquist, Potter, Ehrlich, and Sandstrom).

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COLONIAL REVIVAL: CAPE COD

Cape Cod style houses represent one aspect of the Colonial Revival Style, drawing on the imagery of 17th and 18th century Cape Cod cottages and 18th century Georgian houses. The Colonial Revival was popular from the centennial year of 1876 through the 1930s. Most 20th-century Cape Cods were small and inexpensive houses that were built in the 1910s–1930s for working class and middle class families. After World War II, Cape Cods were built in large numbers in subdivisions, especially in the eastern states. The Georgian Revival is associated with wealthy Americans in Colonial times. The reconstruction of Williamsburg in the late 1920s through the 1930s contributed to the popularity of the style.

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COUCHOT, MAURICE

According to his obituary which appeared in the San Francisco Chronicle on 30 June 1933, Maurice Couchot was born in France about 1871, was educated as an engineer in Paris, and came to California as a young man. Among his most prominent projects were the Bank of Italy building at Powell and Market streets in San Francisco, the Senator Hotel in Sacramento, the Arcade Building in Los Angeles, "the mills elevators, and warehouses of the Sperry Flour Company at Ogden, Tacoma, Spokane, and Vallejo," and the Palace of Fine Arts and the French building at the Panama-Pacific International Exposition of 1915. Couchot was a pioneer in the use of reinforced concrete construction.

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San Francisco Chronicle. "Death Takes Couchot, Noted Bay Engineer." 30 June 1933.

COUTER, W.S.

An advertisement in the *Palo Alto Times* of 31 August 1922, which was run many other times as well, featured a photograph of the house at 668 Coleridge. The advertisement was for W.S. Couter & Co., Designers and Builders, located in the Thoits Building in Palo Alto. The advertisement exhorted:

Build and Save Rent Money. Enjoy the proud ownership and pleasures from your home while you are paying for it. Give to your children the liberties they need and deserve. We can draw your plans and build you a home just as you want it. Our past jobs form the foundation of our reputation as conscientious builders.

Couter was a building contractor whose only documented projects are the AME Zion Church at 819 Ramona, a bungalow at 1521 Emerson, a house in the 400 block of Webster that has been demolished, and the houses at 660 and 668 Coleridge Avenue, built for himself.

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DABINETT, HARRY H.

Harry H. Dabinett was a prominent and prolific Palo Alto builder. He is remembered today in part because he is the only Palo Alto builder to have published a pattern book of house plans. (If others published such books, they have not survived.) Typical advertisements ran in the 1927 *Palo Alto City Directory* stating, "A Dabinett quality home is a tailor-made home with your personal wishes incorporated in most modern construction" and "H.H. Dabinett — Builder and Designer: With the unbeatable combination, quality with economy." Dabinett built houses for leading architects including Joseph L. Stewart and Charles K. Sumner. He built many houses in Crescent Park. In addition, he designed and built numerous houses, typically one-story stucco clad structures with flat roofs and U-shaped plans. His own designs were characterized by a distinctive blend of plan, massing, faceted bay windows, and generalized Spanish and Mediterranean stylistic references. Dabinett was listed in Palo Alto directories from 1923 to 1941, first as a carpenter and later as a building contractor. He lived in at least nine different addresses during that period, frequently building a house where he lived for a year, then sold, and moved to his next house. While the full extent of his work is not known, he appears to have contributed as much as anyone to the look of Palo Alto neighborhoods in the 1920s-1930s through the construction of numerous small, well built Spanish-Mediterranean style houses.

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EARLY CALIFORNIA STYLE

“Early California” was the name used by Birge Clark to refer to designs that were generally referred to as Mission Revival or Spanish Colonial Revival elsewhere. He wrote in his memoirs (p.25) that these buildings had thick walls (like the adobe construction that inspired them), white stucco surfaces, tile roofs, iron grilles “and a few flush plaster grilles”, and recessed front doors with “shell fluting over them.” According to Clark, buildings like these were designed in Santa Barbara in the early 1920s to harmonize with several surviving adobes from the 1850s.

Source

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A SUMMARY HISTORY OF THE EARLY DEVELOPMENT OF PALO ALTO'S "SEALE ADDITION"

An Account of How the First "South Palo Alto" Became Part of the Present "Old Palo Alto"

by Roland C. Davis, July 1998

Preface

This is a volunteer research project in connection with the updating of Palo Alto's Historic Inventory and it is a part of the "Contexts Section."

Specifically, what is being undertaken is a brief history of the early development of a Palo Alto residential district. The scope of research covers the period from 1898 when the development was launched up to the 1920s when the district was well on its way to becoming what it is today, namely, a substantial part of what today is known as "Old Palo Alto."

The Origin of the Seale Addition

The story of the Soto Spanish land grant which encompasses all of what has become Palo Alto; and the part that the Greers and the Seales played in acquiring the portion of that Spanish land grant that became the Seale Ranch has been well told elsewhere. This paper has relied on the account given in *Palo Alto, A Centennial History* by Ward Winslow under the auspices of the Palo Alto Historical Association (PAHA) as well as the History of Palo Alto by Pamela Gullard and Nancy Lynd.

In 1898, Alfred Seale along with his friend, Gus Laumeister, a prominent Palo Alto contractor, together with real estate firms, announced what, up until then, was to become the most ambitious residential suburb of the young Palo Alto. Once the decision was made, little time was wasted in getting the "Seale Addition" on the map. The developers announced that the subdivision was to consist of 36 blocks bounded on the north by the south side of Embarcadero Road; on the east by an extension of Webster Street; on the

south, by a new street named originally Santa Rita, but soon changed to Seale Avenue; and the west by Alma Street. The subdivision streets were to be 60 feet wide to conform to Palo Alto's streets. Its lots laid out, were 50 feet in frontage and either 150 or 200 feet in depth. Originally Seale had planned the subdivision to extend south only to Lowell Avenue, but by the time of the promotion in 1904, it had been extended to Seale Avenue.

The developers wasted little time in the promotion of the project. The February 2, 1898 edition of the *Palo Alto Times* published a glowing story about the prospective development reporting that it would be known as "South Palo Alto" and predicting that it would "soon be covered with suburban homes among the oaks."

It took a little longer but not through any fault of Alfred Seale or his partner Gus Laumeister. They went to work grading and surfacing streets, drilling wells and installing water mains connected to Palo Alto's pumping station on Kellogg Street, north of Embarcadero. All this and more was involved, but the developers were in no hurry. Obviously this was a speculative venture and neither they, nor the realtors, were sure if, or how long, it would take to be successful.

While all this work was going on, there were nevertheless a few enthusiasts who went ahead to build their homes as early as 1901, as we shall learn. However, the real push for the sale of lots did not get underway until 1904. In that year, advertisements of the subdivision began appearing both in San Francisco and Palo Alto, and an auction of lots was held later in the year. In announcing the auction, the developers emphasized the presence of "over 600 live oaks" in the subdivision. The hyperbole reached its heights when the announcement assured the public that by the Seale development, "Palo Alto would have more beautiful homes 'per capita' than any other Pacific Coast City." A little later in the year, in a publication called the *Overland Monthly*, it was asserted that: "Up to this time, the owner had withheld the tract from the market but in the past sixty days, one hundred and fifty lots had been sold."

The story concluded that the town having grown right to the property "there is no doubt that within a short time this tract will be Palo Alto's choicest residence section."

A measure of commercialism, however, was not entirely absent from the developers' plans. They had set aside the entire block fronting on Seale Avenue between Emerson and Bryant Streets for a luxury hotel to be named The Leland. Fortunately, that idea never came to fruition, and by the 1920s, all of Seale Avenue became residential.

Otherwise, Alfred Seale and his partners remained true to their proclamations. They required that no residence cost less than \$2,000 (a goodly sum at the time). The deed restrictions prohibited "wood yards, shops, stores or manufacturing shops." Also, care was taken not to run afoul of the Stanfords, so the deeds prohibited "the sale of intoxicants."

The Houses Start to Go Up in the Seale Addition

Despite the promotion, actual house construction went slowly. There were, of course, good reasons for this being so. In the early years of the 20th Century, there were still many vacant lots within the Palo Alto city limits available for new houses, all in proximity to the business district, the churches, the schools, and other town amenities. Another disadvantage to more expansion was that there was no public transportation extending into the new subdivision. Even with the developers' efforts, the public utilities south of the Embarcadero were still primitive. As an example, street lights and fire alarm boxes were not in place in the Seale Addition until 1918 following its annexation to the City in 1917. That was also the year when the Waverley Street car line was extended through the district to California Avenue.

Nevertheless, the area was (and is) naturally attractive and at the turn of the century, there were far-sighted builders and prospective home owners who found it tempting, so some houses began to go up. It was natural that the earliest building took place near Embarcadero. Indeed, the first recorded house built in the new Seale Addition that we could discover was a modest one built in 1901 at 320 Embarcadero. It still stands somewhat worse for wear from the trauma of steady modern traffic and neglect.

The next house rising in 1902, proved to be not only historic, but ultimately of considerable benefit to present day and future Palo Altans. We refer, of course, to soap

heir Edwin P. Gamble's residence and grounds which still occupy most of the western side of the 1400 block of Waverley Street. All Palo Altans owe a debt of gratitude to Mr. Gamble's widow who gave the property to the City upon her death in 1981. It is now the Elizabeth Gamble Garden Center, much used and enjoyed by the public.

The Seale Addition Residential Development From 1901 to 1921

By 1911, 43 residences were in place. In addition, Castilleja School for Girls had moved in 1910 to Bryant Street at the southwest corner of Embarcadero on property donated by Alfred Seale. There was by 1910, too, a hospital adjacent to the Gamble residence at Embarcadero and Cowper Streets built and owned by a group of Palo Alto doctors. Among the homes built during that decade, 10 are listed in the 1987 Palo Alto History Inventory (1979). By 1921, 13 more residences were built which later qualified for the Historic Inventory. For the reasons discussed, all the houses built during the first and second decade of the twentieth century tended to cluster near the northern end of the Seale Addition. Only one house on Emerson was built as far south as Seale, and there was another on Bryant as far south as Tennyson. During this 20-year period, Churchill, Bryant and Lowell were the most popular with 22, 15, and 12 homes, respectively. In the second decade, only 52 homes were added for a total of 95. The stage had been well set, however, for a building boom in the 1920s led principally by such architects as Birge Clark and Charles Sumner.

Historic Houses of Interest Built the 1901-1920 Period

One of the earliest historic houses in the Seale Addition was 1590 Waverley at the corner of Coleridge. It is now 375 Coleridge. It was built by the ever present Gustav Laumeister who deserves some mention for his prominence in Palo Alto in the early years. Among his accomplishments were: Castilleja School; many professors' homes; the Nevada Building on University Avenue at Bryant and the original Allen family Palo Alto Hardware store on the ground floor of that building; Southcourt Subdivision and, of course, so much Seale Addition work. He married Mabel Seale in 1915, and they lived at the house he built at 305 Lowell Avenue. Later they lived at 544 Coleridge Avenue in a home designed for them by Birge Clark.

While Castilleja was going up, a residence for Mary Lockey, the school's long-time principal, was built across the street at the southwest corner of Kellogg. (It may have become 1404 Bryant.) In addition to Castilleja, the 1300 block of Bryant Street was the early home of a number of well-known Palo Altans of the period. Lee De Forest, the famous inventor bought the property from the Seales at 1301 Bryant in 1910 and had a home built there for his mother. It later was occupied for many years by Besse Bolton, a prominent Palo Alto educator.

Another home of historic importance is at 305 Churchill. This was Alfred Seale's home built in 1913. Some of its features were unique even for modern times. It was well protected against earthquakes by steel rails built into the walls from floor to ceiling. It also had a built-in vacuum cleaner system, well ahead of its time.

Later, this became the Maxmilian Hopper home. He was in charge of the City's power system in the early years. His wife, the late Lois Hopper was the daughter of Ray Lyman Wilbur, president of Stanford for 27 years. Mrs. Hopper was, herself, an outstanding community leader, having served as President and member of the Palo Alto School Board for 15 years in addition to leadership roles in many other civic organizations.

A Brief Reference to Some of the Architects of the Period

Two next door houses on Churchill Avenue built in 1910 at the corner of Waverley Street became the home and studio of famed architect Pedro de Lemos in the 1920s. De Lemos also bought three acres later from Alfred Seale on Waverley Street where Waverley Place is at present.

William Knowles, another well-known architect of the period, was the architect for the house at 1445 Bryant, built in 1912 for William R. Eckhart, a Stanford professor of engineering who came to Palo Alto in 1904 with his parents.

Wells Goodenough, a builder who played a prominent part in Palo Alto for so long, had a house designed for him at 435 Tennyson by Architect Birge Clark in 1920. Charles Hodges, an early resident architect for Stanford designed the house at 340 Coleridge

Avenue in 1915 for Arthur Stetson and his family. His descendants still occupy that home.

Charles Sumner, in addition to designing historic family residences in the Seale Addition, was also the architect of the Walter Hays Elementary School located close by. He also served on the City Planning Commission and was a driving force behind the University Avenue underpass below the railroad tracks.

Conclusion

While it is beyond the scope of this research project, it is, of course, a fact that in the period following the 1920s, the Seale Addition was expanded ultimately to Oregon Avenue. New residential streets such as the “new” Santa Rita, and Rinconada, Washington, et al. are now all part of what once was the Seale Ranch. Even California Avenue, which was an early road through the ranch, is now a solid residential street.

As time went on, of course, there were hundreds more homes built and occupied. The area is now a major part of “Old Palo Alto” advertised by realtors as a desirable place to live. The promoters in 1904 were not wrong. Many prominent people have agreed over the years with their prophecy 100 years ago. Lucie Stern, for example, who was such a benefactor to Palo Alto had Birge Clark build her three houses on Cowper Street in the Seale Addition along with that great gift of hers to the City—its Community Center. There followed over the years, electronic entrepreneurs, professional athletes, prominent businessmen and women, political figures, doctors, lawyers and judges, and many others who now have homes here. What was once “South Palo Alto” is here to stay as “Old Palo Alto.” More and more young families with young children come to Palo Alto for its schools and to look for homes in the Seale Addition as well as in the new “South Palo Alto.”

Since the original Seale Addition was populated and particularly since the end of World War III, Palo Alto has, of course, continued to advance south so that the territory beyond Oregon Avenue is now the current South Palo Alto. That section is in terms of physical area larger than the part of the City north of Oregon Avenue. South Palo Alto is also a

fine residential area with many beautiful and desirable homes which attract many young families.

Both “Old Palo Alto” from San Francisquito Creek to Oregon avenue and the “new” (from the 1950s) South Palo Alto are together now as Palo Alto’s residential area. That is as it should be.

Sources

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GOTTSCHALK, CHARLES E.

The senior partner of Gottschalk and Rist was Charles E. Gottschalk. Gottschalk had an office in San Francisco in 1909. He received license number 779 to practice architecture in California on 13 September 1913. He was associated with William and Alexander Curlett in the design of "Montalvo," Senator James D. Phelan's home in Saratoga in 1912. In 1921, he designed an extension of the First National Bank in San Francisco, designed by Willis Polk, and was sued by Polk for plagiarism. There are three entries under Gottschalk's name in *The Index to the Architect and Engineer* for 1905-1928. Judging from the little that is known about Gottschalk, he appears to have been a mainstream designer for upper middle class clients and large companies.

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GUTTERSON, HENRY H.

Henry H. Gutterson (1884-1954) studied architecture at the University of California and at the Ecole des Beaux Arts in Paris. He worked for prominent architects D.H. Burnham, Willis Polk, and John Galen Howard before establishing his own practice. He also worked throughout his life on projects with Bernard Maybeck including an addition to the First Church of Christ Scientist in Berkeley. Based in San Francisco, he designed over 100 houses in St. Francis Wood and many buildings in Berkeley. Gutterson's houses were characterized by expressive massing and rich use of contrasting materials.

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Woodbridge, Sally, editor. *Bay Area Houses*. New York: Oxford University Press, 1976.

HAYS, WILLIAM C.

William Charles Hays was an important architect and teacher. He taught architecture at the University of California for many years and worked with John Galen Howard on many of the early campus buildings. In his own practice he designed public and commercial buildings in San Francisco and houses for upper middle class clients mostly in Oakland, Berkeley, and San Francisco. He also wrote frequently about Bay Area architecture.

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HODGES, CHARLES E.

Charles E. Hodges was one of the earliest professional architects in Palo Alto and the University Architect at Stanford. He is best known for the Women's Club in Palo Alto, and for the Chemistry Building and the reconstruction of Memorial Church at Stanford. Hodges left Stanford shortly after the earthquake in 1906 and opened an office in San Francisco.

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THE JAPANESE IN PALO ALTO

by Sonia Dorfman, May 1998

Japanese farmers began to arrive in the Santa Clara Valley in the mid-1890s. They were migrant laborers who usually arrived in San Francisco and went either eastward into the Sacramento area or down the peninsula into the Santa Clara Valley and from there to Salinas or toward Fresno. The areas to which the migrants went depended on the season and the crops. The early migrants were primarily men and tended to live in boarding houses. In 1910, the Japanese section of San Jose had 11 boarding houses.⁽¹⁾

By the teens, Japanese farming communities began to develop in Santa Clara Valley. In 1913, the state of California passed an alien land law which made it illegal for those who were not eligible for citizenship (the Issei - those born in Japan) to own land. Since their children (Nissei) were citizens by birth, land was put in the children's names.⁽³⁾

The table below shows the population of Japanese in the Santa Clara Valley from 1890 to 1940.⁽¹⁾

1890 -	27
1900 -	284
1910 -	2,299
1920 -	2,981
1930 -	4,320
1940 -	4,049

The Japanese who came to Palo Alto were likely to be farmers or students.⁽⁸⁾ Japanese worked as janitors at Stanford from the time it opened. There were also Japanese students at Stanford in the early days.⁽²⁾ One of the most well known of these was Yamato Ichihashi who began teaching at Stanford in 1913. In 1932, The Stanford University Press published his book, *The Japanese in the United States*, which became a classic

work. He was interned in 1942 and was “perhaps the most famous person interned in the camps.”⁽⁴⁾

In 1909, Josabura Okado founded the Palo Alto Laundry Company. He came to Palo Alto in 1904. He was one of the first Japanese business owners in Palo Alto. The laundry was located at 644 Emerson Street and eventually occupied 644 to 648 Emerson. His son, Arthur, took over the business 1941 and became President of the Palo Alto Japanese Association.⁽¹²⁾ In 1933, Arthur Okado gave 100 cherry trees to Palo Alto, of which 32 were placed at a triangular park strip at Embarcadero, Kingsley and Alma.⁽⁵⁾ Josaburo Okado died in June, 1957 at the age of 85.

Another early shopkeeper was Naoharu Aihara who designed the Hakone Gardens in Saratoga. Palo Alto City directories show he had a tailor shop at 455 *Bryant Street* in 1915 and later in the 1930s at 123 and 153 *University Avenue*.

Between 1910 and 1920, the Japanese became the city’s dominant minority. In 1921, 150 Japanese in Palo Alto registered for the new state alien poll tax. The total population of the city in 1920 was 5,900 people.⁽⁷⁾ In 1920, there was a proposal put forth by the Palo Alto Chamber of Commerce and several other organizations for a “segregated district for Japanese” in Palo Alto. This proposal was rejected by the Japanese community and was never carried out.⁽²⁾

During the 1930s and early 1940s the Palo Alto Japanese community was alarmed by the increasing militarism in Japan and sought to prove their loyalty to the United States by such actions as supporting community fund drives, buying defense bonds, and supporting religious groups such as the Japanese Methodist Church and the Buddhist Temple.

The two religious groups which are mentioned prominently in newspaper articles about the Japanese community and in the Centennial History are the Buddhist Temple and the Japanese (Aldersgate) Methodist Church.

The Buddhist Temple was founded on June 7, 1914 after a Memorial Day gathering at the Alta Mesa Memorial Park. According to a history written by the Temple for their 60th anniversary in 1974, weekly services were conducted in the Kaneda Home Laundry from 1914 - 1925. A reminiscence by a minister at the temple during that era indicates that services were held at the home of a Mr. Yana. The city directories for that period show Mr. Yana's address as *718 Emerson Street*. The Kaneda Home Laundry is listed in the directories at *839 Emerson* in the 1920s.

According to the Temple history, in 1926, members rented a house on the west side of Ramona Street for the temple. The temple purchased a house at *733 Ramona Street* in 1927 (across the street from the rented house) where they remained until World War II. However, the city directories for the 1930s list the Temple at *720 Ramona Street* and then *727 Ramona*. Before World War II temple membership was 50-60 families. At the time of the evacuation in 1942, the Buddhist Temple burned documents, letters and records. Religious articles were sent to San Francisco for safekeeping.

The original worshippers at what is now the Aldersgate Methodist Church included Stanford students as well as local residents. The first meeting was held in 1909 in the ground level room at *827 Ramona Street*. This was the University Hotel, a rooming house, operated by Genshichi Okazawa. The following year the group entered the Methodist Conference.⁽⁸⁾

In 1912, the congregation rented a room at *733 Ramona Street*, a rooming house owned by Kihachi Sato. Subsequently the church rented a room at *435 Bryant*. In 1915, the church rented a building at *647 Emerson* as a place of worship and a parsonage. In 1925, the church moved to *260 Homer Ave* and then to *472 Sheridan Avenue* in 1929. The building at *472 Sheridan* Street was the Japanese-American Society Building and served as neighborhood center and language school. The adult and Sunday school membership was 55.

In 1935, the church purchased land and an old cottage at *306 Page Mill Road* (at Birch Street), and in 1937, incorporated as the Japanese Methodist Episcopal Church. Most

members of the congregation were day laborers.⁽⁹⁾ In 1940, the old cottage was replaced by a new church, and the church changed its name to the Page Mill Methodist Church.

After Pearl Harbor, the church formed an ad hoc committee to take care of evacuation problems. A primary problem was how to take care of the belongings members had to leave behind. The church was used as a depository for families to store their possessions. A long-time non-Japanese friend of the church, Alon Wheeler, served as custodian of these belongings during the war.

In 1942, Palo Alto had 184 Japanese residents of whom 120 were citizens, and 64 were aliens.⁽¹⁰⁾ The total population of the city in 1940 was 16,770.⁽⁷⁾ On March 2, 1942 Japanese were ordered to evacuate the Western Defense Zone which included California. On May 26, 1942, 144 men, women, and children left Palo Alto. Their homes, cars and property had to be sold or turned over to others since they could only take what they could carry. Some possessions were stored in the Palo Alto police station as well as the Page Mill Methodist Church. The 144 Japanese from Palo Alto eventually went to Heart Mountain, Wyoming.

In June of 1945, 100 Japanese-American women and children returned to Palo Alto. They were the families of men who had already returned. The returnees arrived with nothing at a time of a severe housing shortage. Few of the Japanese had owned the houses they lived in before 1942.⁽¹¹⁾ Many of the Japanese who returned were farmers before the war. After the war they were not able to lease land to farm and could not find other jobs. Many of the women became domestics and the men became gardeners.

The Fair Play Committee and the Society of Friends tried to help returnees find housing. In addition, in 1949, the Fair Play Committee bought 6 acres of land on Lawrence Lane to set up a "laboratory for interracial living."⁽²⁾ Black, white, and Asian families bought homes in this development.

The story of the Kumagi family is described in the *Palo Alto Weekly* editions of August 9, 1995 and April 13, 1994 in interviews with Floyd Kumagi. He was 10 years old at the

time of the evacuation. His father was a U.S. citizen and owned 20 acres of land on Embarcadero and what is now Highway 101. His father sold their house to an Italian family who planted and harvested the land for the Kumagi family during the evacuation.

When they returned in 1946, his father Toyotsugu, bought an old army barracks near the Palo Alto airport and moved it to their property. Eventually his father sold part of the land to start a business and built a new home. Then he had to give up 5 acres for the 101 Underpass and moved the house to a different part of the property.

After the war, the returnees who were affiliated with the Buddhist Temple conducted services in private homes. By 1946, there were enough people to rent the Native Son's Hall at Emerson and Hamilton Avenues in downtown Palo Alto. In 1947, the Buddhist Temple was located at the old Japanese - American Society building at 472 Sheridan Avenue. On important holidays when more space was needed, the temple rented the Burgess Theater in Menlo Park or the Palo Alto Community Center.

In 1952, the Temple bought a plot of land located at *2751 Louis Road*, and on December 4, 1954, the new temple was dedicated. In 1959, the temple bought the adjoining property at *2781 Louis Road*.⁽⁶⁾

The Page Mill Methodist Church was reopened in July 1945. After the war the church grew rapidly and was increasingly inadequate to the needs of a growing congregation. In 1963, the Page Mill-Oregon Avenue underpass took 14 acres of church property. In 1965, a new church was built at *4243 Manuela Avenue* and named the Aldersgate Methodist Church.⁽⁸⁾

From early in the century until 1942, there was a small enclave of Japanese in 700 - 800 blocks of Ramona Street and on Emerson. This enclave included shops, rooming houses and the early sites of both the Buddhist Temple and the Japanese Methodist Episcopal (Aldersgate) Church. During the war and the evacuation these buildings were occupied by non-Japanese. After the war, the Japanese (with one or two exceptions) did not return

to these buildings. The evacuation, which caused such great suffering to the Japanese community, also brought an end to this small neighborhood.

Endnotes

- (1) Timothy J. Lukes and Gary Y. Okihiro. *Japanese Legacy: Farming and Community Life in California's Santa Clara Valley*. California History Center, De Anza College, 1985
- (2) Ward Winslow and the Palo Alto Historical Association. *Palo Alto A Centennial History*. 1993
- (3) Tricia Knoll. *Becoming Americans: Asian Sojourners, Immigrants and Refugees in the Western United States*. Coast to Coast Books. 1982
- (4) Gordon H. Chang. "We Almost Wept" Stanford Today Online. Nov- Dec 1996. Adapted from his book *Morning Glory Evening Shadow*. Stanford University Press
- (5) *Palo Alto Times* - 4/14/33.
- (6) *The 60th Anniversary Commemoration of the Palo Alto Buddhist Temple*. November, 1974
- (7) Arthur Coffman. *An Illustrated History of Palo Alto*. Palo Alto: Lewis Osborne. 1969
- (8) *The Challenging Years: 1909-1969 - A History of the Sixty Years of the Aldersgate United Methodist Church*. November 16, 1969
- (9) *Palo Alto Times* - 11/6/39

(10) *Palo Alto Times* - 3/26/42

(11) *Palo Alto Times* - 12/19/44

(12) *Palo Alto Times* - 6/19/57

Street Addresses		
Address	Year	Name
720 Ramona	1915	G. Kitasako
	1925	Same
	1928	J. Furishima
	1931-1932	Japanese Buddhist Church
727 Ramona	1928	M. Tsushi/S.Yoshida
		M. Tsushi
	1931	T. Kumano
	1936-1941	Palo Afto Buddhist Church
	1944	Vacant
	1948	J.K.Sato, KSaito
728 Ramona	1915	T.Kimura
	1925	Japanese Association
	1928	K. Kusaka
	1930	G. Gakeuchi
	1936-1941	Rev. Takeuchi Sintaro
	1944	Non-Japanese
733 Ramona	1915	T. Sato/Japanese Methodist Mission Church
	1925	K. Sato - Grocer/ Sato Co.
	1928-1931	K. Sato - Grocer
	1936 & 1938	Vacant
	1940	Non-Japanese
735 Ramona	1915	T. Yoshida
	1925	Same
	1928 & 1930	Same
	1936	Y.S.Leung
827 Ramona	1915	S. Imakiri
	1925-1941	G. Okazawa - Barber - based on sampling
	1944	Non-Japanese
828 Ramona	1925-1941	M. Oishi/K. Matsuda - based on sampling

Street Addresses		
Address	Year	Name
	1944	Non-Japanese
830 Ramona	1925	P. Matsuda
	1936	F. Matsuda/S. Yamamura
	1944	Non-Japanese
834 Ramona	1915-1941	T. Hirana - based on sampling
	1944	Non-Japanese
837 Ramona	1915	G. Okazawa
	1925/1928/1930	S. Kimura
	1936	H. Kaneko
	1940-1941	T. Nakata
	1944	Non-Japanese
847 Ramona	1928	S. Saito
	1930	Same
848 Ramona	1930	G. Kitasako
	1936	K. Okamoto
	1940	Same
	1944	Non-Japanese
850 Ramona	1930	T. Kimura
	1936	Same
	1940	Same
	1944	Non-Japanese
260 Homer	1930	Japanese M E Mission
	1936	Cardinal French Laundry
644 Emerson	1915-1928	J. Okado/Palo Alto Laundry Company
644-648 Emerson	1928-1941	J. Okado/Palo Alto Laundry Company
	1944	Palo Alto Laundry Company- Daniel Bruner
	1948	A. Okado/Palo Alto Laundry Company
718 Emerson	1915	E. Yana
	1925	Japanese Mission Church

Street Addresses		
Address	Year	Name
		Also listed under 645 Emerson
	1928	T. Costello
839 Emerson	1925	K. Kaneda/Home Laundry
	1928	Japanese Association of Palo Alto
	1930	H. Ujita
	1936	Same
From Palo Alto City Directories - 1915 - 1948		

JENSEN, CRESTON H.

Creston H. Jensen died in 1931 at the age of 43. According to his obituary:

Mr. Jensen practiced architecture in the San Francisco Bay district for twelve years. He specialized in church work, having prepared plans for many structure undertaken by the Roman Catholic Archbishop of San Francisco, including buildings at Salinas, Alameda, Mountain View, Concord, and San Jose. He was an alumnus of the University of California.

Jensen's papers are at the College of Environmental Design Documents collection at the University of California at Berkeley and are in the process of being catalogued in 1999. He designed one building identified in the Palo Alto Survey Update — 1044 Hamilton Avenue.

Sources

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KLAY, WILLIAM F.

William F. Klay (born 1896) was a building contractor who was also an unusually sophisticated designer. He appears to have been largely self educated through correspondence courses in mechanical engineering. As a young man in Ohio, he worked for tire companies as a draftsman and elsewhere as a tool designer. In 1920, he and his brother apprenticed with their father in carpentry in Modesto. He came to Palo Alto in 1922 and established a successful contracting business. According to Guy Miller (p. 273), "Practically all his work has been of his own design and planning...It is noteworthy that even during the depression of the thirties, Mr. Klay continued active in building, and persuaded numerous people to build during the very low building costs then prevailing."

Sources

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KRUSE, LAWRENCE A.

Lawrence A. Kruse, was a member of two of the leading San Francisco architectural firms of his time. His education is not known but must have been at the Ecole des Beaux Arts in Paris or in the system taught at the Ecole. He received his license in 1923 and was one of the "young and promising architects" (Nelson p. 266) at the firm of Bakewell and Brown until that firm dissolved in 1928. Bakewell and Brown, one of the most prominent firms in San Francisco, had previously designed the Berkeley and San Francisco City Halls. While Kruse was in the office, their most prominent commissions included the Stanford University Library, the San Francisco Opera House and Veterans Building, the Pacific Gas and Electric Company building, and Temple Emanu-El. After Bakewell and Brown, a new firm formed by former employees called Weihe, Frick, and Kruse, continued frequently to work in association with John Bakewell and Arthur Brown, Jr. and worked on their own with old Bakewell and Brown clients, including Stanford University. The firm Weihe, Frick, and Kruse is best known for completing Grace Cathedral and for the Hall of Science and Morrison Planetarium in San Francisco. The only house in Palo Alto known to be the work of Kruse is 2160 Bryant Street.

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LAUNDRY INDUSTRY

The laundry industry in Palo Alto was an important, if not very glamorous, local industry that employed cheap workers and is associated with the social history of the area including issues of women workers, racial prejudice, and labor struggles. The laundry industry was concentrated in this neighborhood along Homer, Ramona, and Emerson streets, near black, Chinese, and Japanese residents. The term "French Laundry" originated as a code for a business that did not hire Chinese workers. Palo Alto's laundries represent a period of the industry when mechanization and capital investment were important elements of a businesses' success.

As a building type the urban laundry had to accommodate an industrial function near its residential customers. The competing demands of these functions produced buildings that housed big, noisy machinery in fire-resistant structures and that looked like they belonged next door to houses and neighborhood businesses. Significant features of these buildings included both those associated with its function (e.g. concrete walls, industrial windows, roof top skylights, and fans) and with its compatibility with nearby commercial and residential buildings (e.g. stucco front, red tile roof, and details of paving, hardware, and decoration).

Sources

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LEMONS, PEDRO DE

Pedro J. de Lemos (1882-1954) was an Arts and Crafts printer who studied with Arthur F. Mathews at the Mark Hopkins Institute of Art and with Arthur Wesley Dow at the New York Art Students League. He won a bronze medal at the Panama-Pacific International Exposition. He taught at the California School of Design of the San Francisco Institute of Arts and was president of the Carmel Art Association. From 1917 to 1945, he was director of the Stanford Museum of Art. He designed several well crafted houses in Palo Alto for family and friends and worked with the prominent architect Gardner Dailey on the design of the Allied Arts Guild in Menlo Park.

Source

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MATTHEWS & SIMPSON

The firm of Mathews and Simpson, architects of San Francisco lasted only a few years, from 1921 to 1925. The senior partner, Edgar A. Mathews, belonged to a prominent family that included his father, Julius Case Mathews, and his brother, Walter J. Mathews, both architects, and his most famous brother, Arthur Mathews, a multi-talented Arts and Crafts painter and designer. Mathews practiced on his own beginning in 1898. He is best known for several Christian Science churches and for houses and apartment buildings in San Francisco and Berkeley characterized by half-timbered or shingled walls. According to John Beach, "Mathews developed two standard design types, each . . . derived from the English residential vernacular." The junior partner, Horace G. Simpson, received his license to practice architecture in 1914. He was partners with Hart Wood in the firm of Wood and Simpson in 1917 when they designed the 12-story Santa Fe Railroad building at the southwest corner of Market and Second streets. This was one of the only large commercial buildings in San Francisco with stylistic references to 18th century English architecture. Simpson wrote about the superiority of English architecture in the *Architect and Engineer*. Simpson entered competitions for the design of the San Francisco City Hall and for the Boston Statehouse. His drawings and papers are at the Environmental Design Documents Collection at the University of California at Berkeley. Mathews and Simpson were listed as partners in the San Francisco city directories from 1921 to 1925, with offices in the Call Building.

Sources

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MILLER, JAMES R.

Palo Alto Historic Resources Board

The following is an excerpt from a staff report prepared for the Palo Alto Historic Resources Board:

J.R. Miller (1869-1945) was the architect for 1078 Forest [Rosedale Manor], with local businessman J.F. Parkinson, as the builder [*Palo Alto Times*, 12/10/04, 01/04/05, and 07/04/05]. Miller began his architectural career in the office of A. Page Brown, in San Francisco in 1886, and was alternately an independent practitioner or practiced in partnership with San Francisco's most notable architects for the balance of his lengthy career. He is most known for his association with Timothy Pflueger. Miller and Pflueger were competition winners for the design of San Francisco's Pacific Stock Exchange, the medical-dental office building at 459 Sutter Street in San Francisco (1929), the Pacific Telephone Co. Building at 140 Montgomery, the Paramount Theatre in Oakland (1930), and the Roosevelt Junior High School in San Francisco (1934). The unusually productive association of these two architects began in 1910, when Pflueger entered Miller's firm as an office boy, [and continued] until his [Miller's] retirement in 1933 [Temko, Allen. "A True Uninhibited Original" in the *San Francisco Chronicle*. 14 April 1986, pp. 38-41].

Prior to and during his association with Pflueger, Miller associated with architects Bakewell and Brown (where he designed the post-earthquake repairs for the City of Paris Dry Goods Store), Thomas J. Welsh (designer of the State Court Building), and others.

In undertaking residential design projects, Miller reflected the common practice of the times in which architects would undertake a variety of projects, from residential to commercial to institutional. The portion of Miller's architectural legacy that is most documented today is his commercial and hotel designs, including the 74 Montgomery office building, the Hotel at Eddy & Mason, the

Adair Hotel at 445 Ellis [*The Architect and Engineer*, Vol. 58-59, p. 82] , all in San Francisco. He is credited with several residential projects throughout the Bay Area, including the Craftsman style 50 Fifth Avenue, San Francisco [Inner Richmond District Survey, Foundation for San Francisco's Architectural Heritage]. In addition to working in the Bungalow style, Miller produced designs in idioms such as the Spanish Eclectic [*The Architect and Engineer*, Vol. 56-57, p. 83.] and Colonial Revival styles.[*The Architect and Engineer*, vol. 52-53, p. 41.] Nonetheless, his design legacy with respect to residential buildings is significantly less known than his other works, perhaps because the process of survey and investigation of early 20th century residential areas has been undertaken only recently and is a largely incomplete task. Additionally, the archives for Miller's practice have been dispersed and sold at auction, lessening the opportunity to fully evaluate him as an architect. As such, Miller's role as the designer of Rosedale Manor, carried out during his earliest years as a solo architectural practice, significantly augments our understanding of his legacy as an important Bay Area architect by illuminating an aspect of his early practice. (Palo Alto Historic Resources Board 1997)

Sources

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MODERN RANCH HOUSE

Throughout the 20th century, California was the site of innovations in the design of middle-class and upper middle-class single family houses. Many of these innovations were associated with the effort to find appropriate designs for California. After the turn of the century, the “California Bungalow” proliferated, with open floor plans and imagery and materials that reflected the natural setting. In the 1900s to 1910s, Mission Revival Style houses shared features of Bungalows with an attempt to recall aspects of the early history of the state. In the 1910s to 1930s, Spanish Colonial Revival style houses developed more sophisticated responses to the benign climate, with wings of houses laid out around patios and gardens. In these houses, street facades were often windowless and unadorned except for rich decoration around the main door.

In the tradition established by these efforts, another approach was developed in the 1930s which came to be called the Modern Ranch House. These houses were built and written about in architectural journals throughout the 1930s and 1940s, but were defined in two books by Sunset Magazine – *Western Ranch Houses* of 1946 and *Western Ranch Houses* by Cliff May of 1958. Cliff May was a Los Angeles architect who referred to his designs as Early California ranch houses, recalling the Mexican period in California and their romantic depiction in the novel, *Ramona*, and other popular art and literature.

The modern ranch houses of the 1930s to the 1950s were characterized by the following features. They were one-story buildings with wings that embraced a patio. They were oriented to the site – they had no front or back and did not necessarily present a formal front to the street. They were oriented to the outdoors – to the patio, the garden, and the corridor, a long porch covered by the roof of the house. Their siting takes advantage of views. Horses are often accommodated in outbuildings connected by roofs and incorporated in the design of houses. Their plans are open with spaces designated for multiple purposes. They are built with natural materials – “adobe, stone, quarry tile, rough-sawn lumber, hand-split shakes and battens.” (Sunset 1958, p. 16). They are undecorated and are attractive and expressive by virtue of their simple use of materials. Finally, they are usually large houses on large sites.

Sources

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MOSHER BROTHERS, CONTRACTORS

James Aencas Mosher immigrated from Nova Scotia in 1903 and was listed at 823 Kipling in the *Palo Alto City Directory* of 1904. According to the U.S. Census of 1910, Mr. Mosher's wife Minnie, his son Reuben, and daughters Nora, Maud, and Ada had all immigrated in 1903 as well. According to an obituary published in the *Palo Alto Times* on 12 December 1916, also with him in Palo Alto were three brothers and a sister. One of those brothers, George W. Mosher, was associated with James in the building business. James Mosher died at a building site on the Stanford campus in 1916. His brother Thomas, a contractor, also lived here in 1910. The Mosher Brothers built four buildings identified in the Survey Update (471 Addison Avenue, 939 Forest Avenue, 317 High Street, and 425 Tasso Street).

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Multiple Unit Housing in Palo Alto: 1893-1945

By Sonia Dorfman

This paper has been written for the Palo Alto Historic Survey Update to provide a historical context for the evaluation of multiple unit housing in Palo Alto. Palo Alto today is largely characterized by single family homes. However from its beginning, Palo Alto has always had multiple unit housing as well.

Over the years the character of these buildings has changed. In the early years, they were boarding or rooming houses. Some were set up primarily as boarding houses and may have also served as the family home. Others were family homes in which one or two rooms were rented out. Some hotels took permanent as well as transient guests. Later bungalow courts and apartment buildings, both large and small, were built and became the common form of multiple unit housing.

Boarding and Rooming Houses

Boarding and rooming houses to accommodate students at Stanford were a significant aspect of housing in Palo Alto from its earliest days. According to the Palo Alto Centennial history many homes were built with extra rooms to house Stanford students.⁽¹⁾

An article in the *Palo Alto Times* of August 25, 1893 describes the activity among the “housewives and private boarding house keepers” getting ready for arriving Stanford students. Among the rooming houses advertised in the same edition of the *Palo Alto Times* were several on University Avenue at Emerson and High Streets. Some of the boarding houses were located on the second story of business buildings, such as the University House which was located above a drug store.

A *Boarding House Directory* for students for 1900-1901 lists 27 houses offering from one room to several rooms with and without board. Some of the listings note the proximity of the rooming house to the train depot. It also notes that College Terrace has rooms for 50 or more people. The 1904 *YMCA Directory of Approved Boarding Houses for Students* lists 55 houses renting rooms to students including the Downing House. Some

proprietors rented to men or women only and some to both. Many of these were located along Cowper, Lytton, and Emerson.⁽²⁾

The *YMCA Directory* for 1913-1914 shows the greatest concentration of boarding houses on Bryant between Hamilton and Homer, on Waverly from Everett to Forest, on Ramona from Hawthorne to Channing and on Lytton from Emerson to Cowper. Attachment A shows the houses from these directories which are on the Priority One study list.

There were also boarding houses which rented to people other than students, although there is less information available for these. An article about Gustav Laumeister, one the earliest contractors in Palo Alto (*Palo Alto Times*, 1/28/48), notes that he lived at Mrs. Gillan's who ran the first boarding house in Palo Alto. However, "merrymaking of the Scotch roomers, who seemed to do very well without sleep" caused him to leave.

The rooming house opened by Mrs. Mary Gallagher Kimura on University and Emerson in 1898 (*Palo Alto Live Oak* 7/27/98) also had rooms arranged as suites for offices. In 1894 the Otter House advertised that rooms were available to all, not just students (*Palo Alto Times*, 3/23/94). Mrs. Summerfield who rented rooms in her house at 164 Hamilton (now 311-315 El Carmelo - Priority 1) also rented to non-students. The 1904 *City Directory* shows rooming houses on Bryant, Everett, Lincoln, Lytton and Waverly renting to non-students.

Boarding houses also played a significant part in the life of early Japanese migrant laborers in the Santa Clara Valley who were primarily men and lived mostly in boarding houses. In 1910, the Japanese section of San Jose had 11 boarding houses.⁽³⁾ The small Japanese community in Palo Alto which was centered around the 700 - 800 blocks of Ramona had at least two rooming houses, the University Hotel at 827 Ramona Street and 733 Ramona Street. The University Hotel was also the original site of what is now the Aldersgate Methodist Church.⁽⁴⁾

Another aspect of early multi-unit housing were the fraternity houses built in Palo Alto prior to 1906, when Stanford required fraternities to locate their houses on the Campus.

(Winslow, p. 106) One of the largest was the Phi Kappa Psi house at Emerson and Lytton. It was built in 1895 for Alfred Westall by Peacock and Hettinger and leased by the fraternity. The house eventually became a rooming house and hotel known as The Alexandria. It was torn down in 1936. (*Palo Alto Times*, 8/10/16, 11/1/21, 11/4/36).

Early Apartment Houses (1900 - 1920)

Some of the rooming houses were eventually turned into apartment houses. The Swain House on Hamilton between Waverly and Cowper advertised to students as a rooming house in 1893. By 1898, it was a rooming house known as the Hamilton House, which also advertised rooms for "light housekeeping." In the 1904 *City Directory* a number of students are listed at 454 Hamilton. By 1914 The Hamilton is listed under "Rooming Houses" in the Classified Section of the *City Directory*. In the 1925 *City Directory*, The Hamilton at 454 Hamilton is listed under "Apartments" in the Classified Section. It appears under "Apartments" as late as the 1976 *City Directory*.

Another example of a rooming house which became an apartment house is The Lytton Apartments. It first appears in the Classified Section under "Apartments" in 1926. It was listed under "Rooming Houses" in the 1914 *City Directory*. The Lytton Apartments are on the 1979 Historic Inventory (Category IV). However the Inventory indicates that it was not until 1929 that these apartments become known as the Lytton Apartments.

One of the first buildings to be built as an apartment building was at 625-631 Emerson in 1903. The owner was J.B. Daley a businessman and real estate developer. It contained four six-room apartments and remained an apartment house until 1987. It was then renovated for offices and is on the 1979 Historic Inventory.⁽¹⁾

Another early apartment building was built at 645-651 Lytton in 1908 by the Mosher Brothers. It was built as a four unit building and is still a four unit apartment building in 1998. It is first listed in the *City Directory* in 1910. Its early occupants included carpenters, an auto mechanic, painter, salesman, and clerk.

In 1916, the building that had housed Miss Harker's school and the Castilleja School at 1121 Bryant was remodeled and became the Nardyne Apartments (1979 Historic Inventory - Category III). While this building was outside of the downtown area, it was advertised as being "up to date, completely furnished" and "one block from the Waverly St carline." (*Palo Alto Times*, 9/5/16)

Many of the boarding houses were within a couple of blocks of the Waverly or University streetcar lines. The Waverly line ran from University to Oregon Avenue. The Stanford line connected with the University line, which ran along University and across the San Franscisquito Creek. There was also a short spur track along Emerson to Hawthorne.⁽⁵⁾

In 1918, what was billed as the "first large, modem apartment house" in Palo Alto (*Palo Alto Times*, 3/7/18) was built at 520 Cowper Street. Cowper Court had 20 apartments of three to five rooms each, which were to be furnished "including not only furniture but dishes, silverware, linen and all other requisites." (*Palo Alto Times*, 7/27/18) The same article also notes that all the apartments were rented by local people. The original owner was Matthew A. Harris of San Mateo County, the contractor was D.R. Halling of San Francisco, and the agent was W.D. Wasson. Cowper Court was torn down in 1985.

It was in the late teens that Palo Alto developed its first zoning ordinances. The zoning ordinance adopted in 1922 permitted two, three and four family residences in the second residential district to be built without neighborhood consent and larger apartment houses only with such consent (*Palo Alto Times*, 4/25/22). See Attachment B (in survey files at Guy C. Miller Archives of the Palo Alto City Library) for a copy of the 1922 zoning map. In the 1928 Zoning Ordinance, boarding houses, apartment houses and hotels are included in the third residential district.

The Twenties

The greatest number of apartment buildings were built in the 1920s. Winslow in *A Centennial History* notes that the prosperity of the late twenties encouraged the construction of apartment buildings. (page 112) Staller Court (Laning Chateau) at 345 Forest and Casa Real at 360 Forest were built in 1927 and 1930 respectively by William

Staller. A number of other smaller apartment buildings were built from the early to the late twenties. 1925 is the first year that the *City Directory* carries a separate category for "Apartments" in the Classified Section.

In an article dated 4/15/22 in the *Palo Alto Times*, the President of the City Planning Commission argued that more apartment housing was needed. He cited a housing shortage and high cost of labor and materials as reasons, that people who would like to live in Palo Alto while their children are attending Stanford or other schools, cannot find a place to live. He cited the scarcity of domestic servants as another factor forcing people to live in apartments. He also noted that there are a number of long time residents who had houses that were too large for their current needs and would like to remodel these houses into two to four family homes.

In 1923, P.L. Wisdom, a resident of Palo Alto with varied business interests, built a bungalow court at 502 University across from Cowper Court. It was designed by Birge Clark and built by Wells B. Goodenough. The *Palo Alto Times* (11/17/22) described it as "very high class in all respects."

It included 10 bungalows of three and four rooms each, no two of which were alike. They were in "modified Spanish type" and a "unique group of buildings for this community" (*Palo Alto Times*, 5/19/23). The same article notes that the "most modern type of wall bed is built into each living room, closing back into a dressing room in most cases." It also had no garages or provisions for parking cars.⁽⁶⁾ (see *Commercial Buildings in Palo Alto Designed by the Office of Birge Clarke*, p.20) It remains listed in the *City Directories* until the 1950s.

In 1925, Fred Sadler, a retired store keeper built and managed the Forest Apartments at 332 Forest next door to where the Casa Real was built several years later. This was a far more modest building of 16 apartments. Its tenants in the 1920s and 1930s were students at Stanford or employed in such occupations as librarians, salesman, and teachers. In 1946, 13 of the 16 apartments were occupied by women. A sampling of the *City*

Directories for 1958 and 1965 shows that all the occupants were women. Mr. Sadler died in 1938.

The Palm Court at 407 Lytton was built around the same time by Kee Leung, who was one of the earliest Chinese businessmen in Palo Alto.⁽⁷⁾ Also built in 1925 was 235 Ramona, a four unit building owned by B.H. Briggs , a contractor in partnership with G.G. Bertche. Like Mr. Sadler, Mr. Briggs and his wife lived in one of the apartments in his own building. Frank Woodard, who had owned the Palo Alto Ice Company until 1922, also lived in his apartment building at 660 Waverly built at around the same time.

The Barker Hotel at 439 Emerson which opened in 1925 with 20 rooms, advertised for both permanent and transient guests. Their rates were by the day, week, or month. This hotel is currently owned by the Palo Alto Housing Corporation and still housing long-term tenants as single-room occupancy (SRO) hotel.

The Depression and World War II

The Depression stopped most construction in Palo Alto. (Winslow, p. 113). New building did not resume until the late 1930s. However, the pace of apartment building appears to have been much slower than in the 1920s. In 1938 and 1940, members of the family of Pedro de Lemos built two four-unit buildings at 630 and 634 Homer. In 1953, a duplex was added to this lot. These apartments appear to have been built on the site of the Homer Apartments which are listed in the directories from 1930 to 1938.

William Klay built an apartment building at 555 Forest in 1940 which was known as the Klay apartments. According to *The Palo Alto Community Book* (p. 273), William Klay designed almost all the buildings he built and remained active as builder even in the Depression.⁽⁵⁾ By 1945, this building was owned by George Paddleford, who occupied one of the apartments around 1948.

In the late 1920s and the late 1930s, a number of cottage courts were built in College Terrace. These consisted of several one or two bedroom or studio units built on a single

parcel. 1304 College and 2075 Oberlin are among those owned by Marion McGuire and built by R.H. Kelly in the late 1930s.

The advent of World War II “brought residential building virtually to a standstill” (Winslow, p. 113). At the same time, defense workers and servicemen stationed here or awaiting transfer overseas moved to Palo Alto with their families. This created a severe housing shortage. In September of 1943, the City Council amended the zoning ordinance to allow boarding and rooming houses in the first residential district to take up to five paying guests for the duration of the emergency.

The Palo Alto Archives for this period contain many newspaper articles about the desperation of young service families trying to find housing. The *Palo Alto Times* of August 16, 1944 notes that the homeless even include the new superintendent of schools as well as Stanford professors. An article in the *Palo Alto Times* of September 8, 1943 highlights the housing problems of Palo Alto’s African-American population, which had doubled over the past year. It notes that “there have been no new areas opened to the colored people except the houses vacated by the Japanese.”

The 1940 Census put the population of Palo Alto at 16,774.⁽⁵⁾ On June 5, 1942 the *Palo Alto Times* reported that a Chamber of Commerce survey showed only 85 vacant housing units compared to the 550 units vacant 18 months earlier. The same article states that Palo Alto had 6,230 buildings used for living accommodations, a population of 18,690 and 1,939 extra rooms which could “house refugees from San Francisco or other points in case of emergency.”

Another article dated June 26, 1944 in the *Palo Alto Times* cites a Census Bureau survey that showed a population of 18,261. There were 6,331 dwelling units of which 6,245 were occupied, leaving 86 vacancies. There appears to be a discrepancy between the 1942 and 1944 population statistics, given the influx of people to the area during that period.

As the table below shows the number of apartment buildings in Palo Alto appears to have actually declined during the war. While not all apartment buildings in Palo Alto were

listed in the Classified Section, it provides a good indicator of the number of buildings between the years 1925 to 1946. The table below shows a sampling of those years from the Classified Section of the *City Directories*.

Year	No. of Apartment Buildings
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1925	4
1926	11
1930	24
1934	25
1938	28
1942	27
1946	22

Attachment C (see survey files at the Guy C. Miller Archives in the Palo Alto Public Library) and Attachment D show a map and listing of the apartment buildings and bungalow courts built from 1900 to 1945 that I discovered in my research. Included are buildings that are still standing and those that have been torn down. Only buildings which have at least four units have been included.

The apartment buildings built before the end of World War II were mainly clustered on Emerson between Palo Alto Avenue and Everett, along Lytton from Emerson to Cowper, on Forest between Bryant and Waverly, on University between Cowper and Webster, on Hamilton between Waverly and Webster, and on Webster between University and Hamilton. The smaller buildings tended to house students, blue collar workers and white collar workers including teachers and salespeople. A review of the *City Directories* indicates that some residents made these apartments their homes for many years. However, most of these residents seemed to have lived in these apartments for only a few years.

Endnotes

- (1) Ward Winslow and the Palo Alto Historical Association. *Palo Alto: A Centennial History*. 1993.
- (2) Palo Alto Archives.
- (3) Timothy J. Lukes and Gary Y. Okihiro. *Japanese Legacy: Farming and Community Life in California's Santa Clara Valley*. California History Center, De Anza College. 1985.
- (4) *The Challenging Years: 1909-1969 - A History of the Sixty Years of the Aldersgate United Methodist Church*. November 16, 1969.
- (5) Guy C. Miller, Editor-in-Chief. *Palo Alto Community Book*. Arthur H. Cawston, Managing Editor and Publisher. 1952.
- (6) *Commercial Buildings in Palo Alto Designed by the Office of Birge Clark*. p. 20 - Palo Alto Archives.
- (7) Gail Wooley. "The Chinese in Palo Alto." Written for the Palo Alto Historic Survey Update. March 5, 1998.

Attachment A
Boarding Houses on Survey Update Priority 1 List
1904 and 1913

1904

324 Emerson

437 Kipling

928 Waverly (also 1913-14)

1913-1914

213 Emerson

635 Bryant

245 Ramona

333 Waverly

845 Waverly

635 Webster

Attachments B and C are located in the survey files in the Guy C. Miller Archives at the Palo Alto Public Library.

Attachment D
Apartment Buildings and Bungalow Courts Built From 1900 to 1945

Avenues

Hawthorne	223, 235-41, 251
Everett	241, 271
Lytton	335, 381, 401, 415, 645
University	502, 525, 604, 615, 625
Hamilton	446, 464, 525, 537, 571
Forest	302, 332, 345, 360, 515, 616
Homer	342, 445, 626/630

Streets

Emerson	129, 147, 159, 171, 210-16, 625-31
Ramona	235, 245, 347
Bryant	176, 203, 627, 769, 1121
Waverly	611, 660, 753, 801
Cowper	407, 520, 657
Webster	518, 530, 542

NICHOLS, LESLIE I.

Leslie I. Nichols was a New York architect who first designed houses in Palo Alto in the late 1920s while still based in New York City. Among his early projects in Palo Alto was a large house at 419 Maple Street designed in 1928 in association with Birge Clark for his parents, William Edwin and Maude J. Nichols. Nichols' grandfather, John M. Johnson lived in Palo Alto when he was president of the Southern Pacific Railroad. Nichols was the architect of many well-designed houses for upper middle class clients in the 1920s and 1930s. His residential designs typically drew on American colonial and English vernacular imagery. After World War II, Nichols successfully made a transition to modernism. His best known work of this period is the 1953 Palo Alto City Hall, now the Cultural Center in Riconada Park. Like the better known Sunset Magazine headquarters of a few years later in Menlo Park, this was based on the design of Modern Ranch Style houses.

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Palo Alto Times. 17 June 1942.

OAKEY, ALEXANDER FORBES

Alexander Forbes Oakey was born in New York about 1848. He worked for Richard Norman Shaw, the leading architect in England, and in New York for Richard Morris Hunt, described as “the most eminent architect in the United States.” (Baker, p. 436). He worked for A. Page Brown in New York and relocated with him to San Francisco about 1889 along with Willis Polk and Albert C. Schweinfurth who would become leaders in the profession in California. According to Longstreth (1982, p. 292), “Brown and his chief draftsman A.C. Schweinfurth pioneered in developing a regional mode derived from California’s Franciscan missions and other Hispanic sources.” In 1893, in association with C.J. Colley and Emil S. Lemme, Oakey submitted a proposal for a “Moorish” ziggurat for the California Midwinter International Exposition in Golden Gate Park. In 1897, he formed a partnership with Henry Jordan in San Francisco. In 1898, he was one of only three Californians to enter the International Competition for the Phoebe Hearst Architectural Plan for the University of California. From research in published building notices, several houses designed by Jordan have been identified in San Francisco — all of which have been substantially remodeled or demolished. The only building outside of Alta Mesa cemetery which was designed by Oakey and which remains generally as it was built is a 4-story hotel at the northwest corner of Sutter and Gough streets in San Francisco. One story was added to the original. Oakey was listed as an architect in San Francisco city directories from 1895 to 1908.

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PATTERN BOOK HOUSES

The plans of many late 19th and early 20th century houses were published in newspapers, magazines, and plan books. They were widely available and were commonly used with and without modifications as sources of ideas for homeowners and as plans for carpenters, builders, and architects. Hodgson's books of 1906 and Wilson's *Bungalow Book* of 1908 illustrated several house plans like many other published plans that might have served as a starting point for the design of houses in Palo Alto.

One could purchase plans and specifications only or complete packages that included plans and specifications, lumber, and other elements to do-it-yourself or hire your own builder. Or one could choose a plan from a local lumberyard who would build it. In this process, plans and decorative schemes were endlessly modified from the published version.

For pattern book houses see also contexts on square cottages, bungalows, and two-story boxes.

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PROFESSIONAL OFFICES

Between the world wars, professional offices first moved to the suburbs. Prior to that time, most doctors, dentists, and other professionals were located in San Francisco. Some of the earliest professional offices in Palo Alto were located in private homes, such as 351 Homer designed for Dr. Thomas Williams by Ernest Coxhead in 1907 and 375 Hawthorne which was modified in 1908-1909 for Dr. Eugene Johnson. The Medico-Dental Building designed by Birge Clark at the corner of Hamilton and Ramona Streets in 1928 was the first substantial building of its type in Palo Alto. After World War II, professional offices started to move in large numbers to the suburbs. A 1953 *Architectural Record* study of commercial buildings included many small professional offices. One of these, built in 1951 in Charlotte, North Carolina, included angled storefronts and an open passageway to the interior. At least two other small buildings in downtown Palo Alto from the mid 1950s are designed with urban street walls and open interiors. Others in the 1950s and 1960s were designed with two stories of offices around an open courtyard. In residential districts, post-war professional offices were generally one-story buildings designed with a residential character, like modern ranch style homes. Prior to that time, professional offices were located in portions of private homes and downtown above stores.

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SAWYER, CHARLES HAIGHT

Charles Haight Sawyer was described in his 1952 obituary in the *Palo Alto Times* as “the city architect for San Francisco for many years. He supervised the construction of many of the city’s public buildings before he retired and moved to Palo Alto 16 years ago.”

Because he only moved to Palo Alto after retiring, the only building he designed in Palo Alto was his own home at 1275 Dana Avenue. The only other buildings whose design has so far been attributed to him were the 1937 Art Deco style gymnasium for boys and girls at Polytechnic High School in San Francisco, restored in 1990. These have been described as “flashy” and “characterful” in local guidebooks. Sawyer was granted license no. 316 to practice architecture in California on 10 May 1902.

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SCHMALING, E.J.

Edward Joseph Schmaling was born in San Francisco in 1899. According to an obituary which appeared in the *Palo Alto Times* on 4 May 1955, he served in the Merchant Marine in the First World War and after the war worked in a shipyard. He came to Palo Alto in 1924 and worked as a carpenter and contractor. In 1929, Schmaling built a house for his family at 863 Melville. In 1942, at 43 years of age, he attended the Naval Reserve Officers School and went back to sea a senior first mate. He was eventually promoted to captain. While he was away, the house on Melville was rented to a navy man and his wife. When he came home from the war, Mr. and Mrs. Schmaling moved to 3 Frederick Court in Menlo Park, and Mr. Schmaling went into a partnership called Schmaling and Stenbit Building Contractors that was located at 300 Bryant Street.

According to an obituary that appeared in the *Palo Alto Times* on 10 November 1972, Ruth Grove Schmaling was a native of Palo Alto, a graduate of the Castilleja School for Girls, and Johns Hopkins University. She was also a registered nurse.

Source

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SQUARE COTTAGES

Many houses in the survey are described as square cottages or as variations of the square cottage type. These are one-story wood frame houses built in the 1890s and 1900s. They are variously ornamented with Queen Anne, Colonial Revival, Bungalow, and other stylistic details, but all belong to a single house type. These were the most common houses built in Palo Alto up to about 1910. They were the common houses for middle class people in that period. At least 30 of these houses remain. Collectively, these houses convey, better than any other buildings or building types, the character of Palo Alto in its early years.

For a discussion of this type in its many variations see DPR forms on properties listed under Multiple Resource Eligibility — Square Cottages.

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STEDMAN AND STEDMAN

Marcus Stedman, designer (died 1980), and James Stedman, builder, teamed up on many Palo Alto buildings. Although Marcus Stedman was not a licensed architect, he was a skilled designer who also helped his brother, James, in various aspects of construction work. The two brothers appear to have worked in an older tradition that was revived in the late 19th century as part of the Arts and Crafts movement. According to this romantic revival, the architect was not an elite professional at the top of the process but was a craftsman who worked in the physical construction of the building alongside other workers. According to a *Palo Alto Weekly* article written after his death, Marcus Stedman was a man “who refused to design remodelings for his houses, who hired himself out to the subcontractors as a workman, bricklayer, carpenter or plumber.” Most houses by Stedman and Stedman were in the Early California style or were modern examples of the Bay Region Tradition.

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STEWART, JOSEPH L.

Joseph L. Stewart received license number 760 to practice architecture in California on 28 March 1913. Stewart was in partnership with Henry C. Smith, a noted apartment house designer, in the firm of Smith and Stewart from 1911 to 1914. By 1920, Stewart was in practice under his own name. Stewart lived and worked in San Francisco during the early years of his practice, except in 1907 after the earthquake when he lived in Oakland at the Waldorf House. In 1918, he and his wife lived at 65 San Benito Way in San Francisco and in 1923, they lived on St. Francis Boulevard — both of these were houses he designed in St. Francis Wood, a stylish upper middle class neighborhood in the fog west of Twin Peaks. In 1926, he designed another house for his family at 1056 University Avenue in Palo Alto. After he moved his residence to Palo Alto, he maintained his office in San Francisco.

While Stewart's practice has not been fully researched, his designs for several commercial buildings and for numerous houses were published in the *Architect and Engineer*. Among his commercial buildings, all in San Francisco, were the Columbia Hotel (1914, by Smith and Stewart) with a mansard roof; a garage at 180 Twelfth Street for Mortimer Fleishhacker (1920); the Moss Glove Company Building (1921); and the Crest View Apartments (1922). He also designed an apartment house in Palo Alto for Mrs. Wasson. Numerous house designs were also published. Most of these were in San Francisco and Palo Alto in prestigious neighborhoods like St. Francis Woods and Crescent Park. Among his Palo Alto houses were 50 Crescent Drive, 1056 University Avenue, and 1560 University Avenue. In addition, according to the *Architect and Engineer* (May 1925) "Architect Joseph L. Stewart has completed plans for a group of six high-class homes, construction of which has been started in Crescent Park, Palo Alto for Mr. J.K. Calley. The houses will cost \$20,000-\$25,000 each." It is not clear which houses these were or if all of them were actually built.

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STOREFRONT ARCHITECTURE

The primary purpose of the design of many California commercial buildings in the period between 1906 and 1930 is to display merchandise to passers-by. This is done by leaving the front open to the street and the inside exposed through a wall of glass. Because the street-level display windows must be fixed for security, the upper-level transom windows must open for ventilation. The two levels are divided by a solid band to which awnings were attached. Although there were different ways to approach the problem, this served the common (and relatively inexpensive) idea that the design of the building should not compete with the merchandise visible through the display windows. The thin decorative veneer applied to the front of the building is intended to provide a tasteful and appropriate frame for viewing the merchandise, like a picture frame. The building is intended to be attractive and a good neighbor, but it is not intended to be the main attraction. It is somewhat misleading to give a style name to the decorative character of such buildings.

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SUBURBANIZATION

Beginning in the 1930s and increasing dramatically after World War II, previously agricultural or undeveloped parts of the San Francisco Bay Area were developed for housing. There was a tremendous need for housing after more than 15 years of depression and war when little housing had been built. Unlike the period before World War I and to a lesser extent the 1920s, when Bay Area housing was built in cities along streetcar lines, widespread use of automobiles after World War II opened up new areas to development.

New suburban development took two forms. The most important of these and by far the most common was development in planned subdivisions. Whereas before World War II, most developers built at most a few houses at a time, after the war new subdivisions were commonly built with 100 or more houses. Developers like Bohannon and Eichler built housing for the huge population boom in Santa Clara County in the decade after the war. Small towns grew tremendously. Rural areas became sprawling suburban extensions of the older cities and towns.

The second form of suburbanization was the scattered individual construction of single family houses. Some of these were built on land previously subdivided in areas that were built out at the same time and looked similar to the tract house subdivisions. Others were on more isolated sites on newly subdivided land.

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SUMNER, CHARLES K.

Charles K. Sumner began his architectural career as Charles S. Kaiser and changed his name in 1916 just before World War I. He received license no. 496 to practice architecture in California on 14 April 1908. He began his practice in San Francisco and later moved to Palo Alto where he specialized in the design of houses for upper middle class clients. Sumner designed carefully detailed and imaginative houses in the Spanish Colonial, Mediterranean, and Tudor Revival Styles. Several of his designs showed the influence of the English Arts and Crafts architect C.F.A. Voysey. Birge Clark described Sumner as "a very sensitive" architect. Like other architects, Sumner's practice suffered during the depression, and in 1932 he was associated with Morgan Stedman.

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TRANSPORTATION

Forms of transportation are among the fundamental determinants in shaping the development of any city and its architecture. Palo Alto was established on the first major railroad line in California — the Southern Pacific line between San Francisco and San Jose. This line opened in 1864, long before Palo Alto was established. The railroad meant that Palo Alto was instantly a part of the “metropolitan corridor” and thus was far less isolated than most new towns in that period. From its first day, residents of Palo Alto could travel daily to San Francisco to work, shop, or visit.

Efforts to build an electric streetcar line, that began in 1903, stimulated the construction of high density apartment buildings and boarding houses months before the line was completed in 1906. The streetcar connected Stanford University with University Avenue and Waverley Street encouraging development in those corridors. An interurban line to San Jose opened in 1910, making it easier for Palo Alto residents to get to jobs in Mayfield and elsewhere along the line between Palo Alto and San Jose. The streetcar line was removed in 1925 and was succeeded by bus lines. An “auto bus” line was in operation to Mayfield and San Jose as early as 1915.

The streetcar and the interurban were run out of business by competition with the automobile. The presence of the automobile began to be felt in Palo Alto by 1905. At that time, garages began to be built next to existing houses. By 1920, most new houses were built with a garage as part of the package. Automobile traffic outside of the immediate area — to San Francisco or San Jose — traveled up and down El Camino Real until the Bayshore Highway was completed in the mid 1920s. The Dumbarton Bridge provided a connection to the East Bay in 1927. The Bayshore Highway became the Bayshore Freeway in the late 1950s. With the automobile, connections between places were no longer along fixed routes but were made along many changing routes directly from one place to another. Within Palo Alto, this condition resulted in substantial expansion of the city’s borders in a low-density sprawl. In relation to other cities, it lessened the importance of the connection to San Francisco and enhanced the value of connections to many other places.

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TWO-STORY BOXES

Distinct from the one-story square cottage in the early development of the city is another common building type, the two-story square box. Many of these have also been identified in the survey update. These are two-story wood frame structures that are square or rectangular in plan and appear square from the street. They are variously ornamented with Craftsman, Colonial Revival, Renaissance, and Prairie Style details. Next to the square cottages, these were the most common building type in the early years of Palo Alto until the bungalow was built in large numbers after 1906. Some of these were large houses. Others were built as rooming houses, flats, or duplexes and were designed to resemble single family houses. Collectively, together with the square cottage, these buildings strongly convey the character of Palo Alto in its early years.

For a discussion of this type and its many variations, see DPR forms on properties listed under Multiple Resource Eligibility — two-story square boxes.

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UPHAM, HENRY L.

In 1894, Henry Upham was identified as a foreman employed by the contractor P.P. Quinn. By 1896, Upham and Quinn were partners. By 1900, Upham advertised his services as follows: "contractor and builder, plans furnished." In the 1915-1916 *Palo Alto City Directory*, Upham advertised "more than 20 years experience." Upham's work from the 1890s, typically small wood houses with complex roofs and attached decoration, was especially interesting.

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James W. Wells was described in his obituary in 1924 as “one of Palo Alto’s pioneer residents and leading contractors.” Wells and his wife moved to Palo Alto in 1892. Wells built numerous small square cottages in the original grid of Palo Alto in the 1890s-1900s. At a time of widespread labor disputes in the California building trades, Wells was described in *The Citizen* in 1905 as a builder who had stood up to the demands of union workers and had prospered. Wells’ son, James B. Wells, worked with his father. According to a 1949 article in the *Palo Alto Times*, he was also “a master carpenter. His father was a Palo Alto contractor and builder; as a young man, Professor Wells learned the carpenter’s trade while employed by his father.” James B. Wells attended Palo Alto High School and Stanford University and as a young married man worked for the Standard Oil Company (from 1911 to 1924). Later, he was a professor of Civil Engineering at Stanford (1929-1954) and was Chairman of the City of Palo Alto Board of Public Works (1937-39, 1945-49). Father and son both lived at 365 Guinda, which James W. Wells built.

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WURSTER, WILLIAM W.

William W. Wurster (1895-1972) was among the leading northern California architects of the 20th century, with projects built and influence felt far beyond California. He studied architecture at the University of California and Harvard. Except for periods of work in New York and as dean of the architecture school at MIT, he lived in California. He founded the College of Environmental Design at the University of California, consolidating architecture, planning, landscape architecture, and decorative design under one roof. He practiced on his own and in a partnership that became Wurster, Bernardi, and Emmons. As an architect, Wurster was a modernist who drew upon European modernism and rural California vernacular buildings to create a softer modernism that was appropriate for California.

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DPR523 RECORDS

The DPR523 records for each of the 291 individual properties evaluated in the survey update may be found at the Guy C. Miller Archives of the Palo Alto City Library and the City of Palo Alto Planning Division.

