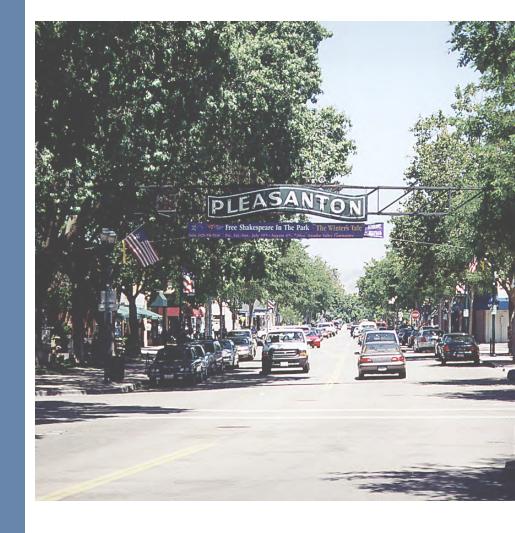
PLEASANTON LIMITED SCOPE HISTORIC RESOURCE SURVEY



prepared for CITY OF PLEASANTON

prepared by KATHERINE PETRIN CONSULTING ARCHITECTURAL RESOURCES GROUP, INC.

AUGUST 2015



PROJECT TEAM

City of Pleasanton

Gerry Beaudin, Director of Community Development Brian Dolan, (former) Director of Community Development Steve Otto, Senior Planner Adam Weinstein, Planning Manager, Deputy Directory of Community Development

Katherine Petrin Consulting

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Appendix B Matrix of Non-Eligible Properties
Appendix C Survey Map Illustrated to Show Findings



4376 Second Street



653 St. Mary Street



4370 Second Street

I. PROJECT OVERVIEW

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

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

II. OBJECTIVES OF THE PROJECT

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

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



4549 Augustine Street



4318 Second Street



414 Division Street

III. METHODOLOGY

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

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

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

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

Fieldwork

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

IV. RESEARCH

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

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

California Register of Historical Resources

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

- (b) Criteria for evaluating the significance of historical resources. An historical resource must be significant at the local, state, or national level under one or more of the following four criteria:
- (1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- (2) It is associated with the lives of persons important to local, California, or national history;
- (3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- (4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Integrity and Criteria

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



107 Neal Street



624 Division Street



444 St. Mary

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



648 St John Street A



653 St. Mary Street



536 St John Street

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

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

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

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

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

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



4649 Second Street

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

DPR Forms

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

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

V. SURVEY FINDINGS RELATED TO CONTEXTS AND PATTERNS OF DEVELOPMENT

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

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

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

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

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

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

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

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

Other Patterns of Development in Pleasanton

Pattern of rehabilitation, expansion and additions over time.

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

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

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

Owner/Builder/Contractor Pattern

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

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

Typical Alterations

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

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

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

VI. CONCLUSION

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

88 qualify as historic resources 106 do not qualify as historic resources

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

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

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

4552 Augustine Street

458 Division Street

470 Division Street

484 Division Street

380 Rose Avenue

430 St. Mary's Street

432 St. Mary's Street

471 St. Mary's Street

496 St. Mary's Street

637 St. Mary's Street

4467 Second Street

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

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

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

627 Rose Avenue 444 St. Mary's Street

690 Division Street

7

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

VII. BIBLIOGRAPHY

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

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

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

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

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

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

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

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

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

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

PLEASANTON LIMITED SCOPE

HISTORIC RESOURCE SURVEY
SURVEY REPORT

APPENDIX A DPR FORMS

DEPARTMENT OF PARKS AND RECREATION	Primary # _ HRI	
PRIMARY RECORD	Trinomial #	
	NRHP Status Cod	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
_		
*Resource Name o P1. Other Identifier:	r # (Assigned by recorder) 218 Abbie Street	
	☐ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 218 Abbie Street	T ;R ; ¼of City Pleasanton	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear reso	ources) Zone ;	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	PN: 094 -0031-009-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	terations, size, setting, and boundaries)
218 Abbie Street is a heavily altered, 4-unit, multifan	nily residential building consisting of:	•
 A long, 2-story main block with gable roof 		
• A single-story over basement addition with The main block features:	gable roof on the southwest corner of the	main block
The in-filled remnants of a single-story porce	h across the south (street) elevation, sho	wing brick porch paraget walls and pier
supports		
A centered main entrance with small entry part of the control		uare post supports
 A gable dormer on the roof of the single-sto Secondary entrances on the southwest and 		
 Exterior brick chimney on the west elevation 		
The southwest addition features:		
Main entrance on the west elevation of the		
Garage entrance with overhead door on so	uth elevation	
*P3b. Resource Attributes: (List attributes and codes)	HP3. Multiple family property	□Other (Isolates,
*P4. Resources Present: ⊠Building □Structure	e	Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,
	No t-to	accession #) Looking NE from Abbie Street
	White the same of	January 2015
	The state of the s	
		*P6. Date Constructed/Age and Sources:
		□ Prehistoric □ Both
		1929, City of Pleasanton Planning
		Department *P7. Owner and Address:
		Fallon Enterprises, Inc.
		1340 Hartman Road
		Livermore, CA 94551
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
*P11 Papart Citation: /Cita auman and add atta	o crenter "pane") Diagonton Doumtour	Reconnaissance
*P11. Report Citation: (Cite survey report and other source:	s, or enter mone.) Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	tch Map 🛮 🖂 Continuation Sheet 🔻 🖼 Bui	lding, Structure & Object Record
	ear Feature Record	rd ☐Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ O	ther (List)	

State	of California Th	e Resources Agency	Primary #	
DEP/	ARTMENT OF PAR	KS AND RECREATION	HRI	_
BU	ILDING, S	TRUCTURE AND OB	JECT RECORD	
Page	2 of 4		*NRHP Status Code 6	<u>Z</u>
B1.	Historic Name:			
B2.	Common Name:	218 Abbie Street		

B1.	Historic Name:		
B2.	Common Name: 218 Abbie Street		
	Single and Multiple Family		
B3.	Original Use: Residential	B4. Present Use:	Multiple Family Residential
*B5.	Architectural Style None	<u> </u>	
*B6.	Construction History: (Construction date,	terations, and date of alterations)	
	See page 3		
*B7.	Moved? ⊠No □Yes □Unk	own Date: Original Locati	on:
*B8.	Related Features: Detached residentia	unit	
B9a.	Architect:	b. Builder	:
	Early Twenti	th Century Residential	
*B10.	. Significance: Theme: Developmen	Area:	
		Property	
Peri	iod of Significance: n/a	Type: Residential	Applicable Criteria: n/a
(Disc	cuss importance in terms of historical or architector	al context as defined by theme, period, and g	geographic scope. Also address integrity.)
	bbie Street is on property that was originally part		
	land owners in the vicinity during the late 19th ce		n Assessor 1912). Census research indicates that

in 1930 the house was owned by Samuel and Mayo Glassey. Samuel was born in Scotland and worked as a bank teller (US Census 1930).

By the 1940s, the house was owned by a well-known teacher and music director in Pleasanton, Henry Tripp, and his wife Susan (US Census 1940).

Born in England, Henry Tripp immigrated to the US after WW1 with Susan and their two daughters, Dorothy and Olive. Henry taught glee club and instrumental music at Pleasanton Grammar School and taught band, orchestra, and choral group at Amador High School. Tripp also directed the Amador High School marching band and student stage plays and taught stagecraft (Trimingham, 43). Outside of his professional position, Tripp was music director for the choir at First Presbyterian Church on Neal Street, where he also played piano and organized fund raising for the purchase of the

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

church pipe organ (Trimingham 17, 21, 36). According to a history of Pleasanton written by the Amador High School Class of 1946, "During our entire

school days, if there was a note of music in the valley anywhere, Harry Tripp was undoubtedly associated with it" (Trimingham 43).

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

		esource Attributes: (List attributes and codes) : See page 3	
B13.	Remarks:		
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin	

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

 $(\mbox{This space reserved for official comments.}) \label{this space}$



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 218 Abbie Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

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

- Main entrance on second story of east elevation, accessed via a set of wood stairs ending at a small entry porch with shed roof
- Two garage entrances with overhead doors and a pedestrian on the south elevation, accessing the property driveway All of the buildings feature:
 - Stucco cladding,
 - · Vinyl or aluminum replacement slider windows
 - · New, metal clad doors
 - Asphalt shingle roof sheathing

Landscape features include:

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

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary	#
HDI	

Recorded By:

Page 4 of 4
*Resource Name or #
(Assigned by recorder) 218 Abbie Street

Architectural Resources Group Date: April 2015 **⊠** Continuation □ Update



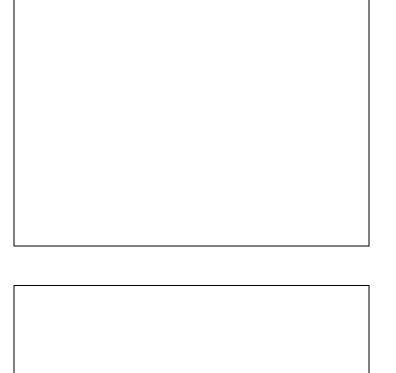
South elevation



West elevations



Lot interior showing detached dwelling unit



DPR 523L (1/95)	*Required Information

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI
PRIMARY RECORD	Trinomial # NRHP Status Code
Other Listings Review Code	Reviewer Date
Page 1 of 4	
*Resource Name or # (Assigned by recor P1. Other Identifier:	rder) 110 East Angela Street
*P2. Location: ☐ Not for Publication ☒ Unrestricted	*a. County Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015 T ;R c. Address 110 East Angela Street City Pleas	; ¼of _ ¼ of Sec _ ; M. santon Zip 94566
d. UTM: (Give more than one for large and/or linear resources) Zone	; mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation,	, etc., as appropriate) APN: 094 -0033-007-03
${}^*\textbf{P3a.}$ Description : (Describe resource and its major elements. Include designated designated as ${}^*\textbf{P3a.}$	gn, materials, condition, alterations, size, setting, and boundaries)
110 East Angela Street is composed of a single-story main block with	a roughly square plan and pyramidal hipped roof, a small ell,
 and a newer offset rear addition. The main block features: A concrete foundation 	
Wood, channeled board siding	
A centered entry porch with hipped roof, spindle screen, turned below to a large the actions.	ed posts, solid parapet wall, and replacement turned
balustrades along the stairsA new glazed, wood front door	
Vinyl replacement sash throughout	
Dormers with hipped roofs and wood shingle cladding on the	east and west roof slopes
 Asphalt shingle roof sheathing Secondary portions of the building are not visible from a public way bu 	ut appear to have siding and roofing material consistent with the
main block. Landscape features include extensive new wood privacy f	
*P3b. Resource Attributes: (List attributes and codes) HP2. Single F	Family Property
*P4. Resources Present: Building Structure Object	☐Other (Isolates,]Site ☐District ☐Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings, structures or	
	accession #) Looking NW from E. Angela St.
	January 2015
	*P6. Date Constructed/Age and Sources:
	□ Prehistoric □ Both
	1910, City of Pleasanton
	*P7. Owner and Address:
	John J. Toole, Trustee
	4681 Third Street Pleasanton, CA 94566
	*P8. Recorded by: Name, affiliation, and
	address) Elaine Stiles and Katherine Petrin
	Architectural Resources Group
	Pier 9, The Embarcadero San Francisco, CA 94111
	*P9. Date Recorded: April 2015
	*P10. Survey Type: (Describe)
	☑ Intensive
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")	Pleasanton Downtown Historic Context Statement 2013
· · · · · · · · · · · · · · · · · · ·	
·	ntinuation Sheet
□ Archaeological Record □ District Record □ Linear Feature Record □ Artifact Record □ Photographic Record □ Other (List)	☐ Milling Station Record ☐ Rock Art Record

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
BUILDING, STRUCTURE AND	OBJECT RECORD	
Page 2 of 4	*NPUP Status Codo	

Page 2		STRUCTU	KE AND	OBJE		Status Code		
i ugo 2	2 01 1				NIXIII C	natus oouc		
	Historic Name:		guerite Martin F	louse				
	Common Nam Original Use:	e: Single family resid	lential	B4.	Present Use:	Single fa	mily residential	
* B5 .	Architectura				r resent ose.	Sirigle ia	inily residential	
*B6.		History: (Construction	on date, alteratio	ns, and date of	f alterations)			
	See page 3							
*B7.		⊠No □Yes	□Unknown	Date:	Original Loc	cation:		
*B8.	Related Feat	ures:						
B9a.	Architect:				b. Build	der:		
*B10.	Significance	e: Theme:			Area:			
Dania	ad of Ciamifica			Propert	•	Cattaga	Amplicable Criteria	2/0
	od of Significa		architectural cont	Type text as defined			Applicable Criteria: scope. Also address integrity.)	3/C
•	·							
							of residential subdivision cre	
							Historic Context Statement 2 operty (Pleasanton Assessor	
							. He lived with his wife,	
		four children in the h					,	
110 Ea	ast Angela is n	ot significantly assoc	ciated with any	historic event	ts or persons in th	e history of Pl	easanton.	
The pr	operty is a mo	dest example of a Q	ueen Anne styl	e cottage cor	mmonly constructe	ed in Pleasante	on in the late 19 th and early 2	Oth
							ed roof and related porch	. •
ornam	ent such as the	e spindle screen, turi	ned posts, and	other porch	elements. The pro	perty has a hi	igh degree of integrity of desi	gn,
materi	als, workmans	nip, and feeling, reta	ining its overal	I historic form	, door and windov	v openings, or	nament, and rooflines.	
110 F	ast Angela ann	ears eligible for the	California Regi	ster of Histori	c Resources unde	er Criterion 3		
=	aot / ii igola app	odio oligibio ioi tilo v	oamorria regi	3131 31 1 1131311	o recodurace and	a Ginerioi e.		
B11.		esource Attributes: (L	_ist attributes and	d codes)				
*B12.	References	See page 3				(0)	***	
					- // /-	(Sketch Map w	vith north arrow required.)	- 1
							1815	
B13.	Remarks:							
*B14.	Evaluator:	Elaine Stiles and		trin			\$	9
		Architectural Resou			De	kelucchi Park	160	1
		Pier 9, The Embard San Francisco, CA			ublic Restrooms		40	
		Sair Francisco, CA	94111		_			
*Date	of Evaluation	: April 2015				~51.55		25
							/,	econd
	(This s	space reserved for offic	ial comments.)					'
					\$			

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 110 East Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

CONTINUATION SHEET

Page 4 of 4
*Resource Name or # 110 East Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



Looking NW from East Angela Street



☐ Update

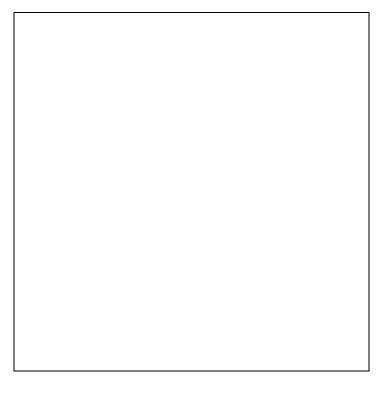
Date: April 2015



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



West elevation



DEPARTMENT OF PARKS AND RECREATION	Primary: HRI	#					
PRIMARY RECORD	Trinomial #						
		tatus Code	ode				
Other Listings Review Code	Reviewer	Date					
Page 1 of 3							
*Resource Name of the Name	or # (Assigned by recorder) 213 East	Angela Street					
	Unrestricted *a. C	County Alameda					
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	-					
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	1/4 of Sec	B. ;M.				
c. Address 213 East Angela Street	City Pleasanton		Zip <u>94566</u>				
 d. UTM: (Give more than one for large and/or linear rese. Other Locational Data: (e.g., parcel #, directions to 	·	mE/ ate) APN: 094 -0031-002-00	_ mN				
e. Other Locational Data. (e.g., parcer #, directions to	resource, elevation, etc., as appropri	ale) AFN. 094 -0031-002-00					
P3a. Description: (Describe resource and its major ele	ements. Include design, materials, con	dition, alterations, size, setting, and	boundaries)				
 Metal clad casement and fixed sash windo The addition features: An engaged porch with no supports shelte The main entrance, fitted with a modern glade A prominent front gable section with a doul A rear mass with an irregularly shaped hip 	ring the main entrance azed wood door with full-length sid ble-width bay opening with overhe						
continued on page 3) P3b. Resource Attributes: (List attributes and codes) <u>HP2. Single Family Property</u>		her (Isolates,				
P4. Resources Present: Building Structur P5a. Photograph or Drawing (Photograph required for bu	re Object Osite Objects	t Element of District etc.): P5b. Description of Ph	noto: (Viow, data				
Toa. I Hotograph of Brawing (Friotograph required for bu	numgs, structures of objects)	accession #)	•				
	N. W. W. W. W.	Looking S from East	Angela				
		January 2015					
- AND AND		*P6. Date Constructe Sources:	ed/Age and istoric				
		□Prehistoric □B	oth				
		1925, City of Pleasa					
		Ca. 1930, Sanborn M					
		Jo and Waldo Silver					
		213 E Angela Street					
		Pleasanton, CA 9456 *P8. Recorded by: Na					
		address)	ame, amiliation, and				
	STATE OF THE PARTY	Elaine Stiles and Ka					
		Architectural Resour					
		Pier 9, The Embarca					
		San Francisco, CA 9 *P9. Date Recorded:					
		*P10. Survey Type: (I					
		Reconnaissance					
P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasanton Do	wntown Historic Context Statem	ent, 2013				
•	etch Map		ecord				
	ear Feature Record Milling Stat	tion Record Rock Art Record					
☐ Artifact Record ☐ Photographic Record ☐ C	Other (List)						

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STI	RUCTURE AND OBJEC	TRECORD	
Page 2 of 3		*NRHP Status	Code
*B5. Architectural Style	lle family residential B4. None Nory: (Construction date, alterations, and date of a		Single family residential
See page 3 *B7. Moved? ⊠No *B8. Related Features:	☐Yes ☐Unknown Date:	Original Location	:
B9a. Architect: *B10. Significance: Th	neme:	b. Builder: Area:	
Period of Significance: (Discuss importance in terms	Property Type of historical or architectural context as defined by		Applicable Criteria:
created by one of the major	n property that was originally part of the 18 land owners in the vicinity during the late of owner for the property in 1912 was C.A. G	19th century, Joshua N	leal (Pleasanton Historic Context
Pleasanton public schools,	ata, the Rooney Family rented 213 East And where he taught civics and coached footba en 1935 and 1940 (US Census 1940; Trimi	ll. He and his wife, Olg	
appears to have been origin	ot significantly associated with any historic nally constructed in a local vernacular form/cause of substantial alterations, 213 East Aistoric Resources.	style, but has been alt	ered to such a degree that it no longer
	e Attributes: (List attributes and codes)		
*B12. References: Se	e page 3	(Sket	ch Map with north arrow required.)
B13. Remarks:		(Constitution of the constitution of the const	E Table 1
*B14. Evaluator: Elain Archi Pier 9	ne Stiles and Katherine Petrin tectural Resources Group 9, The Embarcadero Francisco, CA 94111		P 213 E Angela St
*Date of Evaluation: Apr	ril 2015	Section 5	C ₄



DPR 523B (1/95) *Required Information

(This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 3

*Resource Name or # 213 East Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 🗵 Continuation 🗆 Update

*P3a. Description (continued from page 1)

The entire building features:

- New wood clapboard siding
- Asphalt shingle roof sheathing

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

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

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

DEPARTMENT OF PARKS AND RECREATION	Primary # HRI		
PRIMARY RECORD	Trinomial #		
	Trinomial # NRHP Status Code		
Other Listings Review Code	Reviewer	Date	
Page 1 of 4			
	r # (Assigned by recorder) 220 East Angela	a Street	
P1. Other Identifier: *P2. Location: Not for Publication	☑ Unrestricted *a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	B.	
*b. USGS 7.5' Quad Livermore Date 2015		¼ of Sec ; M.	
c. Address 220 East Angela Street d. UTM: (Give more than one for large and/or linear res	City Pleasanton	Zip <u>94566</u> mE/ mN	
e. Other Locational Data: (e.g., parcel #, directions to	·	APN: 094-0034-004-03	
(, 3,,, ,	, , , , , , , , , , , , , , , , , , , ,		
*P3a. Description: (Describe resource and its major ele		,	
220 East Angela Street is a 2-story dwelling with a g			
 A wraparound porch on the first story of the A two-story bay window on the east end of 			
story	ule main elevation with gable roof and c	diaway bay willdows off the second	
 A centered main entrance with new glazed, 			
A second story engaged porch with turned		1.16.1	
 A two-story projecting bay with gable roof a A rear addition continuing the gable roofline 			
elevation	of the main block with a large projecting	g bay with gable 1001 on the east	
A rear porch with shed roof and similar finis	h details to the front porch on the east e	elevation of the addition	
 A large set of French doors with fanlight on 			
 Vinyl double hung windows throughout 			
(continued on page 3)			
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	Other (Isolates,	
*P4. Resources Present: Building Structure	e □Object □Site □District □	Element of District etc.):	
*P5a. Photograph or Drawing (Photograph required for bui	dings, structures or objects)	P5b. Description of Photo: (View, date,	
		accession #) Looking NE from East Angela St.	
	TO WILL A STATE OF THE	January 2015	
No. 10		*P6. Date Constructed/Age and	
		Sources: ⊠Historic □Prehistoric □Both	
		Ca. 1893; Sanborn maps	
		*P7. Owner and Address:	
		Peter J. Davis, Tr.	
		220 E Angela Street Pleasanton, CA 94566	
		*P8. Recorded by: Name, affiliation, and address)	
		Elaine Stiles and Katherine Petrin	
	alkeri di	Architectural Resources Group	
		Pier 9, The Embarcadero San Francisco, CA 94111	
The state of the s		*P9. Date Recorded: April 2015	
		*P10. Survey Type: (Describe)	
		☐ Intensive	
TOTAL DE LA CITATION		Reconnaissance	
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013	
*Attachments: NONE Location Map Ske	etch Map 🔲 Continuation Sheet 🔲 Bu	uilding, Structure & Object Record	
_ ' _	ear Feature Record	•	
	ther (List)		

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

B1.	Historic Name:									
B2.	Common Name:									
B3.	Original Use:	Single fa	amily resid	lential		34.	Present Use:	Single	e family residential	
*B5.	Architectural S	Style	Queen Ai	nne				-		
*B6.	Construction I	listory:	(Constructi	on date, alteratio	ns, and d	ate of	alterations)			
	See page 3									
*B7.	Moved?	No	⊠Yes	□Unknown	Date:	195	Original Lo	ocation:	Second Street (possibly 4419)	
*B8.	Related Featur	es: G	arage, bu	ilt 1984.						

*NRHP Status Code

B9a. Architect: _____ b. Builder: _____ b. Builder: _____

*B10. Significance: Theme: Development Property Area:

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

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

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

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

*B12. References: See page 3

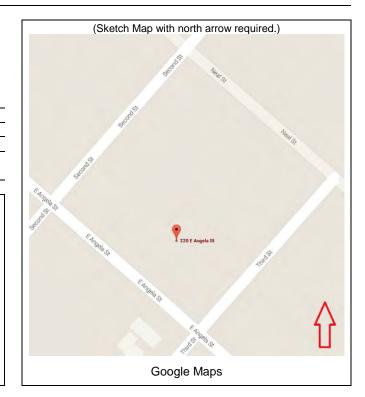
B13. Remarks:

*B14. Evaluator: _Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

 $(This\ space\ reserved\ for\ official\ comments.)$



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 220 East Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- New clapboard siding
- · Asphalt shingle roof sheathing

Landscape and additional features include:

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

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary #HRI				
Page 4 of 4 *Resource Name or # 220 East Angela Street (Assigned by recorder) Recorded By: Architectural Resources Group	Date: April 2015	⊠ Continuation	□ Update		
Looking NW from East Angela St.					
Looking NVV from East Angela St.					

DEPARTMENT OF PARKS AND RECREATION	Primary # _ HRI				
PRIMARY RECORD	Trinomial #				
TRIMPART RESORD	Trinomial # NRHP Status Code				
Other Listings Review Code	Reviewer	Date			
Page 1 of 4					
	r # (Assigned by recorder) 225 West Angela	Street			
P1. Other Identifier: *P2. Location: □ Not for Publication □	☑ Unrestricted *a. County	Alameda			
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	B.			
	T ;R ; ¼of	¼ of Sec ; M.			
c. Address 225 West Angela Street	City Pleasanton	Zip <u>94566</u> mE/ mN			
 d. UTM: (Give more than one for large and/or linear rese e. Other Locational Data: (e.g., parcel #, directions to 					
	,				
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	erations, size, setting, and boundaries)			
 225 West Angela Street is a single-story dwelling wit Squared projecting bay with gable roof and elevation Engaged, wrap-around porch with parapet of the Main entrance sheltered by porch and fitted of Squared by window with hipped roof on east 1/1 double-hung wood sash throughout; bat wood clapboard siding and fish scale shing and Asphalt shingle roof sheathing Landscape features and setting includes: Paved side yard Wide driveway for adjacent new development 	louvered vent and squared bay window walls and squared column supports on SI with modern glazed, paneled wood doorst elevation y windows have fixed decoratively dividedles in projecting gable on main elevation	with hipped roof on west end of main E corner of main and east elevation			
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: ⊠Building □Structure	e	☐Other (Isolates, Element of District etc.):			
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #) Looking NW from W. Angela St. January 2015			
*P11. Report Citation: (Cite survey report and other source:	s, or enter "none.") Pleasanton Downtown	*P6. Date Constructed/Age and Sources:			
*Attachmenta: NONE Discretica Man. Dolor	toh Mon M Continuation Chart M D	Iding Structure & Object Decord			
•	tch Map ☑ Continuation Sheet ☑ Bui ear Feature Record ☐ Milling Station Reco	lding, Structure & Object Record rd □Rock Art Record			
	ther (List)	II TIVON VII IZEOOIG			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING STRUCTURE AND OBJECT	RECORD

		rruc	TURE AND OB	JECT	RECORD)		
Page 2	2 of 4				*NRHP Statu	ıs Code		
	Historic Name: Common Name:							
		ngle famil	y residential	B4. Pr	esent Use:	Single famil	y residential	
*B5.	Architectural Sty	le Qu	een Anne	-				
*B6.	Construction His See page 3	tory: (Cor	nstruction date, alterations, and	I date of alte	rations)			
*B7.	Moved? ⊠No	· 🗆	Yes □Unknown Date	e:	Original Locatio	on:		
*B8.	Related Features	:			_			
B9a.	Architect:				b. Builder:			
			Residential Development:		C.			
*B10.	Significance:	Theme:	Expansions and Additions		Area:			
	1 (0)		F	roperty	.		A P L L O . M .	
	od of Significance		ical or architectural context as		Queen Anne Cott		Applicable Crite	
(DISCU	uss importance in tem	ns of histor	ical of architectural context as	defined by the	ierne, period, and ge	aographic scop	e. Also address integ	my.)
part of El Ran show t Track the firs Pleasa	land owned by Frencho del Valle de Sahat this land was p (now Alameda Coust decade of the tweet anton Avenue and Migginal owner of 225	ederick Be an Jose b art of the inty Fairgr entieth cer Main Stree	f a pattern of increased resi rnal, likely a member of the efore 1850 (Thompson 1870 Nevis Tract, an area of land rounds). With the impending outury, the Nevis Family laid et along the proposed path for gela Street is not known, but pers were living on a local for	Bernal Fa 8). In 1910 I associate g arrival of out new st for the rail	mily who owned la , Spring Valley Wa d with the Nevis F the Western Pacifi reets on their prop ine (Pleasanton H Harris and Bessie	arge tracts of ater Company amily, once of a company amily, once of a company amily and or a company south of a company amily	land in Pleasanton y property maps for owners of the Pleasanthe west side of Pleasanthe west side of Pleasanthe west Street, between the Statement statement.	as part of the area anton Race leasanton in een
			el of land on the north side of (Pleasanton Assessor 191				me to Alfred and Ma	arie
wide d	riveway, formerly the ty. The property has por and window ope	ne propert s a high d	opment to the east abuts the cy's side yard. The property' egree of integrity of design, 5 West Angela Street appe	s setting h materials,	as been diminishe workmanship, and	ed and results d feeling, reta	s in a loss of this aspaining its overall hist	pect of toric form,
B11.			utes: (List attributes and codes	s)				
*B12.	References: S	See page	3					
					(Sk	etch Map with	north arrow required.)	16
B13.	Remarks:						Rose Ave	

B13. Remarks:

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

*Date of Evaluation: April 2015

(This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 225 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency		Primary #	
DEPARTMENT OF PARKS AND RECREATION		HRI	
CONTINUATION SHEET			
Page 4 of 4 *Resource Name or # 225 West Angela Street (Assigned by recorder)			
Recorded By: Architectural Resources Group	Date:	April 2015	☐ Update
Looking NE from West Angela Street			

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Cod	<u> </u>
Other Listings		·
Review Code	Reviewer	Date
Page 1 of 4		
	000 W	0
*Resource Name o P1. Other Identifier:	r # (Assigned by recorder) 239 West Angela	Street
	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	
*b. USGS 7.5' Quad Dublin Date 2015	T ;R ; ¼of	B ¼ of Sec ; M.
c. Address 239 West Angela Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear reso	· · · · · · · · · · · · · · · · · · ·	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) AF	PN: 094 -0152-014-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alte	erations, size, setting, and boundaries)
239 West Angela consists of a single-story main bloo		-
A gable roof and end gable orientation	on with a 2 story wing addition, and actaon	led garage. The main block reatures.
 An partial-length frong porch on the main el 	evation with a brick pier and parapet wall	and a wide east pier with a round,
 unglazed window opening An off-center main entrance with replacement 	ant front door	
 Varying types of replacement windows, incl 		enhouse windows
New roof material and skylights	3 · · · 3 · · · · · 3 · · · · , 5 · · · · · · · · · · · · · ·	
Brick and wood clapboard siding		
The wing has a gable roof set and large, exterior brid Landscape features include newer metal fencing with		
Landscape realares include newer metal ferroling with	Torion piers along the street frontage.	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	Other (Isolates,
*P4. Resources Present: ⊠Building □Structure		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking NW from W. Angela St.
		January 2015
	7	*P6. Date Constructed/Age and Sources:
		□ Prehistoric □ Both
		1923, City of Pleasanton
		*P7. Owner and Address:
		Sandra J. Greenwood Tr.
		239 W Angela Street
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
	HARAT	*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown I	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	etch Map 🔲 Continuation Sheet 🔲 Build	ding, Structure & Object Record
	ear Feature Record	•
_	ther (List)	-

State of California The Resources Agency Prim	ary #
DEPARTMENT OF PARKS AND RECREATION HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:				
B2.	Common Name: 239 We	st Angela Atreet			
B3.	Original Use: Single fami	ly residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style		<u></u>		
*B6.	Construction History: (Co	nstruction date, alterations	s, and date of a	alterations)	
	See page 3				
*B7.	Moved? ⊠No □]Yes □Unknown	Date:	Original Location	on:
*B8.	Related Features: Deta	ched garage			
B9a.	Architect:			b. Builder:	
		Residential Developm	nent: Early 20	Oth c.	
*B10.	Significance: Theme:	Expansions and Addi	tions	Area:	
			Property		
Peri	od of Significance:		Type	End Gable Bung	alow Applicable Criteria:
(Disc	cuss importance in terms of histo	rical or architectural contex	kt as defined b	y theme, period, and g	geographic scope. Also address integrity.)

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

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

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

B11.	Additional	Docourco	Attributos:	(List attributes	and andan)
BTT.	Additional	Resource	Attributes:	(List attributes	and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 239 West Angela St.

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # 239 West Angela St. (Assigned by recorder)

Recorded By: Architectural Resources Group



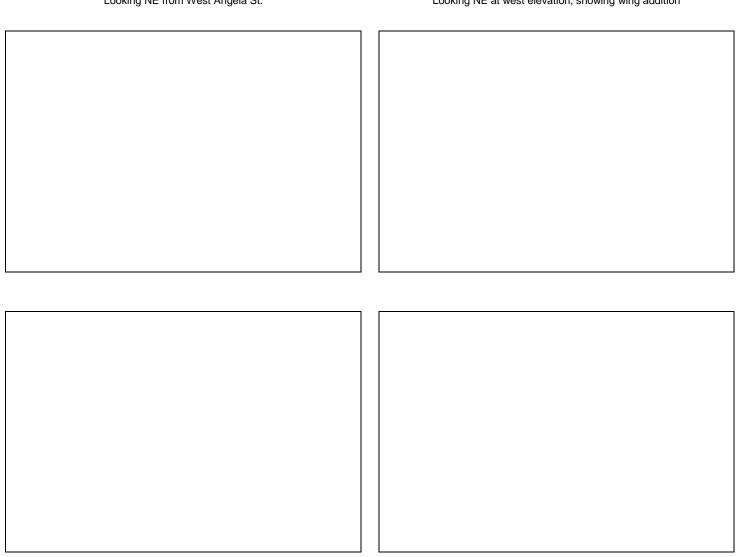
Looking NE from West Angela St.



⊠ Continuation

☐ Update

Looking NE at west elevation, showing wing addition



DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	<u> </u>	
PRIMARY RECORD	Trinomial #		
	Trinomial # NRHP Status Code		
Other Listings Review Code	Reviewer	Date	
Page 1 of 5			
	r # (Assigned by recorder)248 West Angela	a Street	
P1. Other Identifier: *P2. Location: Not for Publication	Unrestricted *a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	B.	
	Γ ;R ; ¼of	¼ of Sec ; M.	
c. Address <u>248 West Angela Street</u> d. UTM: (Give more than one for large and/or linear res	City Pleasanton	Zip <u>94566</u> mE/ mN	
e. Other Locational Data: (e.g., parcel #, directions to			
*P3a. Description: (Describe resource and its major ele	•	Iterations, size, setting, and boundaries)	
248 West Angela is a 2-story, single family dwelling	eaturing:		
A hipped roofTwo-story, partial-length engaged porch on	east end of main elevation; second stor	v has original turned posts and spindle	
screen; newer balustrade and porch materi		y had original tarriou pools and opinals	
Projecting bay window with pedimented gal		elevation	
 Unit entrance on east end of first story eleven Door on east end of second story, accessing 			
 Sliding door on first story of east elevation 	g second level of porch		
Semi-hexagonal bay window with hipped ro	of on east elevation		
Projecting tower with conical roof on SE con			
Vinyl replacement windows			
 Deck along rear of second story 			
(continued on page 3)			
*P3b. Resource Attributes: (List attributes and codes)	HP2 Single Family Property		
		☐Other (Isolates,	
*P4. Resources Present: ☐ Building ☐ Structure *P5a. Photograph or Drawing (Photograph required for buil	e Object Site District dings structures or chicats)	Element of District etc.):	
rsa. Friotograph of Drawing (Friotograph required for built	unigs, structures of objects)	P5b. Description of Photo: (View, date, accession #)	
		Looking SW from W. Angela St.	
		January 2015	
		*DC Date Constructed/Are and	
		*P6. Date Constructed/Age and Sources: ⊠Historic	
		☐Prehistoric ☐Both	
		1902, City of Pleasanton	
		*P7. Owner and Address:	
		Michael and Melissa Nelson	
		248 W Angela St	
		Pleasanton, CA 94566	
		*P8. Recorded by: Name, affiliation, and address)	
		Elaine Stiles and Katherine Petrin	
		Architectural Resources Group	
		Pier 9, The Embarcadero San Francisco, CA 94111	
	#	*P9. Date Recorded: April 2015	
		*P10. Survey Type: (Describe)	
	The state of the s	☐ Intensive	
*PAA Parant Citati		Reconnaissance	
*P11. Report Citation: (Cite survey report and other source:	s, or enter "none.")		
*Attachments: NONE Location Map Ske	tch Map 🛛 Continuation Sheet 🔲 Bu	uilding, Structure & Object Record	
	ar Feature Record	ord □Rock Art Record	
□ Artifact Record □ Photographic Record □ O	her (List)		

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 5 *NRHP Status Code

D4	Historic Name:									
B1.		0.40 \\/		-1- 044						
B2.	Common Name:	248 Wes	st Ange	ela Street						
B3.	Original Use:	Single family	y resic	dential	B4.	Preser	ıt Use:	Single fam	ily residential	
*B5.	Architectural S	Style								
*B6.	Construction I	History: (Cor	nstructi	on date, alteratio	ns, and date of	alteration	ns)			
	See page 3	-								
*B7.		No □	Yes	□Unknown	Date:	0	riginal Location	on:		
*B8.	Related Featur	es:		_			J			
B9a.	Architect:						b. Builder:	:		
			Resi	dential Develop	ment: Early 2	20th c.		-		
*B10.	Significance:	Theme:	Ехра	ansions and Ad	ditions		Area:			
					Propert	ty				
Peri	od of Significan	ce:			Туре	e: Que	en Anne Cot	ttage	Applicable (Criteria:
(Disc	cuss importance in t	erms of histor	ical or	architectural cont	ext as defined	by theme	, period, and g	geographic sco	ope. Also address	integrity.)

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

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

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

B11. * B12.		esource Attributes: (List attributes and codes)		
B13.	Remarks:			
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111		
*Date of Evaluation: April 2015				
(This space reserved for official comments.)				



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 248 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Small eave brackets
- Asphalt roofing

Landscape features include:

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

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 5
*Resource Name or # 248 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



Looking SE from West Angela St.

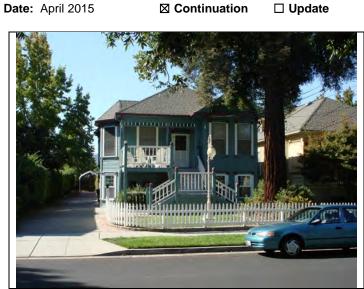


Photo dated 2008 during operation as a bed and breakfast.



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 5 of 5
*Resource Name or #
(Assigned by recorder) 248 West Angela Street

□ Update Date: April 2015 Recorded By: Architectural Resources Group □ Continuation

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		HRI		
PRIMARY RECORD		Trinomial #		
		NRHP Status Co	de	
Other Listings Review Code	Revi	ewer	Date	
Page 1 of 4				
-				
*Resource Name of the cource Name of Name o	or # (Assigned by recorder)	257 West Angela	Street	
	□ Unrestricted	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	_	,		В.
*b. USGS 7.5' Quad <u>Dublin</u> Date <u>2015</u>			¼ of Sec	; M.
c. Address 257 West Angela Street	City Pleasanton		· [/	Zip <u>94566</u>
d. UTM: (Give more than one for large and/or linear rese. Other Locational Data: (e.g., parcel #, directions to		; s appropriate) A	mE/ PN: 094 -0152-015-00	_ mN
c. Other Educational Data. (c.g., parcel #, directions to	resource, elevation, etc., a	з арргорпаю) — 7	114.004 0102 010 00	
P3a. Description: (Describe resource and its major ele	ements. Include design, mat	terials, condition, alt	erations, size, setting, and	boundaries)
 57 West Angela Street is a one-story, rectangular-he historic main block features: A raised basement story 	plan alloming, roal on the		and a noner m	ig addition.
 Hipped roof with asphalt roofing 				
 An engaged, partial length front porch on the concrete deck, concrete steps, and metal h 		elevation with col	umn supports, solid para	apet wall, and
 A main entry with a replacement door 	ianurans			
Shallow bay window on east elevation				
Wood 1/1 double-hung sash				
Narrow wood clapboard sidingExterior stovepipe on east elevation				
Exterior stovepipe on east elevation				
continued on page 3)				
P3b. Resource Attributes: (List attributes and codes	s) UD2 Single Family	Proporty		
- 30. Nesource Attributes. (List attributes and codes	i irz. Siligie raililiy	гторену	□Ot	her (Isolates,
P4. Resources Present: Building Structur	re Object Site	□ District □	Element of District etc.):	
P5a. Photograph or Drawing (Photograph required for bu	lidings, structures or objects		P5b. Description of Pl accession #)	noto: (View, date,
			Looking NE from W.	Angela St.
			January 2015	Ü
		* **	*D0 D-1- 01	
		AVAN	*P6. Date Constructe Sources:	ed/Age and listoric
	THE THE		□ Prehistoric □ B	
			1905, City of Pleasa	
		THE REAL PROPERTY.	Btn.1907 and 1929,	Sanborn Map
			Co. *P7. Owner and Add	rocci
	44		Paul V. Harris	1622.
		1386 T	257 W Angela St	
			Pleasanton, CA 945	66
			*P8. Recorded by: N	
THE HILLIAM STATE OF THE STATE		THE HOUSE	address)	tharing Datrin
			Elaine Stiles and Ka Architectural Resour	
III Daniele	I Was Colonial Colonia Colonial Colonia		Pier 9, The Embarca	
	and the state of t		San Francisco, CA 9	
			*P9. Date Recorded:	
			*P10. Survey Type: (
			☐ Intensive	
P11. Report Citation: (Cite survey report and other source	es or enter "nono "\ Dioco	anton Downtown	☐ Reconnaissance Historic Context Statem	ent 2012
	50, OF CHILCH HOHE.) FIEDS	anton DOWINOWII	i iistorio context statem	юн, 2013
Attachments: NONE Location Map Sk	etch Map 🛛 Continuation	on Sheet 🛛 Bui	Iding, Structure & Object R	ecord
	ear Feature Record	Milling Station Reco	-	
☐ Artifact Record ☐ Photographic Record ☐ C	Other (List)			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND OF	BJECT RECORD

Page	2 of 4			*NRHP St	atus Code
B1.	Historic Name:				
B2.	Common Name: 25	7 West Angela Street			
B3.		e family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style	<u>,</u>			
*B6.	•	y: (Construction date, alterat	ions, and date of	alterations)	
	See page 3	, (====================================		,	
*B7.	Moved? ⊠No	☐Yes ☐Unknown	Date:	Original Loca	ation:
*B8.	Related Features:				
	riolatoa i oataroo.				
B9a.	Architect:			b. Builde	er:
		Residential Develo	opment: Farly 2		
*B10.	Significance: The	eme: Expansions and A		Area:	
			Propert		
Peri	od of Significance:		Type	•	Cottage Applicable Criteria: 3/C
	•	f historical or architectural co	71		d geographic scope. Also address integrity.)
,	•				
					santon after 1900. This property was originally
part c	of land owned by Frederi	ick Bernal, likely a membe	er of the Berna	Family who owned	d large tracts of land in Pleasanton as part of
El Ra	ncho del Valle de San J	Jose before 1850 (Thomps	son 1878). In 1	910, Spring Valley	Water Company property maps for the area
show	that this land was part of	of the Nevis Tract, an area	a of land assoc	iated with the Nevis	s Family, once owners of the Pleasanton Race
Track	(now Alameda County	Fairgrounds). With the im-	pending arriva	of the Western Pa	cific Railroad on the west side of Pleasanton in

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

the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

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

B11. * B12.	, , , , , , , , , , , , , , , , , , , ,	esource Attributes: (List attributes and codes) See page 3
B13.	Remarks:	
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111
"Date o	of Evaluation:	
	(This s	space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 257 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The offset rear ell has similar materials and finishes.

The wing addition on the west elevation features:

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

Landscape features include:

Wood picket fence along lot frontage

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # (Assigned by recorder) 257 West Angela Street		
Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking NW from W. Angela St.		
LOOKING TWY HOLL W. Aligola Ot.		

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
		_
*Resource Name o	r # (Assigned by recorder) 262 West Angela	Street
	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map		
*b. USGS 7.5' Quad Dublin Date 2015	Γ ;R ; ¼of	B. ¼ of Sec ; M.
c. Address 262 West Angela Street	City Pleasanton	Zip <u>94566</u>
d. UTM: (Give more than one for large and/or linear res		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	PN: 094 -0156-003-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	terations, size, setting, and boundaries)
262 West Angela is a one-story-over basement dwe		operty consists of a historic main block
and 1987 rear extension. The historic main block fea	tures:	
Hipped roof with asphalt shingle sheathingGable dormers		
 Engaged, partial length porch with turned b 	alustrade and posts and spindle screen,	concrete steps and metal railings
Historic glazed wood entry door Cut away bay window on west and of main	alayatian with brankata, deparative mold	ad wall surfaces, podimented gable with
 Cut-away bay window on west end of main vent 	elevation with brackets, decorative mold	ed wall surfaces, pedimented gable with
 Wood double-hung sash windows 		
 Small, rectangular leaded glass window on Plain molded window and door surrounds v 		tone under the cills
Plain molded window and door surrounds v	nti bulls eye comer blocks and molded s	tops under the sills
(
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4. Resources Present: ⊠Building □Structure	e □Object □Site □District □	☐ Other (Isolates, Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking south from W. Angela
		January 2015
NAME OF THE PARTY		*P6. Date Constructed/Age and
		Sources: Historic
		□ Prehistoric □ Both
		1898, City of Pleasanton
		*P7. Owner and Address:
		Joan A. Cordtz Tr. 262 W Angela St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
A		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
	· · · · · · · · · · · · · · · · · · ·	
•	tch Map ☑ Continuation Sheet ☑ Bui ar Feature Record ☐ Milling Station Reco	lding, Structure & Object Record rd □Rock Art Record
	her (List)	III LINUCK AIT RECOID

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

|--|

Page 2 of 4

31.	Historic Name:				
32.	Common Name:	-			
33.	Original Use: Single family residential	B4.	Present Use:	Single family residential	
B5.	Architectural Style Queen Anne	_	•		
В6.	Construction History: (Construction date, alterations, and See page 3	d date of a	alterations)		
В7.	Moved? ⊠No □Yes □Unknown Date	e:	Original Location	n:	
В8.	Related Features: Detached garage; fence		<u> </u>		
39a.	Architect:		b. Builder:		
	Residential Development:	: Early 20	Oth c.		
B10.	Significance: Theme: Expansions and Additions	S	Area:		
		Property	1		
	od of Significance:	Type:			
(Disc	russ importance in terms of historical or architectural context as	defined b	theme, period, and g	eographic scope. Also address integrity.)	

*NRHP Status Code

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

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

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

B11. * B12.		esource Attributes: (List attributes and codes) See page 3
B13.	Remarks:	
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111
*Date o	of Evaluation	: April 2015
(This space recorded for official comments)		



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 262 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The rear extension features:

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

Both portions of the building feature:

- Concrete foundation
- Wide flush board siding

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

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

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

Date: April 2015

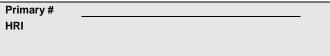
Page 4 of 4
*Resource Name or # 262 West Angela Street (Assigned by recorder)

CONTINUATION SHEET

Recorded By: Architectural Resources Group



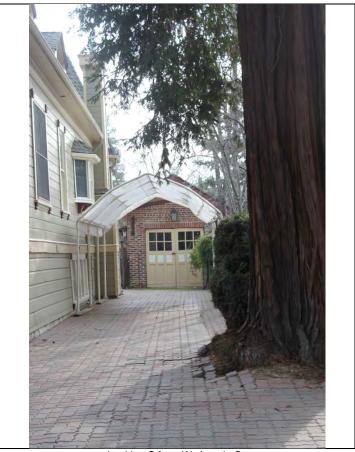
Looking SW from W. Angela St.



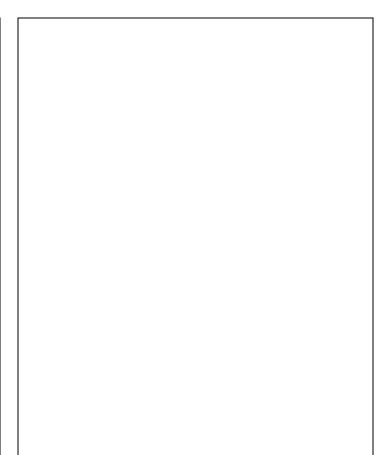
□ Update



Looking SE from W. Angela St.



Looking S from W. Angela St.



DEPARTMENT OF PARKS AND RECREATION	Prir HRI	mary # 	<u></u>
PRIMARY RECORD	Tuiu		
T TOTAL TOTAL		nomial # HP Status Code	
Other Listings Review Code	Reviewer	Da	nte
Page 1 of 4			
•			
	or # (Assigned by recorder)	West Angela Street	
P1. Other Identifier: *P2. Location: Not for Publication	Unrestricted ■	*a. County Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map		7 Marrioda	В.
*b. USGS 7.5' Quad <u>Dublin</u> Date <u>2015</u> c. Address 269 West Angela Street	T ;R ; City Pleasanton	¼of ¼ of Sec _	; M. Zip 94566
d. UTM: (Give more than one for large and/or linear res		; mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as app	oropriate) APN: 094 -0152-016-0	00
*P3a. Description: (Describe resource and its major ele	ements. Include design, materials	s, condition, alterations, size, setting, a	and boundaries)
,	0 ,		
 West Angela Street is a single-story dwelling wi Hipped roof with deeply projecting eaves a 			
Shallow semi-hexagonal bay window inclu-			
Projecting gable section on east end of ele			ative glazed
window in wall below gable, and stepped b		and newer bay window and decer	ativo, giazoa
Centered entry porch with square post sup		-post capitals and stepped parape	et walls along entry
steps	,	para saprama ama sappa a panapa	ar mame anothing arms,
Historic glazed and molded main entry doc	or		
Replacement 1/1 double hung sash or alur			
 Small applied wood shutters and corner blo 		on window openings, added later	
Wood shingle wall cladding	3	3-,	
3			
(continued on page 3)			
*P3b. Resource Attributes: (List attributes and codes	 HP2. Single Family Proj 		
*D4 D D			Other (Isolates,
*P4. Resources Present: Building Structur			tc.):
*P5a. Photograph or Drawing (Photograph required for bu	ildings, structures or objects)		f Photo: (View, date,
The state of the s	*	accession #)	M. America Ct
THE SAME OF THE PARTY OF THE PA		Looking NE from	w. Angela St.
		January 2015	
Star A MAN	W.	*P6. Date Constru	uctod/Ago and
Mar walk from			⊠Historic
			☐Both
		1910, City of Plea	
		*P7. Owner and A	Address:
		269 W Angela St	
		Pleasanton, CA 9	
			: Name, affiliation, and
		address) Elaine Stiles and	Katharina Patrin
		Architectural Res	
THE RESERVE THE PARTY OF THE PA	PROPERTY PROPERTY TO THE	Pier 9, The Emba	
	III.	San Francisco, C	
		*P9. Date Record	
1-1-1	A STATE OF STREET STATE	*P10. Survey Typ	
		☐ Intensive	(50001150)
		_	_
*D44 Deport Citations (0)		Reconnaissance	
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasanto	n Downtown Historic Context Stat	ement, 2013
*Attachments: NONE Location Map Sk	etch Map 🔲 Continuation Sh	neet 🛛 Building, Structure & Object	et Record
_ ' _	•	•	
	ear Feature Record	g Station Record ☐Rock Art Reco	iu

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

31.	Historic Name: Jack	kson House			
32.	Common Name:				
33.	Original Use: Singl	e family residential	B4. F	Present Use:	Single family residential
B5.	Architectural Style				
B6.	Construction Histor	ry: (Construction date, alteration	ns, and date of alf	terations)	
	See page 3				
В7.	Moved? ⊠No	☐Yes ☐Unknown	Date:	Original Loca	tion:
B8.	Related Features:	Detached garage converte	d to living space	e; fence along lot	line
39a.	Architect:			b. Builde	er:
		Residential Develop	ment: Early 20t	h c.	
B10.	Significance: Th	eme: Expansions and Ad	ditions	Area:	
			Property		
	od of Significance: uss importance in terms	of historical or architectural con	Type: text as defined by	Bungalow theme, period, and	Applicable Criteria: geographic scope. Also address integrity.)

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

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

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

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

*B12. References: See page 3

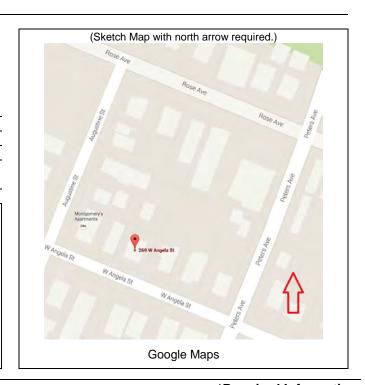
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 269 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

P3a. Description (continued from page 1)

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

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

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # 269 West Angela Street (Assigned by recorder)		
Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking N from W. Angela		
Ç Ç		

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Cod	de
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
*Pasaurca Nama a	r # (Assigned by recorder) 290 West Angela	Street
P1. Other Identifier:	- Assigned by recorder) 230 West Angela	Olleet
-	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
*b. USGS 7.5' Quad <u>Dublin</u> Date <u>2015</u>		¼ of Sec ; M.
c. Address <u>290 West Angela Street</u> d. UTM: (Give more than one for large and/or linear res	City Pleasanton	Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		
Southeast corner of West Angela and Au	gustine Sts.	
*P3a. Description: (Describe resource and its major ele		- · · · · · · · · · · · · · · · · · · ·
290 West Angela Street is a one-story dwelling with property features:	an end gable bungalow plan and form set	on a raised basement story. The
 A centered entry with historic, glazed wood 	door	
Engaged, partial length entry porch on the	east end of the main elevation with colum	n supports, parapet walls, and wood
stairs and railings.Three-part picture window on west end of n	nain elevation	
Double-hung wood windows, aluminum slice		
Permastone cladding on raised basement s		
 Braces under eaves on roofline of main (no Small gable projecting section on west end 		awning sash
Rear stair landing and entry porch with flat		
eave brackets		
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	LIDO Cingle Family Drangety	
rsb. Resource Attributes. (List attributes and codes,		☐Other (Isolates,
*P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for buil		Element of District etc.): P5b. Description of Photo: (View, date,
Tod. Triologicapit of Diawing (Friologicapit required for built	anigo, atractares or objects)	accession #)
		Looking SW from W. Angela
		January 2015
		*P6. Date Constructed/Age and
	North Annual Control of the Control	Sources: ⊠Historic □Prehistoric □Both
		1900, City of Pleasanton
		Btn 1907 and 1929, Sanborn Maps *P7. Owner and Address:
		Merle and Darlene Philippe
		290 W Angela St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
	A STATE OF THE PARTY OF THE PAR	Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe)
		Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	etch Map 🔲 Continuation Sheet 🔲 Buil	ding, Structure & Object Record
	ear Feature Record	
_	ther (List)	

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

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4. Present Use:	Single family residential	
*B5.	Architectural Style			
*B6.	Construction History: (Construction date, alteration	ons, and date of alterations)		
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown	Date: Original Loca	ation:	
*B8.	Related Features:			
В9а.	Architect:	b. Builde	er:	
	Residential Develop	pment: Early 20th c.		
*B10.	. Significance: Theme: Expansions and Ad	Iditions Area:		
		Property		
Peri	iod of Significance:	Type: Bungalow	Applicable Criteria: 3/C	
(Disc	cuss importance in terms of historical or architectural con	text as defined by theme, period, and	d geographic scope. Also address integrity.)	

*NRHP Status Code

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

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

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

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

*B12. References: See page 3

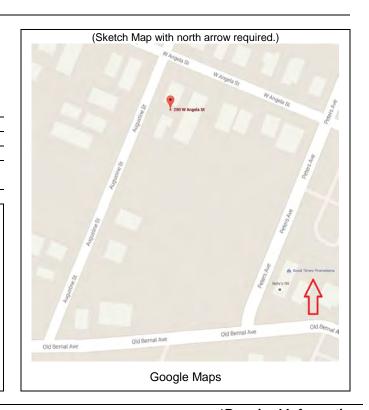
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 290 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

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

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

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4

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

Recorded By: Architectural Resources Group Date: April 2015



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



□ Continuation

□ Update

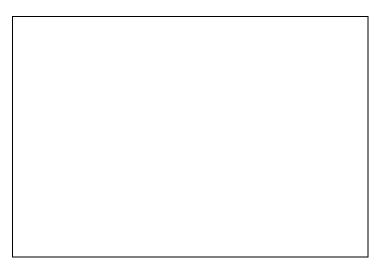
Looking SE from W. Angela St.

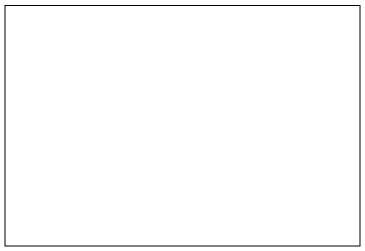


Rear (south) elevation, looking NE from Augustine St.



Outbuilding, looking E from Augustine St.





State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	_
	NRHP Status Co	de
Other Listings Review Code	Reviewer	Date
Page 1 of 3		
	204144 4 4 4 4	2
*Resource Name or # (Assigne P1. Other Identifier:	ed by recorder) 324 West Angela	Street
	stricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessar	ary.)	В.
*b. USGS 7.5' Quad <u>Dublin</u> Date <u>2015</u> T		¼ of Sec ; M.
c. Address 324 West Angela Street City d. UTM: (Give more than one for large and/or linear resources) Zo	Pleasanton ·	Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, e		PN: 094 -0155-003-02
*P3a. Description: (Describe resource and its major elements. Incl	ude design, materials, condition, al	terations size setting and boundaries)
324 West Angela Street is a heavily altered, single-story, bung		,
 Partial-length front porch with square posts and balus 		su roof. The property realures.
 Off-center entry fitted with a new, glazed wood door 	,	
A single ribbon window on the front elevation		
New wood product clapboard sidingVinyl slider and double-hung replacement window sa	ch	
Sanborn map research indicates that the property has not cha		Os. but the property has had substantial
materials replacement and alteration of some window opening		
*P3b. Resource Attributes: (List attributes and codes) HP2.	Single Family Property	
*P4. Resources Present: \Building \Building \Building	ect Site District	☐Other (Isolates, Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings, structure)	ctures or objects)	P5b. Description of Photo: (View, date,
		accession #)
	DA TO	Looking SW from W. Angela St. January 2015
		January 2015
		*P6. Date Constructed/Age and
	Z VAS	Sources: Historic
		☐Prehistoric ☐Both 1900, City of Pleasanton
		Btn 1907 and 1929, Sanborn maps
		*P7. Owner and Address:
	一 每 0 8	Ronald and Karen Juarez
		234 W Angela St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "n	one.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Sketch Map	☐ Continuation Sheet ☐ Bui	Iding, Structure & Object Record
□ Archaeological Record □ District Record □ Linear Feature	<u> </u>	-
□ Artifact Record □ Photographic Record □ Other (List)		

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #	
HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code

B1.	Historic Name:						
B2.	Common Name:	·					
B3.	Original Use:	Single fami	ly reside	ntial	B4.	Present Use:	Single family residential
*B5.	Architectural	Style					
*B6.	Construction	History: (Co	nstruction	date, alteration	ns, and date of	alterations)	
	See page 3						
*B7.	Moved? ⊠]No □	Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featu	res: In-gr	ound sw	imming pool	(1984)		
B9a.	Architect:					b. Build	der:
*B10.	Significance:	Theme:	Reside	ential Develor	oment	Area:	Early 20th c. Expansions and Additions
					Proper	ty	
Peri	od of Significan	ce:			Тур	e: Bungalow	Applicable Criteria:
(Disc	uss importance in	terms of histo	rical or ar	chitectural con	text as defined	by theme, period, a	nd geographic scope. Also address integrity.)

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

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

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

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

*B12. References: See page 3

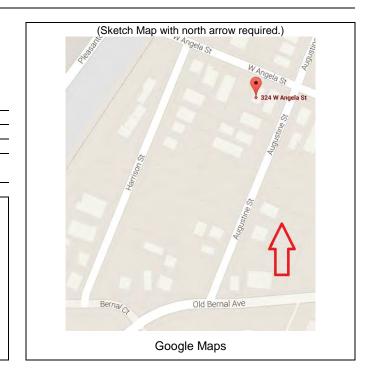
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 324 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
	NRHP Status Co	de
Other Listings Review Code	Reviewer	Date
Page 1 of 3		
· ·		
*Resource Name of P1. Other Identifier: 362 West Angela Street	or # (Assigned by recorder) 360 West Angela	
	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	
*b. USGS 7.5' Quad Dublin Date 2015	T ;R ;	B ¼ of Sec ; M.
c. Address 360 West Angela	City Pleasanton	Zip 94566
 d. UTM: (Give more than one for large and/or linear res e. Other Locational Data: (e.g., parcel #, directions to 		mE/ mN PN: 094 -0155-002-00
e. Other Essetional Sata. (e.g., pareer #, directions to	resource, devalion, etc., as appropriate,	114. 034 0133 002 00
*P3a. Description: (Describe resource and its major ele		
360 West Angela is a heavily altered property compextending from the rear elevation. The main block fe		main block and a series of additions
Full-length front porch with gable roof set p		block, plain column supports, squared
balustrade	and bistoria torona and Baba	
 Off-center main entrance with modern door Attached garage with shed roof set on the 		ad door
 1/1, double-hung vinyl sash windows 	•	
Wood product clapboard siding and some in Applicable states and a second siding and some in Applicable states are a few and the second siding and some in Applicable states are a few as a	emnant asbestos shingles in west gable	end
 Asphalt shingle roof sheathing Additions include: 		
1.5-story offset ell with gable roof and sidin	g and finish materials similar to the main	block
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes	HP2. Single Family Property	
•		☐Other (Isolates,
*P4. Resources Present: ⊠Building □Structur *P5a. Photograph or Drawing (Photograph required for bui		Element of District etc.): P5b. Description of Photo: (View, date,
Coar Hotograph of Dianning (Finance Lorentz Lo	/ /	accession #)
		Looking SE from W. Angela St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
		1895, City of Pleasanton
		*P7. Owner and Address:
		Dorothy Torre and John Rawling
		1320 Golf Terrace Dr
		Tallahassee, FL 32301 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
*DA4 Dan ant Citations of		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") <u>Pleasanton Downtown</u>	Historic Context Statement, 2013
•		Iding, Structure & Object Record
	ear Feature Record	rd ☐Rock Art Record
□ Artifact Record □ Photographic Record □ C	ther (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IE	CT DECODD

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3	*NRHP Status Code

B1.	Historic Name:	Joseph an	d Rita	Sanchez Hous	е				
B2.	Common Name:								
B3.	Original Use:	Single famil	y resid	lential	B4.	Present Use:	Single fam	nily residential	
*B5.	Architectural S	Style							
*B6.	Construction I	History: (Co	nstructi	on date, alteratio	ns, and date of	of alterations)			
	See page 3					•			
*B7.	Moved? ⊠	No 🗆	Yes	□Unknown	Date:	Original Lo	cation:		
*B8.	Related Featur	es:							,
B9a.	Architect:					b. Buil	der:		
*B10.	Significance:	Theme:	Resi	dential Develop	ment	Area:	Post Railroad	Subdivision and Dev	velopment
					Proper	rty			
Peri	od of Significan	ce:			Тур	e: Vernacular, S	Side Gable	Applicable Criter	ria:
(Disc	cuss importance in t	erms of histor	rical or	architectural cont	ext as defined	by theme, period, a	nd geographic sco	ope. Also address integ	rity.)

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

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

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

	B11.	Additional Resource Attributes:	(List attributes and code	s)
--	------	---------------------------------	---------------------------	----

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 360 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

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

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

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
	NRHP Status Co	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
_		
*Resource Name or # P1. Other Identifier:	(Assigned by recorder) 367 West Angela	a Street
*P2. Location:	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as r	-	
*b. USGS 7.5' Quad Dublin Date 2015 T	;R ; ¼of	B. ¼ of Sec ; M.
c. Address 367 West Angela Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resource)		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to res	ource, elevation, etc., as appropriate) A	APN: 094 -0153-005-00
*P3a. Description: (Describe resource and its major element	nts. Include design, materials, condition, al	terations, size, setting, and boundaries)
367 West Angela Street is a single-story dwelling comp	osed of a side gable main block with e	ell and a series of single-story rear
additions. The main block features:		
 A projecting section on the west side of the ma The main entrance set in the side (east) elevate 		
 Double-hung vinyl replacement windows 	tion of the projecting section, fitted wit	n a divided, glazed wood door
Wood, channeled board siding		
Exterior brick chimney on west elevation		
Asphalt shingle roofing		
Carport connected to the east elevation The record of additional are printing the visible from the content of the conten	attract. The all has a mable work and a	vitan de francista e conten ef the recon
The rear ell and additions are minimally visible from the elevation. An addition with flat roof and exposed rafter elevation.		
olovation, with addition with hat root and oxposed ration of		ie en and main blook / thouler en detaile,
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4. Resources Present: ⊠Building □Structure	□Object □Site □District □	☐Other (Isolates, lelement of District etc.):
*P5a. Photograph or Drawing (Photograph required for building		P5b. Description of Photo: (View, date,
		accession #)
The state of the s		Looking N from W. Angela St.
		January 2015
		*P6. Date Constructed/Age and
	4 4 7	Sources: Historic
		☐Prehistoric ☐Both
		1895, City of Pleasanton
		*P7. Owner and Address:
		Brian and Sue Williams
		367 W Angela St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
	THE RESERVE TO SERVE THE PARTY OF THE PARTY	Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
	-	☐ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or	enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
•		
*Attachments: NONE Location Map Sketch		ilding, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photographic Record ☐ Other	Feature Record	ord Rock Art Record
Other	(=.5.)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IE	CT DECODD

BUI	ILDING, STR	UCTURE AN	ID OBJECT F	RECORD	
Page 2	2 of 4			*NRHP Status	Code
B1.	Historic Name:				
B2.	Common Name:				
B3.		family residential	B4. Prese	ent Use: <u>S</u>	Single family residential
*B5.	Architectural Style				
*B6.	Construction History	: (Construction date, alte	rations, and date of alteration	ons)	
	See page 3.				
*B7.	Moved? ⊠No	☐Yes ☐Unknov	wn Date: (Original Location:	i
*B8.	Related Features:				
B9a.	Architect:			b. Builder:	
*B10.	Significance: Ther	ne:		Area:	
			Property		
	od of Significance:		Туре:		Applicable Criteria:
(Disc	uss importance in terms of	historical or architectural	context as defined by them	ne, period, and geo	graphic scope. Also address integrity.)
00714					1.4000 TI:
					on around 1900. This property was
					owned large tracts of land in Pleasanton as
					ey Water Company property maps for the
					is Family, once owners of the Pleasanton
					acific Railroad on the west side of
					on their property south of Rose Street,
betwe	en Pleasanton Avenue a	and Main Street along	the proposed path for th	e rail line (Pleas	anton Historic Context Statement).
The ea	arliest known owners of	the property were will	iam and Catherine Marti	n in 1912, who ii	ved nearby (Pleasanton 1912). Martin is
					ving on investments and investment
					er son, Ralph, a local mechanic, and her
					nry Lanini (Trimingham, 19). Freda later
worke	d as a bookkeeper and	owned the house until	at least 1958 (US Censi	us 1940, City of I	Pleasanton Building Permits).
-					
					ne history of Pleasanton. The house
					d family later updated it with some modest
					construction. Because of substantial
alterat	tions, 367 East Angela S	street does not retain s	sufficient integrity to be e	ligible for the Ca	lifornia Register of Historic Resources.
B11.		Attributes: (List attribute:	s and codes)		
*B12.	References: See	page 3			
			_	(Sket	ch Map with north arrow required.)
B13.	Remarks:				
*B14.	Evaluator: Elaine	Stiles and Katherine	Petrin		RoseAve
		ctural Resources Grou		A A A	ave
		The Embarcadero	<u> </u>	Z4	



San Francisco, CA 94111

(This space reserved for official comments.)

*Date of Evaluation: April 2015

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 367 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

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

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

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

B6. Construction History (continued from page 2)

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

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency		Primary #		
DEPARTMENT OF PARKS AND RECREATION		HRI		
CONTINUATION SHEET				
Page 4 of 4 *Resource Name or # 367 West Angela Street (Assigned by recorder)				
Recorded By: Architectural Resources Group	Date:	April 2015	□ Continuation	□ Update
Looking NE from W. Angela, showing single-story addition				
Leoking NZ Hom W. Angela, showing single story addition				

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
I KIMAKT KLOOKD	Trinomial # NRHP Status Co	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
Page 1 of 4		
*Resource Name o	r # (Assigned by recorder) 392 West Angela	a Street
P1. Other Identifier:		
-	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	as necessary.)	В.
	Γ ;R ; ¼of	¼ of Sec ; M.
c. Address 392 West Angela Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to West Angela and Harrison Sts.	resource, elevation, etc., as appropriate)	APN: 094 -0155-001-03; SE comer of
*P3a. Description: (Describe resource and its major eler	nents. Include design, materials, condition, al	terations, size, setting, and boundaries)
392 West Angela Street is a single-story dwelling wit	h a rectangular plan and end gable orier	ntation. The property features:
Off-center main entry		
 Wrap around porch on north, west, and sou the west elevation and all of the porch area 		
awning sash set at the eave line.	on the south elevation are enclosed and	Thave continuous viriyi and wood
 Exterior chimney on the rear (south) elevation 	on	
Exposed rafter tails at the roofline on the earlier tails at the roofline on the earlier tails.		
Vinyl and aluminum slider and double hung	windows	
The property also includes a detached, two-car garage	ge south of the house, accessible from F	larrison St. The garage has a hipped
roof, exposed rafter tails, and a wide, metal, overhea		
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,
*P4. Resources Present: ⊠Building □Structure	e □Object □Site □District □	Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for build	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking SW from W. Angela St.
		January 2015
	ant A V V I will be the second	*DO Data Constructed/Assessed
		*P6. Date Constructed/Age and Sources:
		☐Prehistoric ☐Both
		1900, City of Pleasanton Btn 1907 and 1929, Sanborn maps
	The state of the s	*P7. Owner and Address:
		Wanda Aldrich, Tr and
		Heirs of Estate of Lucy Hedwig 381 Rose Ave, Pleasanton, CA 94566
	TA	*P8. Recorded by: Name, affiliation, and
		address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
The second secon		☐ Intensive
		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
	· · · · · · · · · · · · · · · · · · ·	
·	·	ilding, Structure & Object Record
	ar Feature Record	ord ☐Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

	Historic Name:				
B2.	Common Name:				
33.	Original Use: Single family residential	B4.	Present Use:	Single family residential	
B5.	Architectural Style				
*B6. Construction History: (Construction date, alterations, and date of alterations)					
	See page #		,		
В7.		ate:	Original Loca	ation:	
B8.	Related Features:				
39a.	Architect:		b. Build	er:	
B10.	Significance: Theme: Residential Development	nt	Area:	Early 20th Century Expansions and Additions	
		Property	Vernacular, er	nd	
	od of Significance:	Type	: gable/bungalo	w plan Applicable Criteria:	

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

392 West Angela appears to have been a rental property owned by the Goularte Family, farmers who lived outside of the downtown. In 1912, Pleasanton assessment records list Antone Goularte (or Goulart) as the property owner; his presumed heirs Jose Goulart and Faria Goulart owned the property in the early 1940s (Pleasanton 1912, 1940; US Census 1910, 1920). The only identified renters of the property were the McCoy Family in 1940. Michael McCoy was unemployed at that time, and lived with his wife Phoebe and their seven children in the house. Son Larry was a truck driver for a local reforestation project, possibly associated with New Deal programs (US Census 1940).

392 West Angela Street is a common example of an end-gable, vernacular form dwelling with a bungalow plan interior. However, the property is not significantly associated with any historic events or persons in the history of Pleasanton. The house also appears to have been altered to such a degree that it no longer retains historic integrity. 392 West Angela Street does not appear to be eligible for the California Register of Historic Resources.

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 392 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

P3a. Description (continued from page 1)

392 West Angela has changed little in form since the late 1920s according to Sanborn map research, but has had significant material alterations. The property does not retain any original decorative features and no longer exemplifies a type, period, or method of construction.

References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency		Primary #		
DEPARTMENT OF PARKS AND RECREATION		HRI		
CONTINUATION SHEET				
Page 4 of 4 *Resource Name or # 392 West Angela Street (Assigned by recorder)				
Recorded By: Architectural Resources Group	Date:	April 2015	□ Continuation	☐ Update
Looking NE from Harrison Street				
Looking NE Irom Hamson Street				

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	ARY RECORD Trinomial #	
NRHP Status Code		
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name or # P1. Other Identifier:	(Assigned by recorder) 393 West Angela	a Street
*P2. Location:	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as	-	
*b. USGS 7.5' Quad <u>Dublin</u> Date <u>2015</u> T	;R ; 1/4 of	B ¼ of Sec ; M.
c. Address 393 West Angela Street	_ City _Pleasanton	Zip <u>94566</u>
 d. UTM: (Give more than one for large and/or linear resour e. Other Locational Data: (e.g., parcel #, directions to res 		mE/ mN \PN: 094 -0153-006-00
e. Other Locational Data. (e.g., parcel #, directions to les	source, elevation, etc., as appropriate) - F	KFN. 094 -0133-000-00
*P3a. Description: (Describe resource and its major element	ents. Include design, materials, condition, al	terations, size, setting, and boundaries)
393 West Angela is a single-story dwelling composed of porch, not visible from the street, is set in the intersecti A full-length front porch with new, column sup An off-center entrance fitted with a new, glaze All portions of the building feature: 1/1 double-hung vinyl or aluminum sliding win Stucco cladding Asphalt shingle roof sheathing The dwelling shares its lot with a detached dwelling in a 393 West Angela is typical of the modest rental housin 20th century. Sanborn map research shows that the propoperty has had substantial material alterations. (continued on page 3) *P3b. Resource Attributes: (List attributes and codes)	on of the main block and transverse se ports and metal railings ed wood door dow sash the rear (395 West Angela). A picket fe g common along the Western Pacific F	ence lines the lot frontage. Railroad line in Pleasanton in the early ce the early 20 th century, however the
*P4. Resources Present: ⊠Building □Structure	□Object □Site □District □	Other (Isolates, Element of District etc.):
*P11. Report Citation: (Cite survey report and other sources, c	ngs, structures or objects)	P5b. Description of Photo: (View, date, accession #) Looking N from W. Angela St. January 2015 *P6. Date Constructed/Age and Sources: ☑Historic ☐Prehistoric ☐Both 1907, City of Pleasanton *P7. Owner and Address: Shalini Venkataraman and Kwabena O. Asante 393 W Angela St, Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive ☐ Reconnaissance Historic Context Statement, 2013
*Attachments: NONE Location Map Sketcl	n Map 🔲 Continuation Sheet 🔲 Bu	ilding, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Linear	Feature Record	•
☐ Artifact Record ☐ Photographic Record ☐ Othe	er (List)	

State of California The Resources Agency Pr	nary #
DEPARTMENT OF PARKS AND RECREATION HE	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style	_		
*B6.	Construction History: (Construction date, alterations, and See page 3	d date of a	alterations)	
*B7.	Moved? ⊠No □Yes □Unknown Date	e:	Original Loc	cation:
*B8.	Related Features: Rear dwelling unit			
B9a.	Architect:		b. Build	der:
*B10.	. Significance: Theme: Residential Development		Area:	Early 20th Century Expansions and Additions
		Property	Vernacular, L	-shaped
Peri	od of Significance:	Type:	plan	Applicable Criteria:
(Disc	cuss importance in terms of historical or architectural context as	defined b	y theme, period, ar	nd geographic scope. Also address integrity.)

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

393 West Angela was constructed in 1907, likely by its first owners, Logan and Annie Colestock (Pleasanton 1912). Logan Colestock was a local dentist with his own office. He and his wife shared this property with their three children and rented out an additional property on the site (now demolished) to two adult boarders, one of whom had two of his own children. The boarders worked in a local general store and trained race horses at the race track (US Census 1910). The Colestocks had left Pleasanton by 1920, but retained ownership of the property into the 1940s. Later renters included Abbie Walker, a widow and town librarian, and her sister, Carrie Ward, a saleslady in a local general merchandise store. Later in the 20th century, owners split the property into two units (Pleasanton Building Permits).

393 West Angela Street is a common example of an L-plan, vernacular form dwelling. However, the property is not significantly associated with any historic events or persons in the history of Pleasanton. The house also appears to have been altered to such a degree that it no longer retains historic integrity. 393 West Angela does not appear to be eligible for the California Register of Historic Resources.

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	Ī
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 393 West Angela Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 393 West Angela was originally constructed with an L-shaped plan with a partial-length front porch. The property also included an additional single-story dwelling with long, rectangular plan and small barn at the rear of lot (Sanborn 1907). By 1929, the property had changed little, though the auxiliary dwelling unit was no longer used as a residence (Sanborn 1929, 1943). Sometime before 1995, owners subdivided the house into two units. The owner in the mid-1990s returned the house to one unit. In 2007, owners added a deck at the front of the house (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # 393 West Angela Street (Assigned by recorder)		
Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking N from W. Angela Street, showing 395 West Angela		
Looking N from W. Angela Street, Showing 393 West Angela		

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI		
PRIMARY RECORD			
TRIMART REGORD	Trinomial # NRHP Status Code		
Other Listings Review Code	Reviewer	er Date	
Page 1 of 4			
rage 1 01 4			
	or # (Assigned by recorder) 4549 Augustine S	treet	
P1. Other Identifier: *P2. Location:	Unrestricted *a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	- ·	B.	
*b. USGS 7.5' Quad <u>Dublin</u> Date <u>2015</u> c. Address 4549 Augustine Street	T ;R ; ¼of City Pleasanton	¼ of Sec ; M. Zip 94566	
d. UTM: (Give more than one for large and/or linear res		mE/ mN	
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) AF	PN: 094 -0153-002-00	
*P3a. Description: (Describe resource and its major ele	ements. Include design, materials, condition, alte	erations, size, setting, and boundaries)	
4549 Augustine Street is a 1-story dwelling with a si	de gable main block, low-pitched front-faci	ng gable, ell, and attached garage.	
The main block features:			
 An engaged, corner porch with lattice wor Principal entry on north side of projecting 	k supports and scalloped eave board on m	ain elevation	
Original beaded edge siding on front (easi			
 Original vertical siding in front and side ga 	ble wall planes		
	, octagonal window on projecting gable see	ction	
 1/1 double-hung aluminum windows on se Exterior brick chimney on south elevation. 	condary elevations		
	metal security door, vertical siding on sou	th elevation.	
The rear ell features:	<i>,</i> ,		
 Sliding aluminum window sash 			
(continued on page 3)			
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property		
		Other (Isolates,	
*P4. Resources Present: □ Building □ Structure *P5a. Photograph or Drawing (Photograph required for bu		Element of District etc.): P5b. Description of Photo: (View, date,	
Toda i notograph of Blawing (i notograph required for bu	\\\\	accession #)	
		Looking SW from Augustine St.	
		January 2015	
*		*P6. Date Constructed/Age and	
		Sources: Historic	
		□Prehistoric □Both	
0,00		1940, City of Pleasanton	
		*P7. Owner and Address:	
	H	John W. Clark et al	
		4549 Augustine Way	
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and	
		address)	
444444444444444444444444444444444444444		Elaine Stiles and Katherine Petrin	
		Architectural Resources Group Pier 9, The Embarcadero	
		San Francisco, CA 94111	
	CEEEFF WILLIAM SEE	*P9. Date Recorded: April 2015	
		*P10. Survey Type: (Describe)	
		☐ Intensive	
*P11. Report Citation: (Cite survey report and other source	se or enter "none ") Pleasanton Downtown L	☐ Reconnaissance Historic Context Statement, 2013.	
	Fleasailluii Duwiilluiii f	IISTONIC CONTEXT STATEMENT, 2013.	
*Attachments: NONE Location Map Sk	etch Map 🔲 Continuation Sheet 🔲 Build	ding, Structure & Object Record	
_	ear Feature Record	d □Rock Art Record	
☐ Artifact Record ☐ Photographic Record ☐ C	Other (List)		

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

Historic Name:							
Common Name:							
Original Use:	Single famil	y residential	B4.	Present Use:	Single fam	nily residential	
Architectural S	Style						
Construction I	History: (Cor	nstruction date, alteration	ns, and date of	alterations)			
See page 3							
Moved? ⊠]No □	Yes Unknown	Date:	Original Loc	ation:		
Related Featur	res: Two-	story duplex residentia	al unit at rear	of lot, built 1980.			
Architect:				b. Build	der:		
Significance:	Theme:	Residential Develop	ment	Area:	Early 20th c.	Expansions and Addition	ns
			Propert	у			
			71.				
uss importance in t	terms of histor	rical or architectural conte	ext as defined	by theme, period, ar	nd geographic sc	ope. Also address integrity.)
	Common Name Original Use: Architectural S Construction See page 3 Moved? Related Featu Architect: Significance:	Common Name: Original Use: Single famil Architectural Style Construction History: (Consection See page 3 Moved? No Related Features: Two-sample for Significance: Theme:	Common Name: Original Use: Single family residential Architectural Style Construction History: (Construction date, alteration See page 3 Moved? No Yes Unknown Related Features: Two-story duplex residential Architect: Significance: Theme: Residential Developed of Significance:	Common Name: Original Use: Single family residential B4. Architectural Style Construction History: (Construction date, alterations, and date of See page 3 Moved? No Yes Unknown Date: Related Features: Two-story duplex residential unit at rear Architect: Significance: Theme: Residential Development Propert od of Significance: Type	Common Name: Original Use: Single family residential B4. Present Use: Architectural Style Construction History: (Construction date, alterations, and date of alterations) See page 3 Moved? No Yes Unknown Date: Original Loc Related Features: Two-story duplex residential unit at rear of lot, built 1980. Architect: b. Build Significance: Theme: Residential Development Area: Property od of Significance: Type: Minimal Tradi	Common Name: Original Use: Single family residential B4. Present Use: Single fam Architectural Style Construction History: (Construction date, alterations, and date of alterations) See page 3 Moved? No Yes Unknown Date: Original Location: Related Features: Two-story duplex residential unit at rear of lot, built 1980. Architect: b. Builder: Significance: Theme: Residential Development Area: Early 20th c. Property od of Significance: Type: Minimal Traditional	Common Name: Original Use: Single family residential B4. Present Use: Single family residential Architectural Style Construction History: (Construction date, alterations, and date of alterations) See page 3 Moved? No Yes Unknown Date: Original Location: Related Features: Two-story duplex residential unit at rear of lot, built 1980. Architect: b. Builder: Significance: Theme: Residential Development Area: Early 20th c. Expansions and Addition Property

4549 Augustine St. was a late addition in a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement). The first likely owners of this property were Thomas and Bertha Gillis (Pleasanton Assessor 1940).

4549 Augustine St. is a well-preserved example of Minimal Traditional residential design in Pleasanton. The dwelling has a cross-gable plan with prominent front-facing gable on the main elevation, an entrance situated at the intersection of the gables, and a partial-length engaged porch. The dwelling also displays accent material in the gables and thin, delicate porch members. The dwelling has had some alteration, but retains a recognizable original form, original decorative and cladding materials, and original door and window openings. The property has two small additions, but both are small in scale and compatible with the scale and massing of the main block. The construction of the duplex at the rear of the property in 1980 has affected the setting of the dwelling.

4549 Augustine St. appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11.	Additional Res	ource Attributes: (List attributes and codes)
*B12.	References:	See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4549 Augustine St.

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Vertical or T1-11 siding on south elevation
- Beaded edge siding on north elevation

The attached garage extends from the west elevation of the ell.

4549 Augustine shares its lot with a 2-unit dwelling at the rear of the lot (built 1980). A picket fence lines the lot frontage.

B6. Construction History (continued from page 2)

Sanborn map research indicates that the main block of 4549 Augustine has changed little since construction in 1940 (Sanborn 1943). After 1943, owners built a small extension on the rear elevation. In 1980, owners constructed an attached two-car garage extending from the rear ell. Owners also constructed a detached, 2-story duplex on the rear of the lot in 1980 (City of Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency		Primary #		
DEPARTMENT OF PARKS AND RECREATION		HRI		
CONTINUATION SHEET				
Page 4 of 4 *Resource Name or # 4549 Augustine St. (Assigned by recorder)				
Recorded By: Architectural Resources Group	Date:	April 2015	□ Continuation	☐ Update
Looking NW from Augustine St, showing duplex				
Looking IVV II of I Augustine Ot, Showing duplex				

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
	nki	·
PRIMARY RECORD	Trinomial # NRHP Status Cod	
Other Listings	NAME Status Cou	
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name o P1. Other Identifier:	r # (Assigned by recorder) 4552 Augustine St	treet
	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map		
*b. USGS 7.5' Quad Dublin Date 2015	T ;R ; 1/4 of	B. ¹ / ₄ of Sec : M.
c. Address 4552 Augustine Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear reso	·	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) AF	PN: 094-0152-020-01
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alte	erations, size, setting, and boundaries)
4552 Augustine Street is a multi-unit residence within	n a vernacular building form common in Pl	leasanton. The form features a long.
rectangular plan, hipped roof and projecting, covered	d entry porch. 4552 Augustine Street featu	
 side by side front doors on a single, shared entry porch with hipped roof, scalloped edg 		perata hasa
stucco finish	s meze and plain post supports and a con	iciele base
 replacement windows and doors 		
detached 2-car garage		
Until at least 1929 this lot was part of the larger parc	el for 380 Rose. It remained vacant until a	fter 1943 (Sanborn 1929, 1943). 4552
Augustine was constructed in 1951. Research revea	led no building permits of note.	
*P3b. Resource Attributes: (List attributes and codes)	HP2 Single Family Property	
		☐Other (Isolates,
*P4. Resources Present: ☐ Building ☐ Structure *P5a. Photograph or Drawing (Photograph required for buil		Element of District etc.): P5b. Description of Photo: (View, date,
		accession #)
	The Market Committee of the Committee of	4552 Augustine; looking NE;
		January 2015
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
	A SEALTH SEALTH	1951
		*P7. Owner and Address:
		Margie L Vanderhave
		4552 Augustine Street
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
Control of the Contro		*P10. Survey Type: (Describe) ☑ Intensive
	-	_
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown I	☐ Reconnaissance Historic Context Statement, 2013
	·	
		ding, Structure & Object Record
	ear Feature Record	d □Rock Art Record

	of California The Resources Agency	Primary #
DEPA	ARTMENT OF PARKS AND RECREATION	HRI
BU	ILDING, STRUCTURE AND O	OBJECT RECORD
	2 of 4	*NRHP Status Code
B1.	Historic Name:	
	Common Name:	
	Original Use: Single family residential	B4. Present Use: Single family residential
	Architectural Style	
*B6.	Construction History: (Construction date, alterations, a	a, and date of alterations)
*B7.	See page 3 Moved? ⊠No □Yes □Unknown Da	Date: Original Location:
*B8.	Related Features:	Date: Original Location.
	Architect:	b. Builder:
*B10.	Significance: Theme: Residential Development	
Dari	iod of Significance:	Property Type: Applicable Criteria:
		kt as defined by theme, period, and geographic scope. Also address integrity.)
B11. * B12.	Additional Resource Attributes: (List attributes and cod. References: See page 3	odes)
U	References. See page 5	(Sketch Map with north arrow required.)
B13.	Remarks:	
*B14.	Evaluator: Elaine Stiles and Katherine Petrin	in
	Architectural Resources Group	
	D: 0 TI E I I	
	Pier 9, The Embarcadero San Francisco, CA 94111	

Google Maps

*Date of Evaluation: April 2015

(This space reserved for official comments.)

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Page 3 of 4

*Resource Name or # 4552 Augustine Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

Primary # HRI

B12. References: (continued from page 2)

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

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

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

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary #		
		HRI		
CONTINUATION SHEET				
Page 4 of 4 *Resource Name or # (Assigned by recorder) 4552 Augustine Street				
Recorded By: Architectural Resources Group	Date:	April 2015	⊠ Continuation	☐ Update

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Code	9
Other Listings _ Review Code	Reviewer	Date
Page 1 of 4		
•		
*Resource Name or # P1. Other Identifier: *P2. Location: Not for Publication	(Assigned by recorder) 4563 Augustine St Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as		В.
*b. USGS 7.5' Quad <u>Dublin</u> Date 2015 T c. Address 4563 Augustine Street	;R ; ¼of City Pleasanton	¼ of Sec ; M Zip _94566
 d. UTM: (Give more than one for large and/or linear resour e. Other Locational Data: (e.g., parcel #, directions to res 		mE/ mN PN: 094 -0153-015-00
*P3a. Description: (Describe resource and its major eleme	nts. Include design, materials, condition, alte	rations, size, setting, and boundaries)
 4563 Augustine is a 1.5-story dwelling with original, sid Centered gable wall dormer on main (east) ele Off-center front entrance with replacement fro Secondary entrance on north elevation 	evation with original 6-pane window belo	ow peak
 Alterations: Replacement front door; vinyl 1/1 Original landscaping with walkway, semicircul The property also includes a detached garage at rear, 	ar concrete entry steps.	all openings; exterior stucco finish.
Sanborn map research indicates that the form of 4563 had substantial material alterations and no longer exen		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4. Resources Present: Building Structure		Other (Isolates, lement of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildin		P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St.
		January 2015
		*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1938, City of Pleasanton
		*P7. Owner and Address:
		ST Props LLC P.O. Box 111
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group Pier 9, The Embarcadero
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive —
*P11. Report Citation: (Cite survey report and other sources, o	r enter "none.") Pleasanton Downtown F	☐ Reconnaissance Historic Context Statement, 2013
*Attachments: NONE Location Map Sketch		ling, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photographic Record ☐ Othe	Feature Record Milling Station Recorder (List)	d ☐Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND OBJECT F	RECORD

		STRUC	CTURE AND	ORIF		
Page 2	2 of 4				*NRHP	Status Code
B1.	Historic Name	:				
	Common Nam					
	Original Use:		ily residential	B4.	Present Use:	Single family residential
*B5. *B6.	Architectura		onstruction date, alterat	ions and data o	f alterations)	
ь.	See page 3	ii History. (Co	Jistruction date, alterat	ions, and date o	i aileralions)	
*B7.	. •	⊠No	YesUnknown	Date:	Original Lo	ocation:
*B8.	Related Feat					
B9a.	Architect:	- TI			b. Bu	
*B10.	Significanc	e: Theme:	Residential Develo	opment Proper	Area:	Early 20th Century Expansions and Additions
Perio	od of Significa	ance:		Тур	•	side gable Applicable Criteria:
			orical or architectural co			and geographic scope. Also address integrity.)
,						
						fill in Pleasanton after 1900. This property was
						y who owned large tracts of land in Pleasanton as
						ng Valley Water Company property maps for the he Nevis Family, once owners of the Pleasanton
						estern Pacific Railroad on the west side of
						s on their property south of Rose Street, between
						aton Historic Context Statement). In the early 20 th
						dwelling (Pleasanton 1912, Sanborn 1907,
1929).				•		
						ne-producing property. Dante Manfredinis had
						cel consisting of property now associated with
						e only documented renters for the property were
						ator at the gravel pit and lived in the house with
nis wii	e bertha and t	uncie George	Pregnell (US Census	S 1930, 19 4 0, 1	Pleasanton 1940).
4563	Augustine Stre	et is a commo	on example of a mod	lest, side-gable	e. vernacular form	n dwelling. However, the property is not
						n. The house also appears to have been altered
						opear to be eligible for the California Register of
Histor	ic Resources.	•	· ·	,	·	
D44	۸ ما ما:۱۰: م م م ا	···	hutaa (Cistatii)			
B11. * B12.		esource Attri	butes: (List attributes a	na coaes)		
D12.	References	. See pag	<i>E</i> 3			(Sketch Map with north arrow required.)
						(Okcien wap with north arrow required.)
B13.	Remarks:					R.
						35 Ave
*B14.	Evaluator:	Elaine Stile	es and Katherine P	Petrin		Rose Ave
			al Resources Group			A. Me
			Embarcadero		- 1	Rose Am
		San Francis	sco, CA 94111			
					de/	
*Date	of Evaluation	: April 2015	5		2	/ //
					and the second	
	(This	space reserved	d for official comments.)		4	1
					"	Angelo St 4563 Augustine St
					\wedge	WAngelo St
						WAngela &

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4563 Augustine Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

4563 Augustine was constructed in 1938 as a single-story dwelling with side-gable main block and ell extension set flush with the side elevations of the main block (Sanborn 1943). The current appearance may date from 1963 when owner Dante Manfredini made a number of unspecified alterations according to city building permit records. Manfredini also constructed a rear dwelling from an existing two-car garage at this time (no longer extant) (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # (Assigned by recorder) 4563 Augustine Street		
Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking W from Augustine St.		
Looking W from Augustine St.		

tate of California The Resources Agency EPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
MINIART RESORD	Trinomial # NRHP Status Co	ode
Other Listings Review Code	Reviewer	Date
200 1 of 1		
age 1 of 4		
*Resource Name o	or # (Assigned by recorder) 4566 Augustine	St.
. Other Identifier:		
_	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В
b. USGS 7.5' Quad <u>Dublin</u> Date <u>2015</u>	T ;R ; ¼of	¼ of Sec ; M
c. Address 4566 Augustine St.	City Pleasanton	Zip 94566
 UTM: (Give more than one for large and/or linear rese. Other Locational Data: (e.g., parcel #, directions to 		mE/ mN APN: 094 -0152-019-00
. Other Locational Data. (e.g., parcer #, directions to	resource, elevation, etc., as appropriate)	AFN: 094 -0152-019-00
Ba. Description: (Describe resource and its major ele	ments. Include design, materials, condition, a	alterations, size, setting, and boundaries)
66 Augustine Street is a 1-story, end gable bunga	low form dwelling with substantial rear a	dditions (1977) containing three
ditional dwelling units. The original front part of the		
Original massing and gabled form; gable or		
 Engaged, partial-length porch with square partial 		
handrails	you support, replacement macerily para	pot mail, concrete etopo, and metal
 Low pitch gable roof with triangular braces 		
Channel board siding on main (west) eleva	tion and stucco cladding on secondary e	levations
 1/1 double-hung, wood windows on main e 		
on secondary elevations	evalion, including one 5-part arrangeme	in, viriyi silairig and double nang sasir
 Window trim with stops under sills on main 	elevation	
b. Resource Attributes: (List attributes and codes	HP3. Multiple Family Property	
		☐Other (Isolates,
Resources Present: Building Structur		Element of District etc.):
a. Photograph or Drawing (Photograph required for bui	dings, structures or objects)	P5b. Description of Photo: (View, date
		accession #)
		Looking SE from Augustine St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both
		1916, City of Pleasanton
	an 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	*P7. Owner and Address:
		McCaughan Development LLC
		2142 Prestwick Dr
		Discovery Bay, CA 94505
		*P8. Recorded by: Name, affiliation, an
		address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
	Contract of the last of the la	San Francisco, CA 94111
The state of the s		*P9. Date Recorded: April 2015
	The state of the s	*P10. Survey Type: (Describe)
		☑ Intensive
1 Papart Citation: (Citation)	a exenter linear II) Diagraphes Deverter	Reconnaissance
1. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	n Historic Context Statement, 2013
achments: NONE ☐ Location Map ☐ Ske	otch Man Continuation Chast M.D.	uilding, Structure & Object Record
		- · · · · · · · · · · · · · · · · · · ·
	ear Feature Record	ord Rock Art Record
]Artifact Record ☐ Photographic Record ☐ O	ther (List)	

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name: Serino and Amelia	a Diavila House			
B2.	Common Name:				
B3.	Original Use: Single family reside	ential	B4.	Present Use:	Multiple family residential
*B5.	Architectural Style Craftsman				
*B6.	Construction History: (Construction	n date, alteration	s, and date o	f alterations)	
	See page 3				
*B7.	Moved? ⊠No □Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Features:				
B9a.	Architect:			b. Build	der:
*B10.	. Significance: Theme: Reside	ential Developr	nent:	Area:	Early 20th c. Expansions and Additions
			Proper	ty	
Pori	od of Significance:		Тур	e: Bungalow	Applicable Criteria:
1 611					nd geographic scope. Also address integrity.)

4566 Augustine Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20th century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).

In 1912, Portuguese immigrant Serino Diavila and his wife, Amelia owned this parcel and constructed the historic portion of the house now standing on the site (Pleasanton 1912, US Census 1920). Serino Diavila was a shoemaker and owned the Pleasanton Shoe Store on Main Street (515 Main Street) (Hagemann 42, Downtown Walking Tour, 5). By 1930, the Diavilas had moved on and John and Katherine Porte rented the house (US Census 1930). Phoebe DiChristina owned the property at this time (Pleasanton 1940). John was a cement worker. In 1940, Foster Stamps, a tractor driver, and his wife, Leona rented the dwelling (US Census 1940).

4566 Augustine Street is not significantly associated with any historic events or persons in the history of Pleasanton. The house was originally constructed in a modest iteration of the Craftsman style, but later owners have altered the dwelling and the substantial additions from 1977 are significantly out of scale with the historic portion of the building. 4566 Augustine does not appear to be eligible for the California Register of Historic Resources.

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: _April 2015

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
HRI	

*Resource Name or # 4566 Augustine Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that the main block of 4566 Augustine was originally constructed as a 1-story dwelling with end-gable orientation and a full-length front porch. Sometime between 1929 and 1943, owners partially enclosed the north side of the porch to create additional living space (Sanborn 1929, 1943). In 1977, owners constructed a triplex unit to the rear of the building (City of Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California The Resources Agency		Primary #		
DEPARTMENT OF PARKS AND RECREATION		HRI		
CONTINUATION SHEET				
Page 4 of 4 *Resource Name or # (Assigned by recorder) 4566 Augustine Street	_			
Recorded By: Architectural Resources Group	Date:	April 2015	□ Continuation	□ Update
Looking E from Augustine St.				

DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	·			
PRIMARY RECORD					
I KIMAKI KEGOKE	Trinomial # NRHP Status C	ode			
Other Listings Review Code	Reviewer	Date			
Review Code	Reviewei	Date			
Page 1 of 4					
*Posource Name o	r # (Assigned by recorder) 4575 Augustine	St			
P1. Other Identifier:	(Assigned by recorder) 4373 Augustine	Ot.			
*P2. Location: Not for Publication	☑ Unrestricted *a. County	Alameda			
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.			
*b. USGS 7.5' Quad _ Dublin Date _ 2015_	T ;R ;				
c. Address 4575 Augustine Street	City Pleasanton	Zip <u>94566</u>			
d. UTM: (Give more than one for large and/or linear reso		mE/ mN			
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate)	APN: 094 -0153-016-00			
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, a	alterations, size, setting, and boundaries)			
4575 Augustine St is a single-story dwelling compos	ed of a square-plan main block with hip	ped roof. The property features:			
 A projecting section on the main (east) elev 	ation with hipped roof and arched, undi-	vided picture window			
Engaged entry porch with arched openings	and original concrete steps and porch	deck			
 Arched door opening with wood door Arched window with 1/1 double hung sash 	on front elevation				
A bay window on the north elevation with so					
 Rear engaged entry porch on NW corner 					
Smooth stucco cladding Interior bring ships and the state of the					
Interior brick chimneyRed clay tile roofing					
The dwelling retains original massing and form.					
The property also includes a detached garage at the	rear of the lot down gravel drive.				
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	DOth on (looked)			
*P4. Resources Present: ⊠Building □Structure	e □Object □Site □District [☐ Other (Isolates,			
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,			
· M		accession #) Looking SW from Augustine St.			
NA AV		January 2015			
		*P6. Date Constructed/Age and Sources:			
		□ Prehistoric □ Both			
		1930, City of Pleasanton			
		*P7. Owner and Address:			
		Jayson and Natasha Pegler			
		4575 Augustine St			
		Pleasanton, CA 94566			
		*P8. Recorded by: Name, affiliation, and address)			
		Elaine Stiles and Katherine Petrin			
miles and the second se		Architectural Resources Group			
		Pier 9, The Embarcadero San Francisco, CA 94111			
		*P9. Date Recorded: April 2015			
		*P10. Survey Type: (Describe)			
The same of the sa	1				
*D44 Deport Citations (C		Reconnaissance			
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013					
*Attachments: NONE Location Map Ske	tch Map 🔲 Continuation Sheet 🖂 B	uilding, Structure & Object Record			
	ear Feature Record	cord Rock Art Record			
☐ Artifact Record ☐ Photographic Record ☐ O	ther (List)				

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STOLICTUDE AND OR LECT	DECODD

*NRHP Status Code

BUILDING, STRUCTURE AND OBJECT RECORD

B1.	Historic Name: Dante	and Ann Ma	ınfredini Hous	e				
B2.	Common Name:							
B3.	Original Use: Single f	amily reside	ntial	B4.	Present Use:	Single fam	nily residential	
*B5.	Architectural Style	Spanish Co	olonial Reviva	<u> </u>				
*B6.	Construction History:	(Construction	date, alteration	ns, and date o	f alterations)			
	See page 3							
*B7.	Moved? ⊠No	∐Yes	□Unknown	Date:	Original Loc	ation:		
*B8.	Related Features:							
B9a.	Architect:				b. Build	der:		
*B10.	Significance: Them	ie: Reside	ential Develop	ment	Area:	Early 20th c.	Expansions and Addi	tions
				Proper	ty			
	od of Significance:			Тур			Applicable Criter	
(Disc	cuss importance in terms of h	nistorical or ar	chitectural cont	ext as defined	by theme, period, ar	nd geographic sco	ope. Also address integr	ity.)

4575 Augustine Street is part a pattern of increased residential expansion and infill in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20th century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement). In the early 20th century, Antone and Minnie Alameda owned this property, which contained an earlier dwelling (Pleasanton 1912, Sanborn 1907, 1929).

The present dwelling was built by later owners Dante and Ann Manfredini as their home. Dante Manfredini immigrated to the US from Italy in 1920 with his brother, Daniel, and purchased a parcel consisting of property now associated with 4563 and 4575 Augustine. Both Manfredini men worked as laborers in a gravel pit (US Census 1930, 1940; Pleasanton 1940). The Manfredini Family rented the house at 4563 to tenants; the family owned 4575 Augustine until the mid-1990s (City of Pleasanton Building Permits).

4575 Augustine embodies the characteristics of Spanish Colonial Revival residential architecture and is a well preserved example of the style in Pleasanton. The dwelling has characteristic features such as a low-pitched hipped roof line, red clay tile sheathing, arched window and door openings, stucco cladding, small porches with arched openings and no balustrade. The property retains original massing and plan, door and window openings and sash, and historic or historically consistent finish materials. The property does not display a high degree of ornamentation, consistent with modest examples of the style in Pleasanton. 4575 Pleasanton appears to be eligible for the California Register of Historic Resources under Criterion 3.

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

*B12. References: See page 3

B13. Remarks:

Page 2 of 4

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4574 Augustine Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map and building permit research indicates that the form and massing of 4575 Augustine Street has not substantially changed since the early 1940s (Sanborn 1943, Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET		Primary # HRI	
Page 4 of 4 *Resource Name or # 4574 Augustine Street			
(Assigned by recorder) Recorded By: Architectural Resources Group	Date:	April 2015	☐ Update

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI
PRIMARY RECORD	Trinomial # NRHP Status Code
Other Listings	
Review Code Re	viewer Date
Page 1 of 4	
*Resource Name or # (Assigned by recorder)	4578 Augustine Street
P1. Other Identifier: *P2. Location: □ Not for Publication ⊠ Unrestricted	*a. County Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	al county / Hamoda
*b. USGS 7.5' Quad Livermore Date 2015 T ;R c. Address 4578 Augustine Street City Pleasanto	
d. UTM: (Give more than one for large and/or linear resources) Zone	; mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.,	, as appropriate) APN: 094-0152-018-00
 *P3a. Description: (Describe resource and its major elements. Include design, m. 4578 Augustine Street is a modest, single-story dwelling with a hipped roo. Original massing and hipped roof form. Attached full-length front porch with shed roof, original chamfered replacement dimensional lumber balustrade. Centered main entrance with paneled front door and glazed trans. Original 2/2 double-hung wood sash windows flanking entrance; or elevations. Wood channel board siding. Narrow addition with shed roof across rear elevation with similar for Retains simple landscaping (at front only) and shape of original w. The property also contains two later, separate dwelling units on the rear of features include front walkway, paved drive along the south side of the historia. 	of and Queen Anne styling. The property features: disquare posts and pierce-sawn brackets, wood deck and som original 2/2 and later 1/1 double-hung wood sash on side finish materials valkway. if the lot addressed as 4578B and 4578C. Landscape
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Familiary *P4. Resources Present: ⊠Building □Structure □Object □Site *P5a. Photograph or Drawing (Photograph required for buildings, structures or object)	☐ Other (Isolates, ☐ District ☐ Element of District etc.):
	*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both Before 1907, Sanborn maps
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")	*P7. Owner and Address: Hunt, Hilton T & Marion E Trs & Avakian, Dennis Etal 3616 Hawaii Ct S, Pleasanton, CA 94588 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive Reconnaissance asanton Downtown Historic Context Statement, 2013
*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continua ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Artifact Record ☐ Photographic Record ☐ Other (List)	ation Sheet ⊠ Building, Structure & Object Record Milling Station Record □Rock Art Record

DEPARTMENT OF PARKS AND RECREATION HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

31.	Historic Name:				
32.	Common Name:				
33.	Original Use: Single fami	ily residential	B4.	Present Use:	Single family residential
B5.	Architectural Style Qu	ueen Anne			
B6.	Construction History: (Co	onstruction date, alterations, a	and date of	alterations)	
	See page 3				
B7.	Moved? ⊠No □	∐Yes ∐Unknown Da	ate:	Original Loc	ation:
В8.	Related Features: Seco	ondary dwelling, detached	garage		
39a.	Architect:			b. Build	er:
B10.	Significance: Theme:	Residential Developmen	nt	Area:	Early 20th Century Expansions and Additions
			Propert	у	
	od of Significance:		Туре		Applicable Criteria: 3/C
(Disc	cuss importance in terms of histo	orical or architectural context a	as defined l	by theme, period, an	d geographic scope. Also address integrity.)

This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Downtown Historic Context Statement). The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent racetrack, railroad, and other labor-intensive industries in Pleasanton.

Early owners of this property included members of the Silva Family in the 1910s (Pleasanton 1912). In the 1940s, John Abreu, a field hand, owned and lived in the residence (US Census 1940; Pleasanton 1940).

4578 Augustine Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a modest cottage form dwelling with Queen Anne styling in Pleasanton from the turn of the 20th century. The property displays a modest ornamentation scheme limited to porch, door, and window openings on the main elevation, which is typical of such dwellings in Pleasanton. The property has a high degree of integrity of design, materials, workmanship, and feeling with original door and window openings, most original windows, original door, historic siding, and most porch materials. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4578 Augustine Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4578 Augustine Street has changed little since the early 20th century. From 1907 until 1943, the property was a single-story dwelling with a square plan and full-length front porch. Sometime after 1943, owners constructed a narrow addition with a shed roof across the rear elevation. Sometime in the 1950s, owners constructed two additional dwelling units on the rear of the lot, addressed as 4578B and 4578C. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

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

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or #

4578 Augustine Street

(Assigned by recorder)

Architectural Resources Group Recorded By:



Looking E from Augustine St.



Looking SE from Augustine St

Looking Linear Augustine St.	

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
	Trinomial # NRHP Status Cod	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
` `	gned by recorder) 4587 Augustine S	Street
P1. Other Identifier: *P2. Location: □ Not for Publication □ Unr	restricted *a. County	Alameda
*P2. Location: ☐ Not for Publication ☑ Unr and (P2c, P2e, and P2b or P2d. Attach a Location Map as neces		
*b. USGS 7.5' Quad _ Dublin _ Date _ 2015 _ T	;R ; ¼of	¼ of Sec ; M. Zip 94566
c. Address <u>4587 Augustine Street</u> Ci d. UTM: (Give more than one for large and/or linear resources) z		Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource		PN: 094 -0153-004-00
NW corner of Augustine and West Angela streets		
*P3a. Description: (Describe resource and its major elements. Ir	-	
4587 Augustine Street is a 2-story dwelling with a rectangula		e property features:
 Original hipped roof form with three gable dormers A main entry set slightly below grade on the main (entry parch with hipped roof
Windows of various eras including: aluminum 3-par		
Some original narrow clapboard and flush board wo		3
 Paired secondary entrances on second story of rea 		ow wooden deck
Secondary entrance with French doors on first story		
 Alterations: structure raised to accommodate new of Landscape features include a wood fence enclosing the real 		e of partial-length, engaged front porch
Zanasaps realares include a week terres enclosing the real	0	
*P3b. Resource Attributes: (List attributes and codes) HP.	Single Family Property	
*P4. Resources Present: ⊠Building □Structure □O	bject □Site □District □	☐Other (Isolates, Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings, st		P5b. Description of Photo: (View, date,
		accession #)
		Looking W from Augustine
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		□Prehistoric □Both
X MARINE TO THE REST OF THE PARTY OF THE PAR		1895, City of Pleasanton Btn 1907 and 1929, Sanborn Maps
		*P7. Owner and Address:
		Natasha Pegler
		4587 Augustine St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
	THE REPORT OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE PERSON NAM	Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		☐ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter	"none.") Pleasanton Downtown	Historic Context Statement, 2013
•		
*Attachments: NONE		Iding, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Featu☐ Artifact Record ☐ Photographic Record ☐ Other (List		rd ☐Rock Art Record
☐Artifact Record ☐ Photographic Record ☐ Other (List	<i></i>	

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
BUILDING STRUCTURE AND OBJECT RECORD		

Page 2	2 of 4	*NRHP Status Code
B1. H	Historic Name:	
	Common Name:	
	Original Use: Single family residential B4.	Present Use: Single family residential
	Architectural Style Queen Anne	- ingo tarmy residential
	Construction History: (Construction date, alterations, and date of	of alterations)
	See page #	, and an one,
*B7.		Original Location:
*B8.	Related Features:	
B9a.	Architect:	b. Builder:
*B10.	Significance: Theme: Residential Development	Area: Early 20th Century Expansions and Additions
	Proper	
Perio	od of Significance: Typ	pe: Queen Anne Cottage Applicable Criteria:
(Discu	suss importance in terms of historical or architectural context as defined	d by theme, period, and geographic scope. Also address integrity.)
1587 N	Augustine Street is part of a pattern of increased residential ex	cpansion in Pleasanton after 1900. This property was originally part
		imily who owned large tracts of land in Pleasanton as part of El
	no del Valle de San Jose before 1850 (Thompson 1878). In 19	
		iciated with the Nevis Family, once owners of the Pleasanton Race
		al of the Western Pacific Railroad on the west side of Pleasanton in
		reets on their property south of Rose Street, between Pleasanton
	ue and Main Street along the proposed path for the rail line (Ple	
7 (0) 0	to and main officer along the proposed path for the fair line (file	sacarton rilotono comost ciatomontj.
The ori	riginal owner or builder of 4587 Augustine is unknown, but by t	the 1910s, Francisco and Joseph Garcis (or Garcia) owned the
	rty, though neither seems to have lived in Pleasanton accordin	
	. By the 1940s, the property was owned by a group consisting	
		i rented the property. Dominic was a butcher in town with his own
	(US Census 1940, Pleasanton 1940).	
	,	
4587 A	Augustine Street is not significantly associated with any historic	c events or persons in the history of Pleasanton and has been
altered	d to such a degree that its original architectural style and form	are no longer discernible. It does not retain historic integrity. 4587
	stine does not appear to be eligible for the California Register of	
Ū		
B11.	Additional Resource Attributes: (List attributes and codes)	
*B12.		
	1 3	(Sketch Map with north arrow required.)
B13.	Remarks:	Rose Ave
*B14.	Evaluator: Elaine Stiles and Katherine Petrin	Rose Ave
	Architectural Resources Group	
	Pier 9, The Embarcadero	Poste Ave



San Francisco, CA 94111

(This space reserved for official comments.)

*Date of Evaluation: April 2015

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4587 Augustine Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4587 Augustine was originally constructed as a single-story-over-basement dwelling with a partial length, engaged front porch and projecting bay on the main elevation (Sanborn 1929, 1943). In 1929 and before, this lot was merged with the property now associated with 4563 and 4575 Augustine. Sometime between 1943 and 1973, owners raised the house to a full two stories, in-filled the front porch, and constructed a second-story deck across the main elevation (Pleasanton Building Permits). The house had a substantial remodel in 1973 to bring the house up to code. Owners installed skylights and new dormers in 1977 and extended the length of existing dormers in 1999 (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

Recorded By:

*Resource Name or # 4587 Augustine Street (Assigned by recorder)

Date: April 2015 ☐ Continuation ☐ Update



Architectural Resources Group

Looking NE from West Angela Street

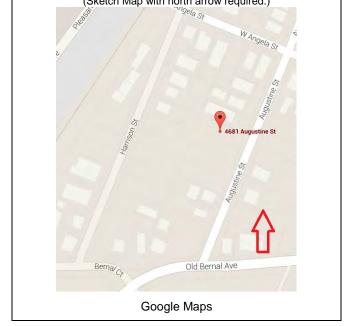


Looking NW from corner of West Angela and Augustine Sts.

Page 1 of 4 "Resource Name or # (Assigned by recorder) 4681 Augustine Street P1. Other Identifier: P2. Location: Not for Publication S Unrestricted 1a. County Alameda and (P2c, P2c and P2b or P2d. Altach a Location Map as necessary.) 1b. USGS 7.5 Quad Dublin Date 2015 T ; R ; Vof V of Sec ; M. C. Address 4681 Augustine Street City Pleasanton Zip 94566 1c. UTM: (Gene more than one for ingre and/or inerar resources) Zone in mE/ mN 1c. Address 4681 Augustine Street in memore than one for ingre and/or inerar resources, elevation, etc., as appropriate) APN: 094 -0155-005-00 P2a. Description: (Describe resource and its major elements, Include design, materials, condition, alterations, size, setting, and boundaries) set Augustine Street is a one-story, side gable dwelling with a rear ell featuring: New concrete foundation 3cable roof with asphalt shringle siding 4cable roof with asphalt shringle s
Page 1 of 4 *Resource Name or # (Assigned by recorder) *Review Code Reviewer A681 Augustine Street Augustine Street P2. Location: Not for Publication Unrestricted *a. County Alameda Alam
Page 1 of 4 *Resource Name or # (Assigned by recorder)
**Resource Name or # (Assigned by recorder) **P2. Location: Not for Publication © Unrestricted 'a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) **b. USGS 7.5' Quad Dublin Date 2015 T ; R ; %of % of Sec
P2. Location: Not for Publication
P2. Location: Not for Publication
P2. Location: Not for Publication Unrestricted Va. County Alameda
**Psb. Resource Attributes: (List attributes and codes) **Psb. Property **Psb. Resource Attributes: (List attributes and codes) **Psb. Peasanton **Psb.
to. Use Section of the section of t
d. UTM: (Give more than one for large and/or linear resources) Zone : mE/ mN e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0155-005-00 P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 4681 Augustine Street is a one-story, side gable dwelling with a rear ell featuring: • New concrete foundation • Gable roof with asphalt shingle siding • Full-length front porch with all new materials, ell, secondary entrance on north elevation • Off-center main entrance with new door and security screen • New wood product clapboard siding • Vinyl windows The lot features a duplex housing unit (1995) at the rear of the lot and a paved parking area on the lot interior. P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property P4. Resources Present: Building Structure Object Site District Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St. January 2015
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0155-005-00 APN: 094 -015
P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 4681 Augustine Street is a one-story, side gable dwelling with a rear ell featuring: New concrete foundation Gable roof with asphalt shingle siding Full-length front porch with all new materials, ell, secondary entrance on north elevation Off-center main entrance with new door and security screen New wood product clapboard siding Vinyl windows The lot features a duplex housing unit (1995) at the rear of the lot and a paved parking area on the lot interior. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: Building Structure Object Site District Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St. January 2015 P6. Date Constructed/Age and Sources: Bloth 1895, City of Pleasantton P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 P6. Recorded by: Name, affiliation, and address) F6. Recorded by: Name, affiliation, and address)
Assurce Attributes: (List attributes and codes) P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: Building Structure Object Site District P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P6a. Pate Constructed/Age and Sources: H18. All Augustine Street is a one-story, side gable dwelling with a rear ell featuring: P6a. New concrete foundation Off-center main entrance with new door and security screen New wood product clapboard siding Vinyl windows P6b. Resource Attributes: (List attributes and codes) H19c. Single Family Property Other (Isolates, etc.): P5b. Description of Photo: (View, date, accession #) Locking NW from Augustine St. January 2015 P6b. Date Constructed/Age and Sources: Historic Both 1895, City of Pleasanton P7 Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
New concrete foundation Gable roof with asphalt shingle siding Full-length front porch with all new materials, ell, secondary entrance on north elevation Off-center main entrance with new door and security screen New wood product clapboard siding Vinyl windows The lot features a duplex housing unit (1995) at the rear of the lot and a paved parking area on the lot interior. P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property P4. Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St. January 2015 P6. Date Constructed/Age and Sources: □ Historic □ Prehistoric □ Both 1895, City of Pleasanton P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 P7B. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
Gable roof with asphalt shingle siding Full-length front porch with all new materials, ell, secondary entrance on north elevation Off-center main entrance with new door and security screen New wood product clapboard siding Vinyl windows The lot features a duplex housing unit (1995) at the rear of the lot and a paved parking area on the lot interior. P3b. Resource Attributes: (List attributes and codes) P44. Resources Present: Suiding Structure Object Site District Element of District etc.): P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St. January 2015 P6. Date Constructed/Age and Sources: Historic Both 1895, City of Pleasanton P77. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 P78. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
Off-center main entrance with new door and security screen New wood product clapboard siding Vinyl windows The lot features a duplex housing unit (1995) at the rear of the lot and a paved parking area on the lot interior. P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property P4. Resources Present: Building Structure Object Site District Element of District etc.); P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St. January 2015 P6. Date Constructed/Age and Sources: Historic Both 1995, City of Pleasanton P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 P7B. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
New wood product clapboard siding Vinyl windows The lot features a duplex housing unit (1995) at the rear of the lot and a paved parking area on the lot interior. P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property Other (Isolates, Islement of District etc.): P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St. January 2015 P6. Date Constructed/Age and Sources: January 2015 P76. Date Constructed/Age and Sources: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
P3b. Resource Attributes: (List attributes and codes) P4. Resource Present: Building Structure Object Site District Element of District etc.): P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P6. Date Constructed/Age and Sources: Both 1895, City of Pleasanton P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 P6. Recorded by: Name, affiliation, and address: Belaine Stiles and Katherine Petrin
P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property P4. Resources Present:
P4. Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District etc.): P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St. January 2015 *P6. Date Constructed/Age and Sources: □ Historic □ Prehistoric □ Both 1895, City of Pleasanton *P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
P4. Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District etc.): P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St. January 2015 *P6. Date Constructed/Age and Sources: □ Historic □ Prehistoric □ Both 1895, City of Pleasanton *P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
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P4. Resources Present: Building Structure Object Site District Element of District etc.): P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St. January 2015 *P6. Date Constructed/Age and Sources: Historic Both 1895, City of Pleasanton *P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
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P4. Resources Present: Building Structure Object Site District Element of District etc.): P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St. January 2015 *P6. Date Constructed/Age and Sources: Historic Both 1895, City of Pleasanton *P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P5b. Description of Photo: (View, date, accession #) Looking NW from Augustine St. January 2015 *P6. Date Constructed/Age and Sources: Alistoric Both 1895, City of Pleasanton *P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
Looking NW from Augustine St. January 2015 *P6. Date Constructed/Age and Sources: Altistoric Both 1895, City of Pleasanton *P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
#P6. Date Constructed/Age and Sources: ☐ Historic☐ Prehistoric☐ Both 1895, City of Pleasanton *P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
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Sources:
*P7. Owner and Address: Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
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Antonio M & Manuela B Silva Trs 2705 Carmen Ave Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
2705 Carmen Ave Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
address) Elaine Stiles and Katherine Petrin
Elaine Stiles and Katherine Petrin
Pier 9, The Embarcadero
San Francisco, CA 94111
*P9. Date Recorded:April 2015 *P10. Survey Type: (Describe)
☐ Intensive
□ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013
Attachments NONE Disease Man Disease Man Monday Monday Man Monday Man
Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure & Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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BUILDING, STRUCTURE AND OBJECT	RECORD
Page 2 of 4	*NRHP Status Code
B1. Historic Name:	
B2. Common Name:	
-	sent Use: Single family residential
*B5. Architectural Style	
*B6. Construction History: (Construction date, alterations, and date of alterations)	ations)
See page 3 *B7. Moved?	Original Location:
*B8. Related Features: Two-unit apartment building at rear of lot (19	
5	3
B9a. Architect:	b. Builder:
*B10. Significance: Theme: Residential Development	Area: Post Railroad Subdivision and Development
Period of Significance: Type: \	/ernacular, side gable Applicable Criteria:
(Discuss importance in terms of historical or architectural context as defined by the	
(Discuss Importance in terms of meterical of architectural context as defined by the	mo, ponoa, ana goograpmo ocopo. Alco adarece integrity.)
4681 Augustine Street was part of a pattern of residential development sp	
was originally part of land owned by Frederick Bernal, likely a member of t	
Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thon property maps for the area show that this land was part of the Nevis Tract,	
owners of the Pleasanton Race Track (now Alameda County Fairgrounds)	
Street became an area of modest, small-scale homes for workers at the ac	diacent racetrack, railroad, and other labor-intensive
industries in Pleasanton (Pleasanton Historic Context Statement).	,
4681 Augustine Street appears to have been a rental or income-producing	
assessment records, the property was owned by Francisco Sertine in 1912	
appears to have lived in Pleasanton according to US Census records. The Elsie Troche in 1940, who had immigrated to California from Puerto Rico.	
1940; US Census 1910, 1920, 1930, 1940). The dwelling now on site at 46	
point in the early 20 th century, and the ownership history of the dwelling man	
Construction History).	
4004 A 11 O1 11	
4681 Augustine Street is a common example of a modest side-gable, vern	
property is not significantly associated with any historic events or persons been altered to such a degree that it no longer retains historic integrity. 46	
Register of Historic Resources.	31 Augustine does not appear to be eligible for the California
region of the control	
B11. Additional Resource Attributes: (List attributes and codes)	
*B12. References: See page 3	(Sketch Map with north arrow required.)
	(Okoter Map With Horiti arrow required.)
B13. Remarks:	W _{Angela St}
*B14. Evaluator: Elaine Stiles and Katherine Petrin	
Architectural Resources Group	ligio de la companya
Pier 9, The Embarcadero	· Augustine St
San Francisco, CA 94111	4681 Augustine St
*Date of Evaluation: April 2015	os 4001 Augustille 31
7.pm 2010	#
(This space reserved for official comments.)	S S
,	90.62
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State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4681 Augustine Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

4681 Augustine Street has an unclear construction history. Sanborn map research shows that in 1907, the property contained a single-story dwelling with square-plan main block, full length front porch, and small rear extension (Sanborn 1907). Maps from 1929 and 1943 show a single-story dwelling with a rectangular plan and the short elevation oriented to the street. The property had a full-length front porch and small extension, possibly a bay window, on the south elevation (Sanborn 1929, 1943). Neither dwelling is wholly consistent with the existing building on site, indicating major alterations or a moved property. The dwelling had a major renovation in 1995 according to City of Pleasanton building permit records, including porch and window replacement and a new foundation. The two-unit apartment building at the rear of the lot was also constructed in 1995.

B12. References: (continued from page 2)

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

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

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

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

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

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

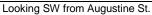
Recorded By:

*Resource Name or # 4681 Augustine Street (Assigned by recorder)

Date: April 2015 ☐ Continuation ☐ Update

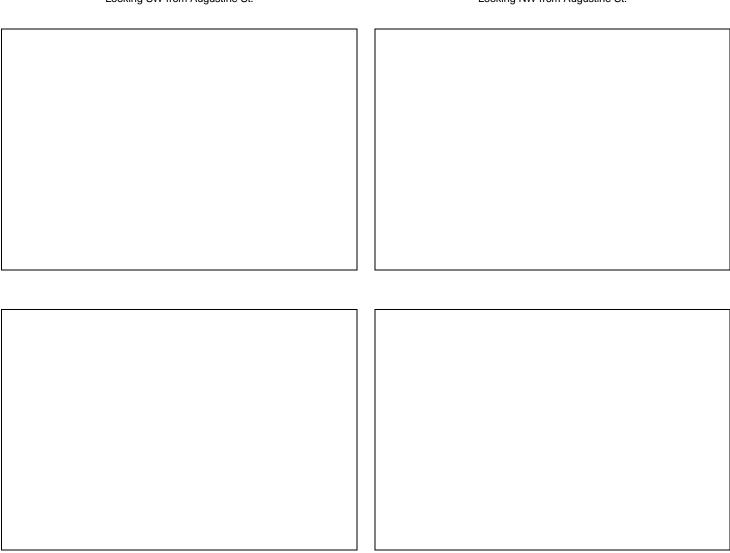


Architectural Resources Group





Looking NW from Augustine St.



State of California The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI		
PRIMARY RECORD	Trinomial #		
Other Listings	NRHP Status Code	e	
Review Code	Reviewer	Date	
Page 1 of 4			
	r # (Assigned by recorder) 4688 Augustine St	treet	
P1. Other Identifier: *P2. Location: Not for Publication	Unrestricted *a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map a			
*b. USGS 7.5' Quad _ Dublin Date _ 2015	Γ ;R ; ¼of	B. ¼ of Sec ; M.	
c. Address 4688 Augustine Street	City Pleasanton	Zip 94566	
d. UTM: (Give more than one for large and/or linear reso		mE/ mN PN: 094 -0156-016-02	
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) AF	7N: 094 -0156-016-02	
*P3a. Description: (Describe resource and its major eler	ments. Include design, materials, condition, alte	erations, size, setting, and boundaries)	
4688 Augustine Street is a one-story, side-gable dwe	elling with rear ell (1981) featuring:		
 Concrete foundation 			
Stucco wall claddingFull-length front porch with all new materials	<u>, </u>		
Off-center main entrance with new wood do			
 An aluminum three-part picture window on t 		ash windows in all other openings	
Asphalt shingle roofing			
 Ell roofline with exposed rafter ends (1981) The lot also includes an auxiliary single-family dwelling 	og (4690 Augustine, 1957) and a garage (1985) at the rear of the lot	
The lot also includes all advincity single family awaiii	ig (1000 / luguolino, 1007) una a garago (rood) at the roal of the lot.	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,	
*P4. Resources Present: ⊠Building ☐Structure		Element of District etc.):	
*P5a. Photograph or Drawing (Photograph required for build	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)	
		Looking NE from Augustine St.	
		January 2015	
		*P6. Date Constructed/Age and	
	5	Sources:	
	A T	☐Prehistoric ☐Both	
	77	1905, City of Pleasanton	
		*P7. Owner and Address:	
		Fatima P. Melo, Tr.	
		1870 Cortez Ct	
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and	
		address)	
		Elaine Stiles and Katherine Petrin	
	THE WAY	Architectural Resources Group	
		Pier 9, The Embarcadero San Francisco, CA 94111	
	THE PARTY OF THE P	*P9. Date Recorded: April 2015	
	La plant	*P10. Survey Type: (Describe)	
	The state of the s		
ADM D. ADM S		Reconnaissance	
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown I	Historic Context Statement, 2013	
*Attachments: NONE Location Map Ske	tch Map 🔲 Continuation Sheet 🖂 Build	ding, Structure & Object Record	
•	ar Feature Record		
	her (List)		

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING. STRUCTURE AND	OBJECT RECORD

Page	*NRHP Status Code
B1. B2.	Historic Name: Common Name:
B3.	Original Use: Single family residential B4. Present Use: Single family residential
*B5. *B6.	Architectural Style Construction History: (Construction date, alterations, and date of alterations)
ъ.	See page 3
*B7. *B8.	Moved? ⊠No □Yes □Unknown Date: Original Location: Related Features:
ъ.	Neialeu i caluics.
В9а.	
*B10	
Dor	Property iod of Significance: Type: Vernacular, side gable Applicable Criteria:
	cuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Track mode	that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race (now Alameda County Fairgrounds). The Nevis Tract south of Division Street and west of Main Street became an area of est, small-scale homes for workers at the adjacent racetrack, railroad, and other labor-intensive industries in Pleasanton asanton Historic Context Statement).
owner to his estate Wain By th	Augustine Street appears to have been a rental or income-producing property for much of its early history. In 1912, Philip Kolb and the property (Pleasanton 1912). Kolb moved to Pleasanton in 1878 and opened a bakery. He later added general merchandise is business and constructed his own store at 624 Main Street (now Dean's Restaurant). Kolb owned substantial amounts of real are in Pleasanton, including at least a dozen buildings, and also had large land holdings in other parts of California (Hagemann 41; awright 46). Renters included Michael and Pauline Verigin in 1930. Michael was a truck driver for the Hetch Hetchy water project. The 1940s, Henry Borrero owned this property. His mother, May St. Charles and her husband Albert lived in the house with May's a children, including Henry. Albert worked as a house carpenter (Pleasanton 1940; US Census 1930, 1940).
prope been	Augustine Street is a common example of a modest, side-gable, vernacular form dwelling common in Pleasanton. However, the erty is not significantly associated with any historic events or persons in the history of Pleasanton. The house also appears to have altered to such a degree that it no longer retains historic integrity. 4688 Augustine does not appear to be eligible for the California ster of Historic Resources.
B11.	Additional Resource Attributes: (List attributes and codes)

*B12.

B13.

*B14.

References:

Remarks:

Evaluator:

*Date of Evaluation: April 2015

See page 3

Elaine Stiles and Katherine Petrin

Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4688 Augustine Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

According to Sanborn map research, 4688 Augustine Street was constructed after 1907 (Sanborn 1907). From the late 1920s through the early 1940s, the property was a single-story, side-gable dwelling with rectangular plan, full length front porch and two rear porches. The property also included a smaller (20x20') dwelling with square plan, porch, and shed addition set southeast of main dwelling (Sanborn 1929, 1943). In 1957, owner John Henry Rodriguez constructed the single-family, five-room dwelling at the rear of the lot. In 1978, owner Maria Mello replaced the foundation; she constructed the rear ell on the building in 1981. The garage on the property dates to 1985 (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

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

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI		
CONTINUATION SHEET			
Page 4 of 4			
*Resource Name or # 4688 Augustine Street (Assigned by recorder)			
Recorded By: Architectural Resources Group	Date: April 2015	□ Continuation	☐ Update
Looking SE from Augustine St.			
Looking of Hom Adgustine of			

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #			
-	HRI			
PRIMARY RECORD	Trinomial #			
Other Listings	NRHP Status Co			
Review Code	Reviewer	Date		
Page 1 of 4				
		_		
*Resource Name o P1. Other Identifier:	r # (Assigned by recorder) 4693 Augustine S	Street		
	☑ Unrestricted *a. County	Alameda		
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-			
*b. USGS 7.5' Quad Dublin Date 2015	T ;R ; 1/4 of	B 1⁄4 of Sec ; M.		
c. Address 4693 Augustine Street	City Pleasanton	Zip <u>94566</u>		
d. UTM: (Give more than one for large and/or linear reso	·	mE/ mN		
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate)	PN: 094 -0155-006-00		
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, al	terations, size, setting, and boundaries)		
4693 Augustine Street is a one-story, end-gable bun				
 Gable roof with asphalt shingle siding and t Full-length, engaged front porch with squar 		tion stone parapet walls, and vertical		
board siding in the gable	e posts with wood shingle clauding, initia	tion stone parapet wans, and vertical		
Off-center main entrance fitted with historic	, glazed wood door			
Wood shingle claddingAluminum sliding sash and some double-hu	ung wood sash: leaded glass rectangular	fixed sash on north and elevations:		
only two windows retain historic surrounds				
Landscape features include a chain link fence along	front (east) and south lot lines.			
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	□Other (Isolates,		
*P4. Resources Present: Building Structure		Element of District etc.):		
*P5a. Photograph or Drawing (Photograph required for buil	and the second s	P5b. Description of Photo: (View, date, accession #)		
		Looking SW from Augustine St.		
		January 2015		
		*P6. Date Constructed/Age and		
AVE		Sources: ⊠Historic □Prehistoric □Both		
		1900, City of Pleasanton		
		Btn 1907 and 1929, Sanborn Maps *P7. Owner and Address:		
		Roger Emmett		
		7835 Enterprise Dr		
		Neward, CA 94560 *P8. Recorded by: Name, affiliation, and		
		address)		
		Elaine Stiles and Katherine Petrin Architectural Resources Group		
Pier 9, The Embarcadero				
		San Francisco, CA 94111		
		*P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe)		
	The state of the s			
The second secon		Reconnaissance		
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013		
*Attachments: NONE	etch Map 🔲 Continuation Sheet 🖂 Bu	Ilding, Structure & Object Record		
	ear Feature Record	ord ☐Rock Art Record		
☐ Artifact Record ☐ Photographic Record ☐ O	ther (List)			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

	Single family resid				
	Single family resid				
A	migro railing room	dential	B4.	Present Use:	Single family residential
Architectural St	yle Craftsma	n			
Construction Hi	story: (Construct	ion date, alteratio	ns, and date of	alterations)	
See page 3					
Moved? ⊠N	lo □Yes	□Unknown	Date:	Original Loc	ation:
Related Feature	es:				
Architect:				b. Build	der:
Significance:	Theme: Resi	dential Develop	ment	Area:	Early 20th Century Expansions and Additions
		•	Propert	y	
d of Significance	e:		Туре	: Bungalow, en	d gable Applicable Criteria:
ss importance in ter	rms of historical or	architectural cont	ext as defined	by theme, period, ar	nd geographic scope. Also address integrity.)
C S N F	Construction Hi See page 3 Moved?	Construction History: (Construction History:	Construction History: (Construction date, alteration See page 3 Moved?	Construction History: (Construction date, alterations, and date of See page 3 Moved?	Construction History: (Construction date, alterations, and date of alterations) See page 3 Moved? No Yes Unknown Date: Original Loc Related Features: Architect: b. Build Significance: Theme: Residential Development Area: Property

4693 Augustine Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20th century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line. The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Historic Context Statement).

4693 Augustine was built sometime between 1907 and 1929 per Sanborn map research (Sanborn 1907, 1929, 1943). In 1912, the lot now comprising 4693 Augustine was part of property owned by Francisco Sertine to the north and M. Rita Bernal to the south (Pleasanton 1912). By the 1940s, Annunciata Francisco owned the property, which was then in its current configuration (Pleasanton 1940). Annunciata and her husband, Frank, may have built the current house on the property (see Construction History). Frank and Annunciata both immigrated to the US from Italy. Frank was a laborer at the Remillard Brick Works in Pleasanton, and the family included two children John, who later worked as a grocery clerk, and Therese, a typist at one of the local schools (US Census 1930, 1940).

4693 Augustine Street is a common example of an end-gable, bungalow form dwelling with minor Craftsman details. The property is not significantly associated with any historic events or persons in the history of Pleasanton. The dwelling also appears to have been altered to such a degree that it no longer retains historic integrity. 4693 Augustine does not appear to be eligible for the California Register of Historic Resources.

B11.	Additional Resource	Attributes:	(List attributes	and codes)
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*B12. References: See page 3

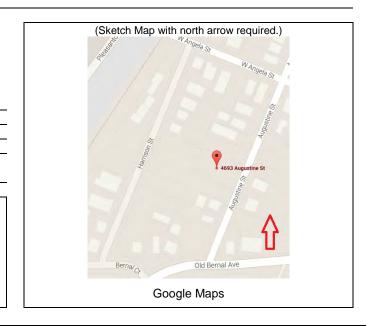
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

 $(This\ space\ reserved\ for\ official\ comments.)$



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4693 Augustine Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4693 Augustine was constructed sometime between 1907 and 1929. The 1907 Sanborn map for the property shows that the lot was then divided into two equal size parcels. The dwelling on site of 4693 Augustine at that time was a very small (20'x20') single story dwelling (Sanborn 1907). By 1929, and through the early 1940s, the property contained a long, single-story, rectangular plan dwelling with the narrow end oriented to the street. The property had a full length, engaged front porch (Sanborn 1929, 1943). It is possible that the current property includes the earlier, smaller dwelling. Pleasanton building permit records did not include information on other visible changes to the dwelling.

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency		Primary #		
DEPARTMENT OF PARKS AND RECREATION		HRI		
CONTINUATION SHEET				
Page 4 of 4 *Resource Name or # 4693 Augustine Street				
(Assigned by recorder) Recorded By: Architectural Resources Group	Date:	April 2015		☐ Update
Andrews and Prince and Andrews Cloup		7,0111 2010	<u> </u>	
Looking NW from Augustine St.				
Looking NW from Augustine St.				

State of California The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI		
PRIMARY RECORD	Trinomial #		
Other Listings	NRHP Status Code		
Review Code	Reviewer	Date	
Page 1 of 4			
_			
*Resource Name or # (Assigne P1. Other Identifier:	d by recorder) 4715 Augustine St	reet	
	stricted *a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessar	ry.)		
*b. USGS 7.5' Quad Dublin Date 2015 T	;R ; 1/4of	B. ¼ of Sec ; M.	
	Pleasanton	Zip 94566	
d. UTM: (Give more than one for large and/or linear resources) Zol		mE/ mN	
e. Other Locational Data: (e.g., parcel #, directions to resource, e	levation, etc., as appropriate) AP	11. 094-0155-007-00	
*P3a. Description: (Describe resource and its major elements. Inclu	ude design, materials, condition, alte	rations, size, setting, and boundaries)	
4715 Augustine Street is a single-story dwelling with a square-	plan main block and offset rear r	massing with a similar, square	
 footprint. The dwelling features: Hipped roofs on both massings with exposed rafter en 	nds and asphalt shingle sheathir	ng	
Centered front entrance with replacement door, shelter			
Original 1/1 double-hung wood sash			
 Secondary entrance on north elevation of rear block Wood channel-board siding on front block and stucco 	cladding on rear block		
Landscape features include a picket fence lining front and side	yards and a wood arbor over the		
The lot also includes a modern single-family residence (4715B) at the rear of the lot with a pave	ed access drive.	
*P3b. Resource Attributes: (List attributes and codes) <u>HP2.</u>	Single Family Property	☐Other (Isolates,	
*P4. Resources Present: ⊠Building □Structure □Obje		lement of District etc.):	
*P5a. Photograph or Drawing (Photograph required for buildings, struc	tures or objects)	P5b. Description of Photo: (View, date, accession #)	
	A	Looking SW from Augustine St.	
	J.	January 2015	
		*P6. Date Constructed/Age and	
		Sources:	
		□ Prehistoric □ Both	
		1959, City of Pleasanton	
		*P7. Owner and Address:	
		Roger Emmett	
		900 Roselma Pl Pleasanton, CA 94566	
		*P8. Recorded by: Name, affiliation, and	
		address) Elaine Stiles and Katherine Petrin	
		Architectural Resources Group	
	The second second	Pier 9, The Embarcadero	
		San Francisco, CA 94111	
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)	
		Intensive	
		Reconnaissance	
*P11. Report Citation: (Cite survey report and other sources, or enter "ne	one.") Pleasanton Downtown F	Historic Context Statement, 2013	
*Attachments: NONE Location Map Sketch Map	☐ Continuation Sheet ☐ Build	ling, Structure & Object Record	
□ Archaeological Record □ District Record □ Linear Feature	_		
□Artifact Record □Photographic Record □ Other (List)		- -	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING,	, STRUC1	TURE AND	OBJECT	RECORD
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B1. B2.	Historic Name: Common Name:							
B3.	Original Use:	Single fa	amily resid	lential	B4.	Present Use:	Single family residential	
	Architectural S		•					
*B6.	Construction I	History:	(Constructi	on date, alteratio	ns, and date of	alterations)		
	See page 3							
*B7.	Moved? ⊠	No	□Yes	□Unknown	Date:	Original Lo	ocation:	
*B8.	Related Featur	res: M	odern dwe	elling at rear of	lot (4715 B)			

*NRHP Status Code

Vernacular, unspecified

Applicable Criteria:

Architect: b. Builder: *B10. Significance: Residential Development WW II and Post WW II Development Theme: Area: Property Type:

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

4715 Augustine Street was part of a pattern of increased residential development in Pleasanton during and after World War II to accommodate the tremendous population growth the town experienced during the period. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20th century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line. The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Historic Context Statement).

According to local resident Ed Cintrone, 4715 Augustine Street was likely constructed in 1946, a date supported by Sanborn map research (see Construction History). Early property owners include Philip Kolb, a local baker and general store keeper (Pleasanton 1912). Kolb moved to Pleasanton in 1878 and opened a bakery. He later added general merchandise to his business and constructed his own store at 624 Main Street (now Dean's Restaurant). Kolb owned substantial amounts of real estate in Pleasanton, including at least a dozen buildings, and also had large land holdings in other parts of California (Hagemann 41; Wainwright 46). In the 1940s, Isabelle Fletcher owned the property, but according to US Census records did not live in Pleasanton (Pleasanton 1940; US Census, 1930, 1940). Research identified no additional owners or renters.

4715 Augustine Street is an atypical vernacular form dwelling in Pleasanton and is likely the result of many periods of design change. The property is not significantly associated with any known historic events or persons in the history of Pleasanton. The dwelling also appears to have been altered to such a degree that it no longer retains historic integrity. 4715 Augustine does not appear to be eligible for the California Register of Historic Resources.

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

*B12. References: See page 3

B13. Remarks:

Page 2 of 4

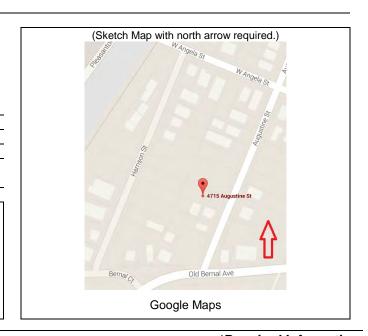
Period of Significance:

Evaluator: Elaine Stiles and Katherine Petrin *B14.

> Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4715 Augustine Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that the property now associated with 4715 Augustine Street was vacant in 1929 and 1943 (Sanborn 1929, 1943). Pleasanton building permit research found no permits on record for this property (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

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

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency		Primary #		
DEPARTMENT OF PARKS AND RECREATION		HRI		
CONTINUATION SHEET				
Page 4 of 4 *Resource Name or # (Assigned by recorder) 4715 Augustine Street				
Recorded By: Architectural Resources Group	Date:	April 2015	□ Continuation	☐ Update
Looking W from Augustine St.				

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	ode
Other Listings _ Review Code	Reviewer	Date
Review Code	Keviewei	Date
Page 1 of 4		
*Posource Name or	# (Assigned by recorder) 4731 Augustine	Street
P1. Other Identifier:	(Assigned by recorder)	Olicet
*P2. Location: ☐ Not for Publication ☒	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as	necessary.)	В.
*b. USGS 7.5' Quad Dublin Date 2015 T	;R ;	
c. Address 4731 Augustine Street	City Pleasanton	Zip 94566
 d. UTM: (Give more than one for large and/or linear resou e. Other Locational Data: (e.g., parcel #, directions to re 		mE/ mN
e. Other Locational Data. (e.g., parcel #, directions to re	source, elevation, etc., as appropriate)	APN. 094 -0155-008-00
*P3a. Description: (Describe resource and its major eleme	ents. Include design, materials, condition, a	Iterations, size, setting, and boundaries)
4731 Augustine Street is a single-story, side-gable dwe	elling with a rear ell. The dwelling featu	ıres:
 Partial-length attached front porch with square 		
Projecting gable bay on north end of main (ea		
Front entrance on the south side of the project Visual 1/1 double bung each windows: grouph		oor
Vinyl 1/1 double-hung sash windows; greenheStucco cladding	buse bay window on north elevation	
Brick cladding on foundation		
Landscape features include a brick planter extending f	rom the brick porch deck and a paved	driveway.
The property includes a detached two-car garage at th		
*P3b. Resource Attributes: (List attributes and codes)	HP2 Single Family Property	
		☐Other (Isolates,
*P4. Resources Present: ⊠Building □Structure		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for building	ngs, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking NW from Augustine St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
		1895, City of Pleasanton
		Btn 1907 and 1929, Sanborn Maps
		*P7. Owner and Address:
		Dana and Edward Cintrone
		4731 Augustine St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, of	or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
Aug I a Nove II a nove II a		
*Attachments: NONE Location Map Sketc		uilding, Structure & Object Record
□ Archaeological Record □ District Record □ Linear □ Artifact Record □ Photographic Record □ Other	Feature Record Milling Station Record Milling Station Record	ord ☐Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND OBJECT R	RECORD

Page 2 of 4	*NRHP Status Code
B1. Historic Name:	
B2. Common Name:	
B3. Original Use: Single family residential B4.	Present Use: Single family residential
*B5. Architectural Style	. Orange de la V
*B6. Construction History: (Construction date, alterations, and date of a See page 3	ulterations)
'B7. Moved? ⊠No ⊡Yes ⊡Unknown Date:	Original Location:
B8. Related Features:	
B9a. Architect:	b. Builder:
*B10. Significance: Theme: Residential Development	Area: Post Railroad Subdivision and Development
Property	
Period of Significance: Type:	
(Discuss importance in terms of historical or architectural context as defined by	y theme, period, and geographic scope. Also address integrity.)
4731 Augustine Street was part of a pattern of residential development	
This property was originally part of land owned by Frederick Bernal, like	
and in Pleasanton as part of El Rancho del Valle de San Jose before 1 property maps for the area show that this land was part of the Nevis Tr	
owners of the Pleasanton Race Track (now Alameda County Fairgroun	
on the west side of Pleasanton in the first decade of the 20 th century, the	ne Nevis Family laid out new streets on their property south of
Rose Street, between Pleasanton Avenue and Main Street along the p	
earlier properties such as this dwelling. The Nevis Tract south of Divisionall-scale homes for workers at the adjacent race track, railroad, and	
Historic Context Statement).	Other labor-littensive industries in Fredsamon (i reasamon
·	
4731 Augustine Street appears to have been built or moved to this site	
owners included Francis F. Davila (1912) and Pedro Cintrone (1940s). the US from Puerto Rico. Peter worded as a laborer for the Alameda C	
club. The Cintrone Family continues to own the house; current owner E	
current site as early as 1896, but map evidence does not bear this out.	
TO CALL TO CALL THE STATE OF TH	
4731 Augustine Street is an example of a modest, side-gable, vernacule early 20 th centuries. The property is not significantly associated with an	
dwelling also appears to have been altered to such a degree that it no	
to be eligible for the California Register of Historic Resources.	
B11. Additional Resource Attributes: (List attributes and codes)	
*B12. References: See page 3	
1 3	(Sketch Map with north arrow required.)
B13. Remarks:	WAngela St
on themans.	
B14. Evaluator: Elaine Stiles and Katherine Petrin	
Architectural Resources Group	Augustines
Pier 9, The Embarcadero	
San Francisco, CA 94111	- 8
*Date of Evaluation: April 2015	A STATES
740 01 E141441011.	- /4

San Francisco, CA 94111

Date of Evaluation: April 2015

(This space reserved for official comments.)

Bernary Old Bernal Ave

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4731 Augustine Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that in 1907, this house on this parcel was a very small (20x20'), single-story dwelling with rectangular, side-gable plan (Sanborn 1907). In 1929 and 1943, the property contained a single-story dwelling with rectangular plan, side-gable orientation, and full length front and rear porches (Sanborn 1929, 1943). This property appears to be consistent with the existing, now altered, property on the site. Building permit research did not reveal any permits of note for the property, indicating that many changes likely occurred between 1943 and the late 1950s when Pleasanton began requiring building permits for some construction.

B12. References: (continued from page 2)

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

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

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

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

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

Primary # HRI		
Date: April 2015	☑ Continuation	□ Update
	HRI	HRI

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Coo	12
Other Listings _ Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name or	# (Assigned by recorder) 455 Bernal Court	
P1. Other Identifier:	" (Assigned by Tecorder) - Teo Bornar Court	
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map as	•	Alameda
*b. USGS 7.5' Quad _ Dublin _ Date _ 2015 _ T c. Address _ 455 Bernal Court	City Pleasanton	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear resoute. Other Locational Data: (e.g., parcel #, directions to re		mE/ mN PN: 094 -0154-004-05
*P3a. Description: (Describe resource and its major elem 455 Bernal Court is a single-story, end-gable bungalor • Engaged front entry porch with square post s • Historic, glazed, wood entry door • Channel board wood siding • Wood 1/1 double-hung windows with small p • Gable end roofline with braces at apex and e • Attached, enclosed screen porch with wood p • Small shed addition on rear elevation of ell Landscape features include a dimensional lumber fence Located to the west of the dwelling (and on the same)	w with transverse ell. The property feature support, modern lattice balustrade, and continued the second serves coarapet walls on west elevation of ell coe along front of lot line and line of mature.	res: dimensional lumber handrails re street trees at regular intervals.
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for buildi		□Other (Isolates, Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NW from Bernal Ct January 2015
		*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900, City of Pleasanton
		*P7. Owner and Address: Grady T. Wilcox, Tr. 471 Bernal Ct Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		Architectural Resources Group Pier 9, The Embarcadero
		San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive
*P11. Report Citation: (Cite survey report and other sources,	or enter "none.") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
*Attachments: NONE	ch Map 🔲 Continuation Sheet 🔲 Buil	Iding, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Linea	r Feature Record	-

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND OBJ	ECT RECORD

BUILDING, STRUCTURE AND OBJECT RECORD				
Page 2 of 4 *NRHP Status Code				
B1. Historic Name:				
B2. Common Name:				
B3. Original Use: Single family residential B4. Present Use: Single family residential				
*B5. Architectural Style Craftsman				
*B6. Construction History: (Construction date, alterations, and date of alterations)				
See page 3				
*B7. Moved? ⊠No □Yes □Unknown Date: Original Location:				
*B8. Related Features:				
B9a. Architect: b. Builder:				
*B10. Significance: Theme: Residential Development Area: Early 20 th Century Expansions and Additions	_			
Property Property	_			
Period of Significance: Type: Bungalow, end gable Applicable Criteria: 3/C				
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)				
455 Bernal Court was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by August Bernal, a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the 20 th century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement).				
Early owners of the parcel now associated with 455 Bernal Ct include Mary Jane Amador (1912) and Blanche Jackson (1940s) (Pleasanton 1912, 1940). Mary Jane Amador immigrated to the US from Ireland in 1880 and by 1910 was widowed and living at this property with her fourteen-year-old daughter and friend, Jane Richards. While in the 1910s Mrs. Amador lived on her "own income," in 1920, Mrs. Amador was working as a maid in a private home. Mary Jane Amador disappears from census records during the 1920s (US Census 1910, 1920, 1930). By 1940, US Census lists Clyde and Blanche Jackson at this address. Clyde was a farm laborer, and he and his wife lived on the property with their two sons (US Census 1940).				

455 Bernal Court is not significantly associated with any historic events or persons in the history of Pleasanton. However, the property is a relatively well-preserved example of an end-gable, bungalow form dwelling with modest Craftsman styling once common in Pleasanton. The property has had additions and alterations, but all changes appear to have occurred within the period of significance. The property has lost some integrity of design and materials with the alterations to the front porch, but overall it continues to convey its original architectural style and type. 455 Bernal Court appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. * B12.		esource Attributes: (List attributes and codes): See page 3		
B13.	Remarks:			
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111		
*Date of Evaluation: April 2015				
(This space reserved for official comments.)				



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 455 Bernal Ct.

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton do not cover the property now associated with 455 Bernal Ct. Pleasanton building permit records contain no significant permits for the property, indicating that most observable changes to the building occurred before the late 1950s.

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # 455 Bernal Ct. (Assigned by recorder)

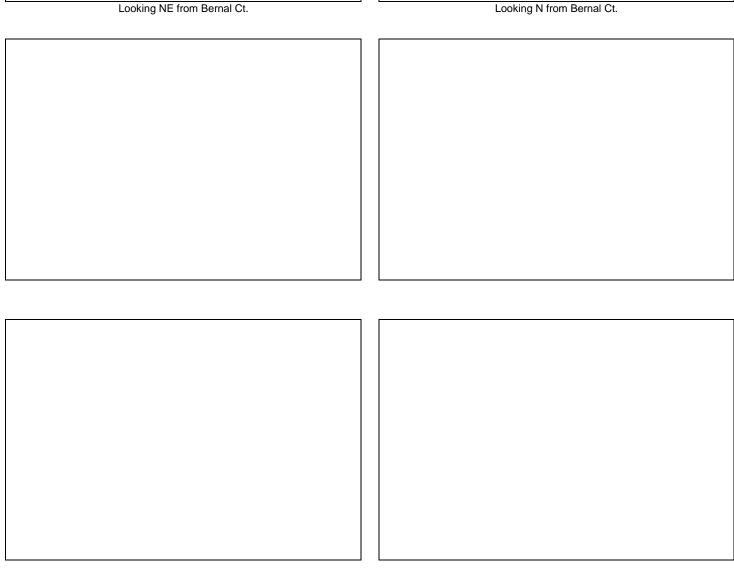
Recorded By: Architectural Resources Group





⊠ Continuation

□ Update



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI		
PRIMARY RECORD			
	Trinomial # NRHP Status Code		
Other Listings Review Code _	Reviewer	Date	
Page 1 of 4			
- 196 · 6. ·			
	# (Assigned by recorder) 383 Division Stre	et	
P1. Other Identifier: *P2. Location: □ Not for Publication □	Unrestricted *a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map a		Nameda	
*b. USGS 7.5' Quad Dublin Date 2015 T		¼ of Sec ; M. Zip 94566	
c. Address <u>383 Division Street</u> d. UTM: (Give more than one for large and/or linear reso	City Pleasanton :	Zip <u>94566</u> mE/ mN	
e. Other Locational Data: (e.g., parcel #, directions to r		PN: 094 -0123-010-00	
*P3a. Description: (Describe resource and its major elen	nents. Include design, materials, condition, alt	erations, size, setting, and boundaries)	
 383 Division Street is a single-story, side gable dwelli Partial-length, attached front porch with new Off-center main entrance with newer wood of the wood, 1/1, double-hung windows Wood product clapboard siding Deeply projecting eaves with plain dimension Exterior brick chimney on west elevation Rear deck Landscape features include a white picket fence lining Secondary buildings on the property include: Single-car, detached garage with hipped roce 1.5-story garage and recreation space at rea 	posts, balustrade, and decking and T1- loor nal lumber braces g front yard and a wood and lattice priva	11 siding below the porch deck cy fence along rear and side lot lines.	
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: ☑Building ☐Structure *P5a. Photograph or Drawing (Photograph required for build	□Object □Site □District □	☐Other (Isolates, Element of District etc.): P5b. Description of Photo: (View, date,	
		accession #) Looking N from Division St. January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1915, City of Pleasanton	
		*P7. Owner and Address: Elsie J. Carey, Tr. 383 Division St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin	
		Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive	
*P11. Report Citation: (Cite survey report and other sources	or enter "none.") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013	
☐Archaeological Record ☐ District Record ☐Line	ch Map Continuation Sheet Bui Feature Record Milling Station Reconer (List)	lding, Structure & Object Record rd □Rock Art Record	

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:								
B2.	Common Name:								
B3.	Original Use:	Single famil	y resident	tial	B4.	Present Use:	Single fami	ly residential	
*B5.	Architectural S	Style							
*B6.	Construction I	History: (Cor	nstruction d	date, alteration	ns, and date of	alterations)			
	See page 3								
*B7.	Moved? ⊠]No □	Yes	Unknown	Date:	Original Lo	cation:		
*B8.	Related Featur	res: Deta	ched gara	ge and detac	ched garage	and recreation ro	oom (2000)		
B9a.	Architect:					b. Buil	der:		
*B10.	Significance:	Theme:	Residen	ntial Developr	ment	Area:	Early 20th Cen	itury Expansions and	Additions
					Propert	у			
Peri	od of Significan	ce:			Туре	: Vernacular, s	side gable	Applicable Criter	ia:
(Disc	cuss importance in t	erms of histor	ical or arch	nitectural conte	ext as defined	by theme, period, a	and geographic sco	pe. Also address integri	ity.)

383 Division Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date (Pleasanton Historic Context Statement). The property at 383 Division Street was a later infill property on Division Street in the early 20th century.

In 1912, Manuel V. Anselmo owned the property associated with 383 Division and may be the builder of the current residence on the site (Pleasanton 1912). Manuel and his wife, Mary both immigrated to the US from the Azore Islands in the 1890s. Manuel worked as a farm laborer. He and Mary lived with their three children (US Census 1920). During the 1930s and 1940s, John (Jack) and Mildred Taylor owned the property. John worked as an automobile mechanic and machinist at the gravel pit. They lived in the home with their three children (Pleasanton 1940; US Census 1930, 1940).

383 Division Street is not significantly associated with any historic events or persons in the history of Pleasanton. The property is an example of a modest, vernacular, side-gable dwelling common in Pleasanton during the late 19th and early 20th centuries. The property has been altered, its porch has been rebuilt, a bay added to one end altering the original form. Major changes have occurred over time and within the period of significance. The property has had some materials replacement resulting in a fair degree of integrity. 383 Division Street does not appear to be eligible for the California Register of Historic Resources.

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 383 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 383 Division was originally constructed as a single-story, square plan dwelling with a full-length front porch. In the late 1920s, the dwelling was on a single lot with the dwelling to west. By the early 1940s, the property had a generally rectangular plan, nearly full-length front porch, and rear addition across most of elevation, consistent with the configuration of the existing structure. In this period, the property was on a single parcel with another small square plan dwelling. In 2000, owners constructed a 598 square-foot detached garage and recreation room on the lot (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # 383 Division Street (Assigned by recorder)

Recorded By: Architectural Resources Group



Looking NW from Division St. showing historic gara



⊠ Continuation

□ Update

Looking NE from Division St., showing garage and recreation

Looking NW IIOIII Division 3t. Showing historic garage	room constructed in 2000

State of California The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI		
PRIMARY RECORD	Trinomial #		
Other Listings	NRHP Status Code		
Review Code	Reviewer	Date	
Page 1 of 4			
	# (Assigned by recorder) 386 Division Stree	et	
P1. Other Identifier: *P2. Location: □ Not for Publication ⊠	Unrestricted *a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map as	•		
*b. USGS 7.5' Quad Dublin Date 2015 T	;R ; ¼of	B. ¹ / ₄ of Sec ; M.	
c. Address 386 Division Street	City Pleasanton	Zip <u>94566</u>	
d. UTM: (Give more than one for large and/or linear resou		mE/ mN	
e. Other Locational Data: (e.g., parcel #, directions to re	esource, elevation, etc., as appropriate) Ar	2N: 094 -0151-026-04	
*P3a. Description: (Describe resource and its major elem	ients. Include design, materials, condition, alte	erations, size, setting, and boundaries)	
386 Division Street is a 1.5-story dwelling with a squa	re-plan main block with hipped roof and	a rear ell with hipped roof. The	
property is situated at the center of a large lot with ma	ture trees and landscaping. The property	y features:	
Full-length, attached front porch with hipped Cantaged front arternes with historie wood d		ice work balustrade	
 Centered front entrance with historic wood de Aluminum, three-part picture windows with contract of the contract of		t on east elevation of main block	
 Centered gable wall dormers with arched, div 			
elevations		(,,,	
 Porch on east elevation of ell with square po 	sts and new brackets		
 Aluminum, three-part picture windows with ca 	asement side sash flanking secondary e	ntrance on east elevation of ell;	
entrance has new glazed paneled door			
 Channel board siding with formstone claddin Frieze and cornice molding along rooflines o 			
 Asphalt shingle roof sheathing 	II IIIaiii biock		
(continued on page 3)			
	1150 0: 1 5 11 5		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	□Other (Isolates,	
*P4. Resources Present: ⊠Building □Structure		Element of District etc.):	
*P5a. Photograph or Drawing (Photograph required for build	ings, structures or objects)	P5b. Description of Photo: (View, date,	
		accession #) Looking S from Division St.	
		January 2015	
		dandary 2010	
		*P6. Date Constructed/Age and	
		Sources: ⊠Historic □Prehistoric □Both	
		1890, DPR Form 2003	
		1000; 21 1(1 01111 2000	
		*P7. Owner and Address:	
		Andrew and Diana Shaper, Trs.	
Y TO Y		P.O. Box 1179	
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and	
		address)	
	An New York	Elaine Stiles and Katherine Petrin	
		Architectural Resources Group	
		Pier 9, The Embarcadero San Francisco, CA 94111	
		*P9. Date Recorded: April 2015	
		*P10. Survey Type: (Describe)	
		Reconnaissance	
*P11. Report Citation: (Cite survey report and other sources,		Survey, City of Pleasanton and	
Pleasanton Downtown Historic Context Statement 20 *Attachments: NONE Location Map Sketch		ding, Structure & Object Record	
	•		
	ar Feature Record	d Rock Art Record	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
DITTO ATTEMPT AND AD ITAL	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

31.	Historic Name: Antone and Aurora Sanchez House			
32.	Common Name:			
33.	Original Use: Single family residential	B4.	Present Use:	Single family residential
B5.	Architectural Style Italianate			
B6.	Construction History: (Construction date, alterations, ar	nd date of a	alterations)	
	See page 3			
В7.	· · ·	te:	Original Locat	tion:
B8.	Related Features:			
39a.	Architect:		b. Builde	r: Charles Bruce
B10.	Significance: Theme: Residential Developmen	t	Area:	Post Railroad Subdivision and Development
		Property	Italianate/Charle	es Bruce,
Peri	od of Significance:	Type:	Builder	Applicable Criteria: 3/C
(Disc	uss importance in terms of historical or architectural context as	s defined b	y theme, period, and	geographic scope. Also address integrity.)

386 Division Street was part of land owned by J.R. Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). The property was also located within the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). This area was only minimally developed until after 1900 when the impending arrival of the Western Pacific Railroad on the west side of Pleasanton spurred the Nevis Family to lay out new streets south of Rose Street, between Pleasanton Avenue and Main Street (Pleasanton Historic Context Statement).

386 Division Street dates to at least 1893. Local history sources list the original owner as Mary Amaral and state that the house was built by local carpenter/builder Charles Bruce (DPR Form, 2003). By 1900, Mary Amaral was widowed and living in Eden Township farming and it is unclear whether she commissioned the house from Charles Bruce (US Census 1900). By 1912, Antone and Aurora Sanchez owned the property, and likely owned it as early as 1900 (Pleasanton 1912, US Census 1900). By that time, the couple had raised six children. Antone was working as a teamster and he and Aurora lived at the house with their two daughters, son-in-law, and granddaughter. By 1920, the couple were retired and living alone at the property (US Census 1910, 1920). In the 1930s, renters Walter and Josephine Griffiths occupied the property. Walter was a night superintendent for the local irrigation district (US Census 1930). In 1940, Edward and Adeline Steinlee owned the property; both were retired (US Census 1940). They sold it soon after to C. Smith Ray (Pleasanton 1940).

Charles A. Bruce (d. 1955) was Pleasanton's best-known and most prolific designer and builder during the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town, as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement). (continued page 3)

B11.	Additional R	Resource	Attributes:	(List attributes	and codes)
D11.	Additionali	<i>leaduice</i>	Allibules.	thist attributes	and codesi

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 386 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

Landscape features include fencing and heavy shrubbery along front (north) and west lot lines and masonry wall along east lot line, providing privacy from adjacent park.

Secondary buildings on the property include a detached, two-car garage at the rear of the lot.

There appear to be no significant changes since this property was surveyed in 2003.

B6. Construction History (continued from page 2)

Sanborn map research indicates that in 386 Division has changed little in form since at least 1893. The property appears consistently as a 1.5-story, square plan house with a full-length front porch, and long ell with a full-length porch on the east elevation. The property included the property and building that now comprise 414 Division in 1943 and 408 Division in 1903 (Sanborn 1893, 1898, 1903, 1907, 1929, 1943). Pleasanton building permit records indicate that there was a proposal to convert the property to use as a nursery school and day care in the mid-1970s, but the city rejected the plan due to neighbor objections (Pleasanton Building Permits). There are no building permits for noted alterations to the property, indicating these likely occurred before the 1960s when permits were not required for such alterations.

B10. Significance (continued from page 2)

386 Division Street is associated with the work of a master builder in Pleasanton, Charles Bruce. The property is also a relatively well-preserved example of a modest Italianate-style dwelling in Pleasanton. The property is not associated with any significant events or persons. The Sanchez House has lost some integrity of design, materials, and workmanship with mid 20th century alterations, however, the property retains its original form, massing, setting and sufficient quantity of historic materials to convey its significance as a late 19th century dwelling. 386 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

Architectural Resources Group. "DPR Primary Record for 386 Division Street, Pleasanton, CA," 2003. Collection of the City of Pleasanton Planning Department, Pleasanton, CA.

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

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

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

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

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

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Recorded By:

*Resource Name or # 386 Division Street (Assigned by recorder)

Date: April 2015

□ Update

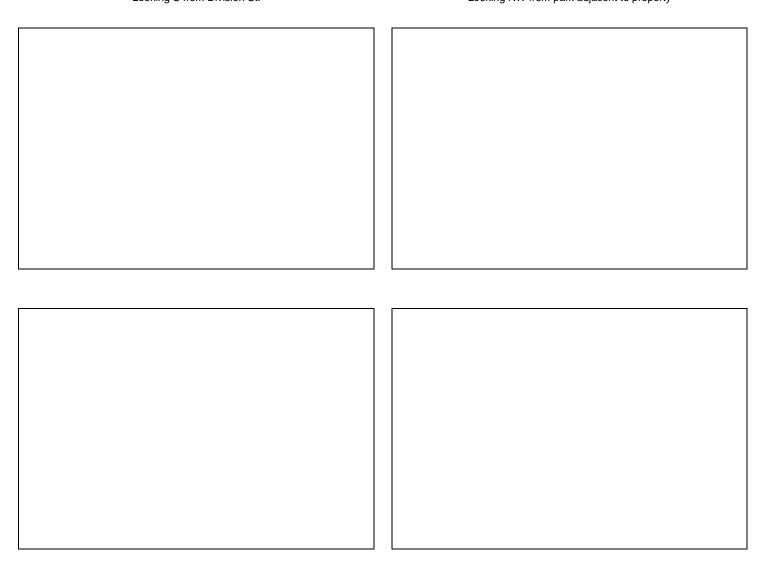


Architectural Resources Group

Looking S from Division St.



Looking NW from park adjacent to property



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	de
Other Listings	Reviewer	Data
Review Code	Reviewer	Date
Page 1 of 4		
*D	AND Divinion Chro	-1
P1. Other Identifier:	r # (Assigned by recorder) 408 Division Stre	et
*P2. Location: ☐ Not for Publication ▷	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	-	
*b. USGS 7.5' Quad Dublin Date 2015		B. M. Zip 94566
c. Address 408 Division Street d. UTM: (Give more than one for large and/or linear resc	City Pleasanton	Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		NPN: 094 -0151-012-00
*P3a. Description: (Describe resource and its major eler	-	
408 Division Street is not readily visible from public v		
Street is a single-story, square plan house with pyrar roofs. The dwelling appears to be the product of mar		
Vinyl sliding sash windows on the main block		rioporty roataros.
 Wood clapboard siding on the main block a 	nd north addition	
Wood ship lap siding on the south addition	ale a delicitaria	
 Aluminum sliding sash windows on the sou 408 Division is accessible via a long drive from Division 		masonry privacy wall along the east
side of the property separating the property from the		
attached carport or open shelter on the west elevation		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4. Resources Present: \(\subseteq \text{Building} \) \(\subseteq \text{Structure} \)	e	☐Other (Isolates, lElement of District etc.):
*P5a. Photograph or Drawing (Photograph required for build		P5b. Description of Photo: (View, date,
		accession #)
		Looking SW from Veterans Plaza
		Park; January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both 1910, City of Pleasanton
		1310, Oily of Fleasamon
		*P7. Owner and Address:
		Randolph Isaacs
		408 Division St Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
The second secon		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
	and the state of t	_
*P11. Report Citation: (Cite survey report and other sources	or enter "none ") Pleasanton Dourntourn	☐ Reconnaissance Historic Context Statement, 2013
r i i. Nepoli Gilation. (Cite survey report and other sources	s, or enter mone.) Pleasanton Downtown	HISTORIC CONTEXT STATEMENT, 2013
*Attachments: NONE	tch Map 🛛 Continuation Sheet 🔲 Bu	ilding, Structure & Object Record
_	ar Feature Record	ord Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Ot	her (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING STRUCTURE AND OBJECT	RECORD

Page	2 of 4	*NRHP S	Status Code
B1.	Historic Name:		
	Common Name:		
	Original Use: Single family residential B4.	Present Use:	Single family residential
B5. B6.	Architectural Style Construction History: (Construction date, alterations, and date of	f alterations)	
	See page 3	,	
*B7. *B8.	Moved? ⊠No □Yes □Unknown Date: Related Features:	Original Loc	cation:
Бо.	Related Features.		
B9a.	Architect:	b. Build	
*B10.		Area:	Early 20 th Century Expansions and Additions
Perio	Proper od of Significance: Type	•	Applicable Criteria:
	cuss importance in terms of historical or architectural context as defined		
proper Sanch when Charle 408 D histori	Rancho del Valle de San Jose before 1850 (Thompson 1878). Turty at 386 Division Street. The dwelling appears on the property nez Family, who also lived on site (Sanborn 1903). The Sanche it appears on its own parcel with a right-of-way to Division Strees and Florence Lindmark, and in the later 1940s by Lawrence shivision Street is a heavily altered property with no discernable for events or persons in the history of Pleasanton. 408 Division Stric Resources.	vin 1903, and was z Family appears t et (Sanborn 1929) and Elsie Miller (U orm or style. The p	likely an income-producing property for the to have sold or subdivided the house by 1907, . In the 1940s, the property was owned by IS Census 1940, Pleasanton 1940).
B11.	Additional Resource Attributes: (List attributes and codes)		
ьп. * В12.			
	1-0		(Sketch Map with north arrow required.)
B13.	Remarks:	7 /	Distriction of
. D.4.4	E. J. M. Flains Otiles and Kathanina Datrin	/	District St.
*B14.	Evaluator: Elaine Stiles and Katherine Petrin Architectural Resources Group	_ / /	Drugge -
	Pier 9, The Embarcadero		
	San Francisco, CA 94111		Peters
*Dəta	of Evaluation: April 2015		
	7. 2010		Voterania Plaza Park Print
	(This space reserved for official comments.)	Rose Av	400 Dission St
			Rose Are
		4	Acce Aug

Google Maps

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 408 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 408 Division was originally constructed as a single-story, square-plan dwelling with a full length porch on the north elevation, opening into the yard of 386 Division (Sanborn 1903, 1929). By 1943, owners had added a full-length, shed addition on the west elevation, oriented toward the property's access via the right-of-way to Division Street (Sanborn 1943). In 1957, owners added a one-story, two-room bedroom addition to the north elevation (Eugene Gordillo). In 1963, owners installed an inground swimming pool, which they later removed in 1993.

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # (Assigned by recorder) 408 Division Street		
Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking W from Veterans Plaza Park		
Looking W from Veterans Plaza Park		

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Cod	<u> </u>
Other Listings	Budana	D. C.
Review Code	Reviewer	Date
Page 1 of 4		
*Pagauras Nama	## (Assistant house and a) 414 Division Street	.+
P1. Other Identifier:	r # (Assigned by recorder) 414 Division Stree	::
	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	
*b. USGS 7.5' Quad _ Dublin Date _ 2015	T;R;	B. 1/4 of Sec ; M.
c. Address 414 Division Street	City Pleasanton	Zip <u>94566</u>
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) AF	PN: 094 -0151-027-05
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alte	erations, size, setting, and boundaries)
414 Division is composed of a 2-story front massing	measuring a single bay deep and a single	-story rear massing. The two-story
massing is an addition to principal elevation of an ex	isting residence that appears to have been	n an end-gable bungalow form. The
two-story portion of the property features: • New cladding materials including wood pro-	duct claphoard siding, applied brick below	first story window sill level
Deeply projecting eaves with evenly spaced		mot story mindow can rever
 Sidehall entry fitted with glazed wood door 	<u> </u>	
 Divided, fixed picture window on first story; box on brackets 	paired double-hung windows on second s	tory with eared surround, and window
The rear, single-story portion of the building has simi	lar finish materials and wood, double-hun	g sash windows. There is a shallow
projecting gable on the east elevation.		S
Landscape features include a picket fence enclosing	the front yard.	
*P2h December Attributes (Ust attributes and adda)	LIDO Cinale Femily Bronsety	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,
*P4. Resources Present: Building Structure		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking SE from Division Street
A ROLL OF THE PARTY OF THE PART		January 2015
	2 4	*P6. Date Constructed/Age and
		Sources: Historic
		□ Prehistoric □ Both
		1912, City of Pleasanton
		*P7. Owner and Address:
		Olivia and Brett Handerson
A		414 Division St Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
		Pier 9, The Embarcadero
THILL THE PARTY OF		San Francisco, CA 94111
		*P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe)
		Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source:	s, or enter "none.") Pleasanton Downtown I	Historic Context Statement, 2013
*Attachmenta: NONE DI C N	tale Man. M. Constitution Co. 1. Man.	dia a Chrushina 9 Chicat Dana I
		ding, Structure & Object Record
	ear Feature Record	d ☐Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

	LDING, STRUCTURE AND OBJE	CI KECUI	עא
Page 2	of 4	*NRHP S	tatus Code
B1. I	Listoria Nama:		
	Historic Name:		
	Original Use: Single family residential B4.	Present Use:	Single family residential
*B5.	Architectural Style	1 1000111 000.	
*B6.	Construction History: (Construction date, alterations, and date of	of alterations)	
	See page 3	,	
*B7.	Moved? ⊠No □Yes □Unknown Date:	Original Loc	ation:
*B8.	Related Features:		
DO ₀	Arabitant	h Duile	low.
В9а. * В10.	Architect: Significance: Theme: Residential Development	b. Build Area:	Early 20 th Century Expansions and Additions
DIV.	Proper		Early 20 Century Expansions and Additions
Perio	od of Significance: Typ	•	d gable Applicable Criteria:
	iss importance in terms of historical or architectural context as defined		
Valle d proper 1929). as a ja 414 Di additio constru associa	by J.R. Bernal, likely a member of the Bernal Family who own le San Jose before 1850 (Thompson 1878). During the first dety, and may have constructed the original portion of the buildin By 1930, George and Adel Sobiela owned the property. Georginitor in the public schools (US Census 1930, 1940). Vision Street appears to take the form of an end-gable bungale in and renovation campaigns (see Construction History). The puction in Pleasanton because of loss of integrity of design, mainted with any historic events or persons in the history of Pleasinia Register of Historic Resources.	ecade of the 20th ce ag as an income-pro- ge worked as a me bow dwelling, but is property no longer of terials, workmansh	ntury, Aurora and Antone Sanchez owned the oducing property (Pleasanton 1912, Sanborn schanic at a blacksmith shop in 1930 and later in fact the product of several successive exemplifies a type, period, or method of ip, and feeling. The property is not significantly
B11. * B12.	Additional Resource Attributes: (List attributes and codes) References: See page 3		(Sketch Map with north arrow required.)
B13.	Remarks:		Charles
		/	73
*B14.	Evaluator: Elaine Stiles and Katherine Petrin		Distaion St
	Architectural Resources Group		Director
	Pier 9, The Embarcadero	/ //	A 414 Division SI
	San Francisco, CA 94111	- / / /	the Ave
*Date	of Evaluation: April 2015		
	(This space reserved for official comments.)		O Profits Venezati Pista Parts

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 414 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 414 Division Street was originally constructed as a one-story dwelling with a projecting bay on east side of the main (north) elevation and a shallow bay on the rear (south) end of the east elevation. The gable extension on the east elevation of the present structure appears to indicate the extent of the original portion of the dwelling. By 1943, owners had enlarged the property by infilling the projecting bay on the front elevation, adding to the rear of the building, and constructing a small, attached entry porch on the street elevation (Sanborn 1929, 1943). In 1983, owners enclosed an existing porch and sun porch on the front elevation and raised the front bay of the building to two stories. In 1988, owners renovated the property and reconfigured the front entry (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

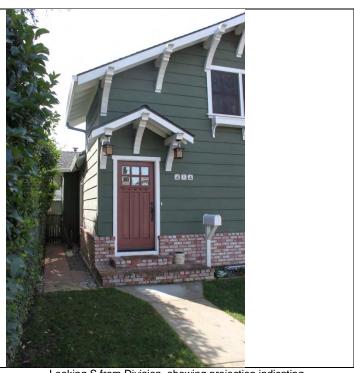
State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 4 of 4
*Resource Name or # 414 Division Street (Assigned by recorder)

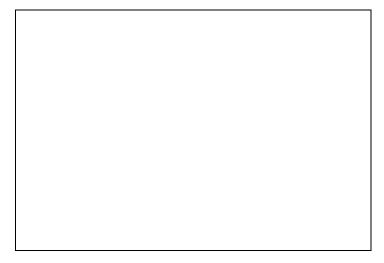
Recorded By: Architectural Resources Group Date: April 2015 **⊠** Continuation □ Update



Looking S from Division



Looking S from Division, showing projection indicating original extent of building



DEPARTMENT OF PARKS AND RECREATION	HRI		
PRIMARY RECORD			
TAIMIANT NEGOTO	Trinomial # NRHP Status Co	ode	
Other Listings Review Code	Reviewer	Date	
age 1 of 4			
· •	d by recorder) 426 Division Stre	eet	
1. Other Identifier: Joseph and Minnie Bairos House P2. Location: □ Not for Publication ☒ Unres	triated *a County	Mamada	
P2. Location: □ Not for Publication ☑ Unres and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessal		Alameda	В.
	_ ;R ; ¼of Pleasanton	¼ of Sec	; M. Zip 94566
d. UTM: (Give more than one for large and/or linear resources) Zor		mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to resource, e	levation, etc., as appropriate)	APN: 094 -0151-025-00	
'3a. Description: (Describe resource and its major elements. Inclu	ide design materials condition a	Iterations size setting and	houndaries)
 Original 4/1, double-hung sash windows and fixed sin (north) elevation 6/1 double-hung wood sash on wing addition Vinyl sliding windows on rear portion of main block Wide clapboard siding Asphalt roof sheathing Exterior stone chimney on west elevation of main block 		corative multi-pane abovo	e on front
P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: Building Structure Objections P5a. Photograph or Drawing (Photograph required for buildings, structure)	Single Family Property out	Element of District etc.): P5b. Description of Ph	ner (Isolates, noto: (View, date,
		accession #) Looking S from Divis January 2015	ion St
		*P6. Date Constructe	
			istoric oth
		Sources: Prehistoric Be 1910, City of Pleasal *P7. Owner and Addi Gregg and Donna Be	istoric oth nton ress:
		Sources: Prehistoric Be 1910, City of Pleasar *P7. Owner and Addi Gregg and Donna Be P.O. Box 66	istoric oth inton ress: uckley, Trs.
		Sources: Prehistoric Be 1910, City of Pleasal *P7. Owner and Addi Gregg and Donna Be	istoric both inton ress: uckley, Trs.
		*P7. Owner and Adding Gregg and Donna Buren P.O. Box 66 Meadow Valley, CA: *P8. Recorded by: Na address) Elaine Stiles and Kat	istoric both inton ress: uckley, Trs. 95956 ame, affiliation, and therine Petrin
		*P7. Owner and Adding Gregg and Donna Burden Problems Pro	istoric oth nton ress: uckley, Trs. 95956 ame, affiliation, and therine Petrin ces Group
		*Prehistoric Be 1910, City of Pleasar *P7. Owner and Adding Gregg and Donna Be P.O. Box 66 Meadow Valley, CA *P8. Recorded by: Na address) Elaine Stiles and Kat Architectural Resour Pier 9, The Embarca	istoric both anton ress: uckley, Trs. 95956 ame, affiliation, and therine Petrin ces Group dero
		Sources: Prehistoric Be 1910, City of Pleasar *P7. Owner and Adding Gregg and Donna Be P.O. Box 66 Meadow Valley, CA *P8. Recorded by: Na address) Elaine Stiles and Kate Architectural Resour Pier 9, The Embarca San Francisco, CA 9 *P9. Date Recorded: *P10. Survey Type: (I	istoric both inton ress: uckley, Trs. 95956 ame, affiliation, and therine Petrin ces Group dero 4111 April 2015
		Sources:	istoric both inton inton inton inton into into into
	Pleasanton Downtown	Sources:	istoric both inton ress: uckley, Trs. 95956 ame, affiliation, and therine Petrin ces Group dero 4111 April 2015 Describe)
P11. Report Citation: (Cite survey report and other sources, or enter "no		Sources:	istoric both inton ress: uckley, Trs. 95956 ame, affiliation, and therine Petrin ces Group dero 4111 April 2015 Describe) ent, 2013
P11. Report Citation: (Cite survey report and other sources, or enter "no attachments: NONE Location Map Sketch Map		Sources:	istoric oth inton ress: uckley, Trs. 95956 ame, affiliation, and therine Petrin ces Group dero 4111 April 2015 Describe) ent, 2013

State of California The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI			
RIIII DING STRUCTURE AND OR IECT RECORD				

Page 2 of 4			*NRHP S	Status Code
B2. Comn B3. Origin	ric Name: Joseph and Minnie Bairos I non Name:	House B4.	Present Use:	Single family residential
*B6. Cons See	struction History: (Construction date, alter page 3	erations, and date of	alterations)	
*B7. Move *B8. Rela	ed? ⊠No □Yes □Unkno nted Features: Detached garage and		Original Loc	cation:
B9a. Arch			b. Build	
*B10. Sig	nificance: Theme: Residential De		Area:	Early 20th Century Expansions and Additions
	Significance: portance in terms of historical or architectura		Bungalow	Applicable Criteria: 3/C nd geographic scope. Also address integrity.)
of El Rancho Minnie Bairo this property	o del Valle de San Jose before 1850 (TI os. The Bairos Family appears to have r y in 1912 (Pleasanton 1912).	nompson 1878). Th noved to Pleasanto	e original owner on between 1910	owned large tracts of land in Pleasanton as part and builder of the property were Joseph and and 1912; J. Bairos is listed as the owner of in Street in partnership with Bill Graham.
Originally ca	alled Bairos & Graham, the business wa	s called Bairos' My	Store by the 193	30s and operated solely by the Bairos Family. othing, and small hardware items (Trimingham,
preserved e and expansi natural mate	xample of a modest, square-plan bungation during the period of significance (see	alow form dwelling to Construction Hist	with a hipped roc ory). The propert	ces under Criterion 3. The dwelling is a well of reflecting patterns of compatible improvement ty is modest in its detailing, but embraces the ly associated with any historic events or persons
	ditional Resource Attributes: (List attribute erences: See page 3	es and codes)		
				(Sketch Map with north arrow required.)
B13. Rer	marks:		7 /	Shellon st
*B14. Eva	Aluator: Elaine Stiles and Katherine Architectural Resources Groupier 9, The Embarcadero San Francisco, CA 94111		-	Division St.
*Date of Ev	aluation: April 2015		- / //	◆ property of the control of the co

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 426 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The property also contains a detached 2-story wood-frame building (former barn?) containing a studio apartment over a garage (built between 1929 and 1943). The building has a hipped roof with exposed rafter ends and an exterior stair to the second story. The property also contains a trailer home (1981) addressed as 420 Division Street. Landscape features include a very large deciduous tree in the center of the lot.

B6. Construction History (continued from page 2)

426 Division Street was originally constructed as a one-story dwelling with a square plan and full-length rear shed addition (Sanborn 1929). Sometime between 1929 and 1943, the Bairos Family added the west wing and constructed the two-story garage/studio apartment at the rear of the lot (Sanborn 1943). Later owners installed a mobile home on the property in 1981.

B12. References: (continued from page 2)

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

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

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 4 of 4
*Resource Name or # (Assigned by recorder)

426 Division Street

Recorded By: Architectural Resources Group



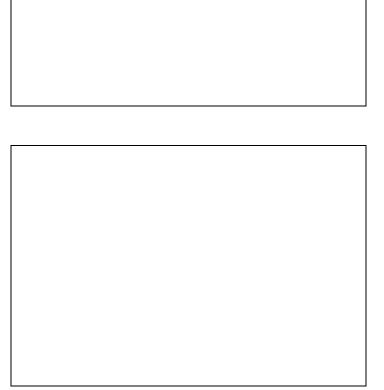
Looking SE from Division St.



Looking SW from Division St.



Studio apartment and garage, looking SW from Division St.



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Coo	de
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
	Mary Ann Ann Philippe Office	-4
P1. Other Identifier:	r # (Assigned by recorder) 438 Division Stre	et
	☐ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map		
*b. USGS 7.5' Quad Dublin Date 2015	T ;R ;	B. ¼ of Sec ; M.
c. Address 438 Division Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	PN: 094 -0151-024-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	erations, size, setting, and boundaries)
438 Division Street is a single-story, side gable dwel	ling with a rear ell. The property features:	-
 Centered front entry with glazed wood door 		
 Three-part picture window on east end of m 		
Vinyl double-hung sash with a few original of the same and additional articles and additional articles.	•	
 Stucco cladding on main block, asbestos sl Exposed rafter tails at roofline; large and bo 		shingle roof sheathing
Landscape features include wood privacy fencing rin		Shirigle 1001 Sheathing
438 Division is a late example of a vernacular, side-q		
in 1931, the property replaced an earlier building on Pleasanton and there are better-preserved examples		
Division does not appear to be eligible for the Califor		downtown residential area, 400
*P3b. Resource Attributes: (List attributes and codes)	UP2 Single Family Property	
F3b. Resource Attributes. (List attributes and codes)		☐Other (Isolates,
*P4. Resources Present: Building Structure		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking S from Division St.
		January 2015
		*P6. Date Constructed/Age and Sources:
		□ Prehistoric □ Both
		1931, City of Pleasanton
g to		*P7 O and Address
		*P7. Owner and Address: Erika and HB Torquemada
		3072 Alburni Ct
411		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
	The second secon	☐ Intensive
And the last of th		Reconnaissance
*P11. Report Citation: (Cite survey report and other source:	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attochmente: NONE Disease No. DO	tob Mon	Idina Chrystyra 9 Object Decord
•		Iding, Structure & Object Record
_ = = =	ear Feature Record	rd ☐Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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Page 2 of 4 *NRHP Status Code

B1.	Historic Name:						
B2.	Common Name						
B3.	Original Use:	Single fami	y resid	dential	B4.	Present Use:	Single family residential
*B5.	Architectural	Style					
*B6.	Construction	History: (Co	nstructi	on date, alteratio	ns, and date o	f alterations)	
	See page 3						
*B7.	Moved? ∑]No □	Yes	□Unknown	Date:	Original Loc	ation:
*B8.	Related Featu	res:					
B9a.	Architect:					b. Build	er:
*B10.	Significance:	Theme:	Resi	dential Develop	ment	Area:	Early 20th Century Expansions and Additions
					Proper	ty	
Peri	od of Significan	ce:			Тур	e:	Applicable Criteria:
(Disc	cuss importance in	terms of histo	rical or	architectural cont	ext as defined	by theme, period, an	d geographic scope. Also address integrity.)

R11	A dditional	Dogguroo	Attributes:	/I :a+	attributes	229 2292

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 438 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

References: (continued from page 1)

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

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

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

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

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

State of California The Resources Agency		Primary #		
DEPARTMENT OF PARKS AND RECREATION		HRI		
CONTINUATION SHEET				
Page 4 of 4 *Resource Name or # (Assigned by recorder) 438 Division Street				
Recorded By: Architectural Resources Group	Date:	April 2015	□ Continuation	☐ Update
Looking W from Division St, showing rear additions				
Looking W Irom Division St, Showing fear additions				

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI
PRIMARY RECORD	Trinomial #
	NRHP Status Code
Other Listings Review Code	Reviewer Date
Page 1 of 4	
3.50	
*Resource Name or # (Assigned by	ecorder) 444 Division Street
P1. Other Identifier:	to County, Alexande
*P2. Location: ☐ Not for Publication ☐ Unrestrict and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	· · · · · · · · · · · · · · · · · · ·
*b. USGS 7.5' Quad Dublin Date 2015 T ;R	
c. Address 444 Division Street City Pl d. UTM: (Give more than one for large and/or linear resources) Zone	easanton Zip _94566 : mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevations)	
*P3a. Description: (Describe resource and its major elements. Include of	esign, materials, condition, alterations, size, setting, and boundaries)
444 Division Street is a single-story, end-gable bungalow with a sh	allowly-pitched gable roof. The property features:
 Centered entry porch with shallowly-pitched gable roof, so 	juare stuccoed posts, and stuccoed parapet walls
Centered main entry fitted with replacement glazed, pane	
	with 2/1 double-hung side sash and divided central fixed sash
 New, aluminum sliding sash east of entrance 2/2 and 1/1 double-hung wood windows and some vinyl a 	nd aluminum cliding each on secondary elevations
Stucco cladding	nd aldifficial stiding sast on secondary elevations
Secondary entrance on rear elevation with simple shed-ro	ofed entry porch on posts
Landscape features include original, low concrete retaining walls o	
444 Division is on a parcel with 458A, 458B, 470A, 470B, 484, and	460 Division, all duplex dwellings or apartment buildings.
*P3b. Resource Attributes: (List attributes and codes) HP3. Mult	iple Family Property
*P4. Resources Present: ⊠Building □Structure □Object	☐ Other (Isolates, ☐ Site ☐ District ☐ Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings, structures	
	accession #)
	Looking SE from Division St.
	January 2015
	*P6. Date Constructed/Age and
	Sources: ⊠Historic
	□ Prehistoric □ Both
	Between 1929 and 1943 Sanborn Maps
	*P7. Owner and Address:
	Elizabeth Barry LLC
	*P8. Recorded by: Name, affiliation, and address)
	Elaine Stiles and Katherine Petrin
	Architectural Resources Group
	Pier 9, The Embarcadero
	San Francisco, CA 94111
	*P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe) ☑ Intensive
	Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")	Pleasanton Downtown Historic Context Statement, 2013
	Continuation Sheet
□Archaeological Record □ District Record □ Linear Feature Record □Artifact Record □ Photographic Record □ Other (List)	ord ☐ Milling Station Record ☐ Rock Art Record

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #	
HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Multiple family residential (duplex)
*B5.	Architectural Style			
*B6.	Construction History: (Construction date, alterations,	and date of	alterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown [Date:	Original Loc	cation:
*B8.	Related Features: 458A, 458B, 470A, 470B, 484	4, and 460	Division	-
B9a.	Architect:		b. Build	der:
*B10.	. Significance: Theme: Residential Developme	ent	Area:	Early 20th Century Expansions and Additions
		Propert	y	
Peri	od of Significance:	Type	: Bungalow, en	nd gable Applicable Criteria:
(Disc	cuss importance in terms of historical or architectural context	as defined	by theme, period, a	nd geographic scope. Also address integrity.)

444 Division Street was part of a pattern of increased residential subdivision and expansion in Pleasanton after 1900. This property was originally part of land owned by A. Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). Property owners increasingly subdivided and developed property in this area of Pleasanton with the impending arrival of the Western Pacific Railroad on the west side of town in the first decade of the 20th century (Pleasanton Historic Context Statement).

The Bernal family continued to own this property through the early decades of the 20th century. In 1912, portions of the parcel were owned by Antonio H. Bernal, the Western Pacific Railroad, and Manuel DePonte (residence 540 Division). By the 1940s, 444 Division was present on its own parcel and owned by Alfred and Katherine Avila (Pleasanton 1912, 1940). Alfred Avila was a laborer in a local gravel pit (US Census 1940).

444 Division Street is an example of a simple, end-gable dwelling with a bungalow plan. The property does not display many of the features of the house form, such as wide, unenclosed eaves, though it has a low-pitched roofline, simple entry porch, and some modest ornamental detail in the three-part window on the main elevation. The property retains a fair degree of integrity of design, materials, and workmanship, but is not an architecturally significant example of this property type in Pleasanton. The property has also lost integrity of setting and association with conversion to multiple-family use and construction of adjacent duplexes and apartment buildings. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 444 Division Street does not appear to be eligible for the California Register of Historic Resources.

odes)	
nd c	ind codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 444 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 444 Division Street has remained largely the same in form since the early 20th century. In 1943 the property was a single-story, rectangular plan dwelling with the narrow end oriented to street. The dwelling had a small entry porch centered on the main elevation and the property included a garage at the rear of the lot. The property was converted to two-family use before 1996.

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Date: April 2015

Page 4 of 4
*Resource Name or #
(Assigned by recorder) 444 Division Street

Architectural Resources Group Recorded By:





⊠ Continuation

□ Update

Looking SW along Division St.; 444 Division at left 458 and 470 Division at center, right	Looking SW from Division St.

~ ,	Primary # HRI
PRIMARY RECORD	Trinomial # NRHP Status Code
Other Listings	
Review Code Review	wer Date
Page 1 of 4	
*Resource Name or # (Assigned by recorder)4. P1. Other Identifier:	
*P2. Location: ☐ Not for Publication ☒ Unrestricted and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	*a. County Alameda
*b. USGS 7.5' Quad Dublin Date 2015 T ;R ; c. Address 458, 470, and 484 Division Street City Pleasanton d. UTM: (Give more than one for large and/or linear resources) Zone	## Market ## B. ## M. ## Zip 94566 ## P. ##
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as	
*P3a. Description: (Describe resource and its major elements. Include design, mate	erials, condition, alterations, size, setting, and boundaries)
 458, 470, and 484 Division Street are nearly identical single-story, duplex resignable roofs. 458 and 470 Division Street feature: Side-by-side unit arrangement Unit entries at far ends of main (north) elevation fitted with variety of Entry porches with concrete platforms, square posts, shed roofs, and 1/1 double-hung wood sash windows Stucco cladding Rear entrances centered on rear elevations with centered entry porc 484 Division, which fronts on Anderson Street is nearly identical in form and notes and the entry porches with exposed rafter ends Aluminum sliding sash windows Landscape features include low brick planters set between entry porches. All three structures are modest examples of a residential form that is common after 1943 as they do not appear on the Sanborn map of that year. 	replacement doors d scallop-edge, vertical board siding on side eaves th with same materials and form as front porches materials. Differences include:
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family F	PropertyOther (Isolates,
*P4. Resources Present: Building Structure Object Site *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)	□ District □ Element of District etc.):
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasa	anton Downtown Historic Context Statement, 2013
*Attachments: NONE	n Sheet

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLIDING STRUCTURE AND O	B IECT RECORD

*NRHP Status Code

b. Builder:

BUILDING, STRUCTURE AND OBJECT RECORD

Residential Development

B1. Historic Name: Common Name: B2. Original Use: Single family residential Present Use: B3. B4. Single family residential *B5. **Architectural Style** *B6. Construction History: (Construction date, alterations, and date of alterations) See page 3 *B7. Moved? ⊠No ☐Yes □Unknown Date: _____ Original Location: *B8. **Related Features:**

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

Property

(continued page #)

Page 2 of 4

B9a.

Architect:

*B10. Significance:

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

Theme:

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



Area: Early 20th Century Expansions and Additions

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
HRI	

*Resource Name or # 458, 470, and 484 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B12. References: (continued from page 2)

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

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

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

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 4 of 4
*Resource Name or #

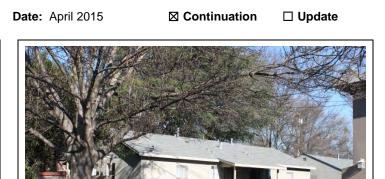
458, 470, and 484 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



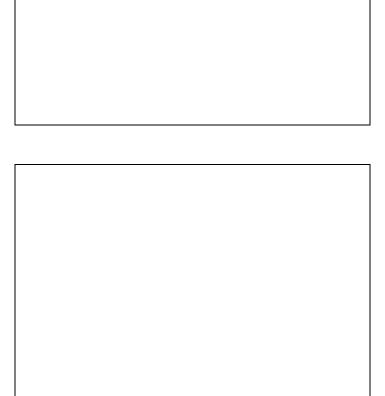
470 Division Street Looking SE from Division Street



Rear (south) elevation, 470 Division Street Looking NE from Anderson St.



Looking NE from Anderson St.



DEPARTMENT OF PARKS AND RECREATION		Primary # HRI		
PRIMARY RECORD				
I KIMAKI KEGOKE	Trinomial # NRHP Status Code			
Other Listings				
Review Code	Rev	/iewer	Date	
Page 1 of 4				
	or # (Assigned by recorder)	540 Division Stre	eet	
P1. Other Identifier: <u>560 Division Street</u> *P2. Location: □ Not for Publication	Unrestricted □	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	_	a. county	7 Harrioda	
*b. USGS 7.5' Quad Dublin Date 2015	T ;R	· 1/.of	1/2 of Sec	В. : М.
c. Address 540 Division Street	City Pleasanto		/4 OI Sec	Zip 94566
d. UTM: (Give more than one for large and/or linear res		;	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc.,	as appropriate) A	APN: 094 -0151-021-04	
*P3a. Description: (Describe resource and its major ele	omente Include design m	atorials condition al	torations size setting and	l houndarios)
. ,	•			,
540 Division Street is a single-story dwelling with a r west elevation (1981) and a deeper shed addition or				a addition on the
An engaged, partial-length front porch with				nent?)
balustrade, and later metal pipe hand railin		corooning (ropido	omone, ,, plan (ropiaco)	,
 Porch decking extended to west to create A 				
 Main entrance fitted with replacement front 				
 Vinyl replacement windows on main block; 	sliding sash on west sh	ned addition, origir	nal 1/1 wood and replace	ement vinyl
sliding sash in rear shed addition.				
 Wood channel board siding Landscape features include a wood picket fence end 	closing the front yard. T	he property is loc	atad immadiataly wast o	f major railroad
tracks.	siosing the nont yard. I	The property is loca	ated infinediately west o	i iliajoi railioau
*PO! D	\			
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Famil	ly Property	ПО	ther (Isolates,
*P4. Resources Present: ⊠Building □Structur	re Dbject Dsite		Element of District etc.)	
*P5a. Photograph or Drawing (Photograph required for bui	ildings, structures or objec	ets)	P5b. Description of P	hoto: (View, date,
			accession #)	
			Looking SE from Di	vision St.
	1		January 2015	
		5	*P6. Date Construct	ed/Age and
	Land Land	Y 12	Sources: ⊠⊦	Historic
	WAX X	Well State of the		Both
	THE F		1900, City of Pleasa Btn 1907 and 1929,	
			*P7. Owner and Add	
			Carmen C. Benjami	
			540 Division St	
			Pleasanton, CA 945	
			*P8. Recorded by: N address)	lame, affiliation, and
			Elaine Stiles and Ka	atherine Petrin
	The state of the s	Take I	Architectural Resou	
			Pier 9, The Embarc	
			San Francisco, CA	
			*P9. Date Recorded *P10. Survey Type:	
			☐ Intensive	(Describe)
			☐ Reconnaissance	
*P11. Report Citation: (Cite survey report and other source	es or enter "none ") Plas	santon Downtown	Historic Context Staten	nent 2013
	, or ornor none.) <u>1 lea</u>	Carton Downtown	o.o.io Oonioxi Olaleii	10.11, 2010
*Attachments: NONE Location Map Ske	etch Map 🔀 Continua	tion Sheet 🛮 🖾 Bu	ilding, Structure & Object R	Record
		Milling Station Reco	ord Rock Art Record	
☐Artifact Record ☐ Photographic Record ☐ C	Other (List)			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

BUI	LDING,	STRUCTURE AND	OBJEC	I KECOK	.U
Page 2	2 of 4			*NRHP Sta	atus Code
B1.	Historic Name:	: Manuel and Rita DePonte House	e		
B2.	Common Nam	e:			
B3.	Original Use:	Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectura				
*B6.		History: (Construction date, alteration	ns, and date of	alterations)	
	See page 3		•	,	
*B7.	. •	⊠No □Yes □Unknown	Date:	Original Loca	tion:
*B8.	Related Feat				
B9a.	Architect:			b. Builde	er:
*B10.	Significance	e: Theme: Residential Develop	ment	Area:	Early 20th Century Expansions and Additions
			Property	<u> </u>	
	od of Significa			: Queen Anne C	
(Disc	uss importance i	n terms of historical or architectural conte	ext as defined b	by theme, period, and	geographic scope. Also address integrity.)
= 40 D					
					leasanton after 1900. This property was
					ed large tracts of land in Pleasanton as part of
					ract area of Pleasanton, an area of land
					eda County Fairgrounds). With the impending
					of the 20th century, the Nevis Family laid out
				on Avenue and Ma	n Street along the proposed path for the rail
line (P	leasanton Hist	oric Context Statement; Thompson	1878).		
					d the property in 1912 (Pleasanton 1912). In
1910,	Manuel was er	nployed as a track walker for the rai	Iroad, and in I	later years worked	as a common laborer doing odd jobs. The
DePor	ntes raised four	r children in the house and lived ther	re until the mi	d-1940s (Pleasant	on 1940, US Census 1910, 1920, 1930, 1940).
					ge form common in Pleasanton in the late 19th
					additions, and materials replacement on the
					manship, and feeling, retaining its overall
					associated with any historic events or persons
in the	history of Pleas	santon. 540 Division appears to be ϵ	əligible for the	California Registe	r of Historic Resources under Criterion 3.
B11.	Additional Re	esource Attributes: (List attributes and	codes)		
*B12.	References	: See page 3	· ·		
		, 0		(Sketch Map with north arrow required.)
				Philips.	
				330	
B13.	Remarks:				NA Ne
• .					Personal Area
*B14.	Evaluator:	Elaine Stiles and Katherine Pet	trin		a de la companya de l
D 14.	_valuatol.	Architectural Resources Group	,1111		
		Dior 0. The Embarcadore		Brad's Mobile Auto C	



San Francisco, CA 94111

(This space reserved for official comments.)

*Date of Evaluation: April 2015

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 540 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that in the second quarter of the 20th century, 540 Division Street was a single-story, square-plan dwelling with a partial-length, engaged front porch and two small, single story additions on the rear elevation with the existing dwelling. In the late 1920s, the property also contained a 1.5-story barn with single-story side aisles (Sanborn 1929, 1943). Owners constructed the addition on the west elevation of the main block in 1981 (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Date: April 2015

Page 4 of 4
*Resource Name or #

540 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



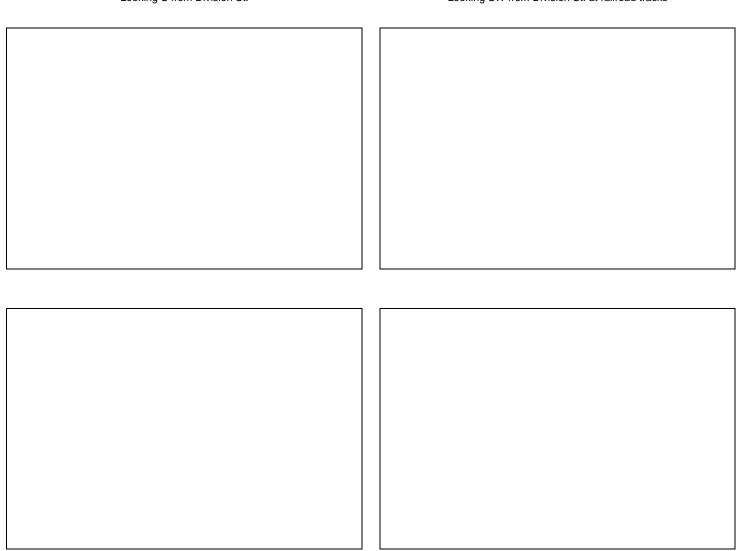
Looking S from Division St.



⊠ Continuation

□ Update

Looking SW from Division St. at railroad tracks



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # HRI		
PRIMARY RECORD		Trinomial #		
		NRHP Status Code	•	
Other Listing: Review Code		ewer	Date	
Page 1 of 4				
	e or # (Assigned by recorder)	624 Division Street	<u>t</u>	
P1. Other Identifier: *P2. Location: Not for Publication	⊠ Unrestricted	*a County	Alameda	
*P2. Location: Not for Publication and (P2c, P2e, and P2b or P2d. Attach a Location Ma		*a. County _	Alameda	
*b. USGS 7.5' Quad Dublin Date 2015 c. Address 624 Division Street	T ;R ;	¼of	1/4 of Sec	; B. ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear re	 · 	;	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions		s appropriate) AP	N: 094 -0127-026-00	_
*P3a. Description: (Describe resource and its major e	lements. Include design, mat	terials, condition, alte	rations, size, setting, and t	ooundaries)
624 Division Street is situated with a deep setback with a residential setting, including a row of mature building consisting of a main block with hipped roo entry porch, and a series of additions with gable ar Original form main block with pedimented Cutaway bay window with paneled transcommended transcommend post, brackets, and panel screen Entry fitted with historic, glazed, wood does Some original 1/1, wood, double-hung same Exterior brick chimney on east elevation.	e palms along the west side f, projecting gable bay on and shed roofs on the rear of projecting gable bay and arms on side windows, scro- on porch or with transom light	le of the property and the main elevation elevation. The property apex ornament path of brackets and dro	nd drive. The dwelling is with cutaway bay wind perty features: unel	s a single-story
(continued on page 3) *P3b. Resource Attributes: (List attributes and code	,			ner (Isolates,
*P4. Resources Present: ☐ Building ☐ Structi *P5a. Photograph or Drawing (Photograph required for b	ure □Object □Site uildings, structures or objects		lement of District etc.): P5b. Description of Pho-	oto: (View, date,
		12/14	accession #)	•
		111	Looking SE from Divi January 2015	ision St.
		8-1		
			*P6. Date Constructed	
		<i>y</i> .	Sources: ⊠His	storic oth
		Control of	1898, City of Pleasar	
		A VIII	*P7. Owner and Addr	
			Sylvia and Gregory D	
00000 0000		Canal Control of the	624 Division St	
			Pleasanton, CA 9456	
			*P8. Recorded by: Na	me, affiliation, and
			address) Elaine Stiles and Kat	herine Petrin
			Architectural Resource	
			Pier 9, The Embarca	
			San Francisco, CA 9	4111
			*P9. Date Recorded: *P10. Survey Type: (□ ☑ Intensive	April 2015 Describe)
*D44 Panert Citati			☐ Reconnaissance	
*P11. Report Citation: (Cite survey report and other sour			Historic Context Stateme	
	ketch Map		ling, Structure & Object Re	ecord
	near Feature Record	Milling Station Record	d □Rock Art Record	

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

Page 2 of 4 *NRHP Status Code

31.	Historic Name: Harms House			
32.	Common Name:			
33.	Original Use: Single family residential	B4.	Present Use:	Single family residential
B5.	Architectural Style Queen Anne	_		
B6.	Construction History: (Construction date, alterations, ar	nd date of	f alterations)	
	See page 3			
В7.	Moved? ⊠No □Yes □Unknown Da	te:	Original Loc	ation:
ъ.	Related Features: Detached garage			
39a.	Architect:		b. Build	ler:
B10.	Significance: Theme: Residential Development	t	Area:	Post Railroad Subdivision and Development
		Proper	ty	
	od of Significance:	Тур		
(Disc	uss importance in terms of historical or architectural context as	s defined	by theme, period, ar	nd geographic scope. Also address integrity.)

624 Division Street was part of an increasing pattern of subdivision and residential development after the arrival of the railroad in Pleasanton in the 1860s. According to a 2003 DPR form for the property, Theodore and Louisa Harms purchased a 5.6-acre parcel of land from Juana and Higuera Bernal sometime after 1870 and constructed the core of the existing residence on the property. The original dwelling consisted of three rooms, now comprising the kitchen, dining room and one bedroom in the existing house. The Harms Family appears to have owned the property through the early decades of the 20th century. In 1912, L.E. (Louisa E.) and J.H. Harms, owned the property, and in 1920, Louisa Harms, now widowed, and her adult daughter Anna are living on the property (Pleasanton 1912; US Census 1920). Given the presence of auxiliary dwellings on the property in the 1910s and 1920s, it seems likely the Harms rented rooms in outbuildings to workers (see Construction History). By 1930, Jack and Zylpha Sampson were renting the rear dwelling on the property. Jack was a horse trainer at the Pleasanton Race Track, perhaps indicating some connection between the race track and the temporary quarters on the parcel (US Census 1930). In the 1940s, Albert and Vivian D. Torrey owned the property. Al Torrey was a hoisting engineer at a local gravel pit (US Census 1940).

624 Division Street is a relatively well-preserved example of a Queen Anne cottage form commonly constructed in Pleasanton in the late 19th and early 20th centuries. The overall design and form of the dwelling has been altered with late 20th century wing and rear additions and other lesser alterations over time, including some change to the facade. However, the historic main block of the dwelling retains historic fabric and integrity of design, materials, workmanship, and feeling. In addition, the property retains integrity of setting due to the orientation and location of the dwelling set toward the rear of the large lot, a deep front yard, mature vegetation and simple landscaping as was common in late 19th century Pleasanton. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 624 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 624 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

Alterations: Deck extension to front porch with second set of access steps to driveway (2006); replacement balusters on porch; replacement 1/1 metal sash windows in most openings on main block; wing addition and rear additions to main block (1982, 2003)

The property also includes a 2-story garage with gable roof and 2 dormers set near the rear lot line (1989).

B6. Construction History (continued from page 2)

Sanborn map research indicates that 624 Division Street was originally a single-story dwelling a projecting bay on the front elevation and recessed, engaged entry porch and small projecting section on the south end of the east elevation, consistent with the current form of the building's historic main block. The property also had a small shed addition on rear elevation by 1929 (Sanborn 1907, 1929, 1943). In the first decade of the 20th century and through the 1930s, the property contained a tank house and small auxiliary dwelling used as a rooming house (Sanborn 1907, 1929). Later owners constructed a rear porch addition in 1982, a large loft addition in 2003, and the front deck in 2006. The detached garage on the property dates to 1989 (Pleasanton Building Permits).

B12. References: (continued from page 2)

Architectural Resources Group. "DPR A Primary Record and Building, Structure, and Object Record for 624 Division Street, Pleasanton, CA." 2003. Collection of the City of Pleasanton Planning Department.

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Date: April 2015

Page 4 of 4
*Resource Name or # 624 Division Street (Assigned by recorder)

Recorded By: Architectural Resources Group



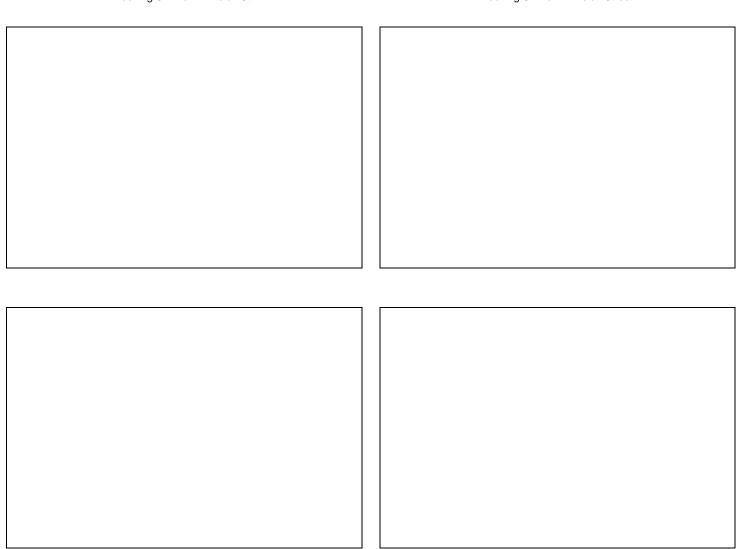
Looking SW from Division St.



⊠ Continuation

□ Update

Looking SE from Division Street



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
Oth on Lindings	NRHP Status Co	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
•		
*Resource Name of P1. Other Identifier: 636 Division Street	or # (Assigned by recorder) 640 Division Stre	<u>et </u>
	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
*b. USGS 7.5' Quad Dublin Date 2015		¼ of Sec ; M.
c. Address 640 Division Street	City Pleasanton	Zip <u>94566</u> mE/ mN
 d. UTM: (Give more than one for large and/or linear rese. e. Other Locational Data: (e.g., parcel #, directions to 		.PN: 094 -0127-025-02
*P2o Deceription (Deserbe resource and its residual)		tanations sine patting and become
*P3a. Description: (Describe resource and its major ele 640 Division Street is a low, single-story, hollow clay		
The property features:	tile, side-gable dwelling with a single-sid	ny, wood-irame, onset rear addition.
Full-length, attached front porch with stucc		ed infill on west elevation of porch
 Centered entrance with newer glazed front Three-part windows with fixed center sash 		sash flanking entry
Secondary entrance on east elevation with		Sasii lialikiliy elitiy
 Double-hung wood windows on secondary 	elevations	
 Offset rear addition nearly the same size a Exterior brick chimney on east elevation of 		le hung wood windows
 Stuccoed interior chimney at ridge line of n 		
Landscape features include low, brick planters flank		
The property also includes a detached garage at the	e rear of the lot with a broad gable roof, re	placement doors and possibly enlarged
openings.		
*P3b. Resource Attributes: (List attributes and codes	HP2. Single Family Property	☐Other (Isolates,
*P4. Resources Present: ⊠Building □Structur		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for bu	Idings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking SW from Division St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		□ Prehistoric □ Both
		1920, City of Pleasanton
		*P7. Owner and Address:
	1967	Catherine A. Bolls
		2008 Larry Pl
		Livermore, CA 94550 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
	Applied in the second	*P10. Survey Type: (Describe)
		☑ Intensive
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
•	-	
·		ilding, Structure & Object Record
	ear Feature Record	ord Rock Art Record

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name: Peter and Myrtha Madsen H	House				
B2.	Common Name:					
B3.	Original Use: Single family residential	B4.	Present Use:	Single family	residential	
*B5.	Architectural Style					
*B6.	Construction History: (Construction date, alte	erations, and date of	alterations)			
	See page 3					
*B7.	Moved? ⊠No □Yes □Unkno	wn Date:	Original Loc	ation:		
*B8.	Related Features: Detached garage					
В9а.	Architect:		b. Build	ler:		
*B10.	. Significance: Theme: Residential Dev	velopment	Area:	Early 20th Centu	ry Expansions and Add	ditions
		Property	/			
	iod of Significance:	Туре			Applicable Criteria:	3/C
(Disc	cuss importance in terms of historical or architectura	I context as defined b	by theme, period, ar	nd geographic scope	. Also address integrity.)	

640 Division Street is part of a pattern of increased subdivision and residential development in Pleasanton during the early 20th century. The property is part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold of parcels off in various acreages (Pleasanton Downtown Historic Context Statement).

Peter Madsen, a local plasterer and general contractor owned this property from the 1910s through the early 1940s (Pleasanton 1912, 1940). The Madsen Family appears to have owned another property on Division Street during the period, and Peter Madsen purchased this property when he was in his early 20s (US Census 1910). By 1929, Madsen had constructed the present house on the property and was living on site with his wife, Myrtha (or Myrtle), and their children (Sanborn 1929, US Census 1930). In 1940, Peter Madsen and Myrtha were living in the house with father-in-law Fred Snarey. The property also included a rear dwelling and included land now associated with 648 and 654 Division Street (Sanborn 1943, Pleasanton 1940).

640 Division Street is a late example of a vernacular, side-gable dwelling with a bungalow interior plan common in Pleasanton during the late 19th and early 20th centuries. It typifies the output of local vernacular building culture of the period, while incorporating more novel materials such as hollow clay tile. The property retains a good degree of integrity of design, material, and workmanship, likely reflecting the design and finish qualities Peter Madsen chose for the property. The rear addition appears to have been integral to the original design, though it has had some alterations over time. 640 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11.	Additional Resource	Attributes.	(Liet attributes	(aghos has
DII.	Additional Resource	Allibules.	(List attributes	and codesi

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 640 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 640 Division Street was constructed with a footprint consistent with the existing dwelling: a single-story dwelling with an overall rectangular plan and the narrow end set to the street. The property had a full length front porch and the rear massing projected slightly on east elevation, again consistent with the existing dwelling. Historically, the property included an additional small dwelling to the rear (ca. 1943) and several garages, likely to support Madsen's contracting activities (Sanborn 1929, 1943).

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Date: April 2015

Page 4 of 4
*Resource Name or #

640 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



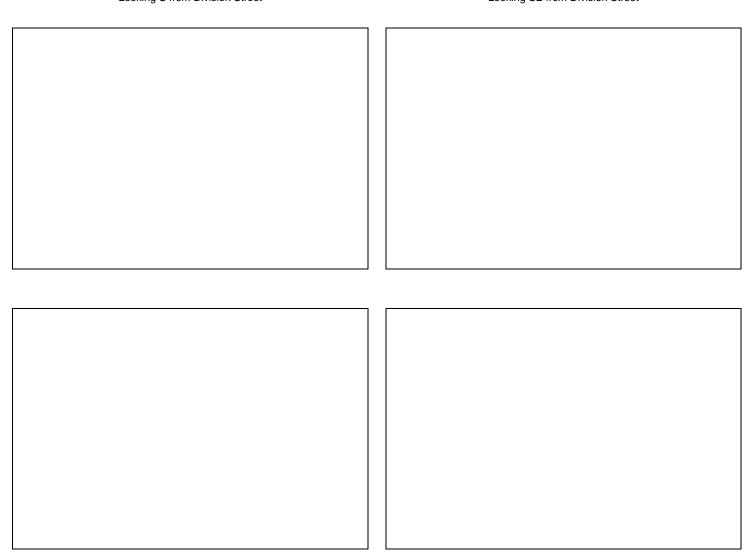
Looking S from Division Street



⊠ Continuation

□ Update

Looking SE from Division Street



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
	HKI	
PRIMARY RECORD	Trinomial # NRHP Status Co	<u></u>
Other Listings		
Review Code _	Reviewer	Date
Page 1 of 4		
*Posource Name of	# (Assigned by recorder) 690 Division Stre	ot .
P1. Other Identifier:	# (Assigned by recorder)	et
*P2. Location: Not for Publication	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	s necessary.)	В.
*b. USGS 7.5' Quad Dublin Date2015 1		¼ of Sec ; M.
c. Address 690 Division Street d. UTM: (Give more than one for large and/or linear reso	City Pleasanton	Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		
*P3a. Description: (Describe resource and its major eler		- · · · · · · · · · · · · · · · · · · ·
690 Division Street is a one and two-story dwelling w a single-story main block with central hip and flanking		
additions to the original structure. The main block fea	tures:	•
Central engaged front porch with slim, paire Off center main entrance with newer wood a		sts, and lattice screening at roofline
 Off-center main entrance with newer wood of the second frame, divided picture window of the second frame, divided picture window of the second frame. 		window with double-hung sash on
porch, east of entrance		Ü
 Bay window with wood fixed or casement sa Exterior, rectangular brick chimney on west 		
The rear massing of the building features:	cicvation	
A two-story section with hipped roof and hip		
A one-story section with hipped roof that wra	aps around the central massing, litted wi	th glass block and wood casement sash
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4. Resources Present: ⊠Building □Structure	□Object □Site □District □	Other (Isolates,
*P5a. Photograph or Drawing (Photograph required for build	lings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking SW from Division St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
	4	□Prehistoric □Both
		1940, City of Pleasanton
		*P7. Owner and Address:
		James & Jacquelyn Robinette, Trs. 690 Division St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
Control of the second s		Elaine Stiles and Katherine Petrin
	A STATE OF THE PARTY OF THE PAR	Architectural Resources Group
	A CONTRACTOR OF THE PARTY OF TH	Pier 9, The Embarcadero San Francisco, CA 94111
The second secon		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
	A Company of the Company of the Company	☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Sket	ch Map 🔲 Continuation Sheet 🔲 Bui	Iding, Structure & Object Record
	ar Feature Record	
	ner (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR	IECT RECORD

BUILDING, STRUCTURE AND OBJECT RECORD				
Page 2	2 of 4 *NRHP Status Code			
B2.	Historic Name: Edwin and Amy Orloff House Common Name: Original Use: Single family residential B4. Present Use: Single family residential Architectural Style			
*B6. *B7. *B8.	Construction History: (Construction date, alterations, and date of alterations) See page 3 Moved? No Yes Unknown Date: Related Features:			
B9a. * B10.	Architect: b. Builder: b. Builder: Area: Early 20 th Century Expansions and Additions			
	Property Minimal od of Significance: Type: Traditional/Ranch Applicable Criteria: 1,3			
690 D larges origina The O Davis ranche operat 1964. couple	division was constructed in 1940 as the home of Edwin and Amy Orloff. Edwin Orloff was the son of Thomas Orloff, one of the st dairy farmers in Pleasanton in the early 20 th century. The house was a built on a subdivided parcel that was part of land ally owned by the Johnston Family (Thompson 1878; Pleasanton 1912). Orloff (originally Arloff) family immigrated to California from Denmark before World War I. Thomas Orloff worked for the Heath and Dairy before buying the concern with co-worker Hans Hansen in 1921. The partners eventually owned three separate dairy es totaling about 5,000 acres. In 1947, Orloff and Hansen ended their partnership, and Thomas and son Edwin continued to te their ranch on Hopyard Road. Edwin Orloff stopped dairy farming and sold the family's ranch lands to real estate developers in Edwin and Amy Orloff constructed this dwelling during the height of the Hansen & Orloff Dairy partnership. Previously, the e rented the house at 4260 Pleasanton Street from the Hansen Family (Trimingham 35; Centennial 21; Hagemann 47, 50; wright 67; US Census 1940; Pleasanton 1940).			
proper Spanis scale sintegri is also The O Pleasa render	Orloff House is a relatively well-preserved example of an early ranch form in Pleasanton featuring minimal traditional details. The rty has a low, horizontal profile; hipped and cross gable roof forms; large picture windows; and decorative features combining sh Colonial Revival and minimal traditional elements. The dwelling has had substantial rear additions, but the additions are in with the historic main block and ell and are rendered in similar materials and finishes. Overall, the property retains sufficient ity of design, materials, workmanship, feeling, and association to convey its architectural significance in Pleasanton. The property of associated with the history of dairy farming in Pleasanton, one of the major agricultural industries in the city in the 20 th century. Orloff Family was one of the most prominent in the dairy business in Pleasanton. Edwin Orloff, a second-generation dairyman in anton was one of the leading dairy producers in the region in the third quarter of the 20 th century. The modern, stylistically well-red home at 690 Division is associated with the prosperity that the dairy industry brought to the region. 690 Division Street ars to be eligible for the California Register of Historic Resources under Criterion 1 and 3.			

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 690 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The whole property features brick cladding and stucco finish and imitation red clay tile roofing. Landscape features include partial height brick site walls with piers and bollards.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 690 Division Street was constructed with a footprint and detailing similar to the existing dwelling (Sanborn 1943). In 2003, owners constructed a 297 square-foot addition and in 2012 owners added a detached garage to the property (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Date: April 2015

Page 4 of 4
*Resource Name or # 690 Division Street (Assigned by recorder)

Recorded By: Architectural Resources Group



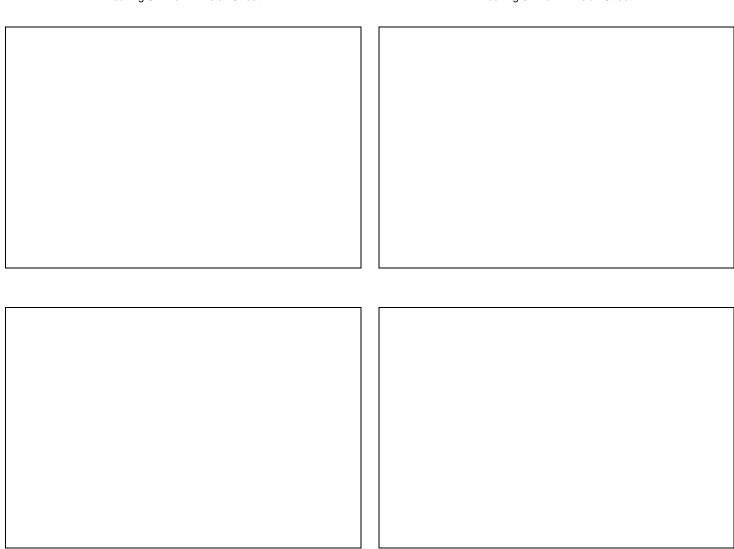
Looking SW from Division Street



⊠ Continuation

□ Update

Looking SE from Division Street



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	nda.
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
	or # (Assigned by recorder) 733 Division Str	eet
P1. Other Identifier:	□ Unrestricted *a. County	Alamada
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map		_Alameda
*b. USGS 7.5' Quad Dublin Date 2015 c. Address 733 Division Street	T ;R ; ¼of City Pleasanton	
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		
P3a. Description: (Describe resource and its major ele	monte Include decian materials condition s	ulterations size setting and houndaries)
733 Division Street is a 1.5-story dwelling with a rect		,
 Wraparound porch with column posts and p Short, octagonal turret on SE corner of mai Hipped dormer centered on main elevation Original 1/1 double-hung sash windows on Exposed shaped rafter tails below roofline a Flush board siding on primary wall planes; The rear ell is minimally visible but features a hipped west elevation, and a small addition with shed roof ondicating an early built date. 	n block with segmented conical roof and of roof plane with historic fixed sash facade and E elevation; at porch and sides wood shingles on dormer and turret dormer on the rear roof plane, a broad	I historic fixed sash projecting semi-hexagonal bay on the
continued on page 3) FP3b. Resource Attributes: (List attributes and codes)		Other (Isolates,
P4. Resources Present: ☐ Building ☐ Structure P5a. Photograph or Drawing (Photograph required for building)	e Object Site District Idings structures or objects)	Element of District etc.):
Total Friotograph of Drawing (Friotograph required for built	unigs, structures of objects)	P5b. Description of Photo: (View, date, accession #)
		Looking NE from Division St.
		January 2015
		*P6. Date Constructed/Age and
	SACHA	Sources: Historic
ATAIN		☐Prehistoric ☐Both 1895, City of Pleasanton
		1693, City of Fleasanton
		*P7. Owner and Address:
		George and Linda Garbarino, Trs.
		733 Division St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
	117	Elaine Stiles and Katherine Petrin
	THE RESERVE OF THE PARTY OF THE	Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive
		_
P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Reconnaissance Historic Context Statement, 2013
•	•	uilding, Structure & Object Record
	ear Feature Record	ord ☐Rock Art Record

State of California The Resources Agency	Primary #	
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DEPARTMENT OF PARKS AND RECREATION	HRI	
DINI DINC STRUCTURE AND OR IECT RECORD		

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name: Joseph and Carrie Lewis House		
B2.	Common Name:		
B3.	Original Use: Single family residential B4	. Present Use:	Single family residential
*B5.	Architectural Style Queen Anne		
*B6.	Construction History: (Construction date, alterations, and date	e of alterations)	
	See page 3		
*B7.	Moved? ⊠No □Yes □Unknown Date:	Original Loc	cation:
*B8.	Related Features:		
B9a.	Architect:	b. Build	der: Charles Bruce
*B10.	Significance: Theme: Residential Development	Area:	Post Railroad Subdivision and Development
	Prop	erty	
		ype: Queen Anne	Applicable Criteria: <u>3/C</u>
(Disc	cuss importance in terms of historical or architectural context as defin	ed by theme, period, ar	nd geographic scope. Also address integrity.)

733 Division Street is located at the far western extent of the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date (Pleasanton Historic Context Statement).

Local builder Charles Bruce designed and built 733 Division Street in 1895. Charles Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders. He began constructing homes in Pleasanton during the 1890s and constructed between thirty and forty residential buildings in Pleasanton between the late 19th and early 20th centuries. He also designed and built several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years (Pleasanton Historic Context Statement).

Though the original owner or occupant of 733 Division is unknown, by 1912 widow Emma Mendenhall and her son Roy R. Mendenhall owned this parcel and the adjacent property at 685 St. Mary Street (Pleasanton 1912). Sometime in the 1910s, the Mendenhalls sold the house to Joseph and Carolyn (Carrie) Lewis, Portuguese immigrants from the Azores who arrived in the US between 1890 and 1900 (US Census 1910, 1920). Joseph Lewis was the proprietor of a local fruit and candy store (1910) and a local hardware store (1920). By 1930, Carrie was widowed and lived at the home with her widowed daughter, Carolyn Bedsworth, grandson James Bedsworth, and grandson Clifton Nevis, an electrician, and his wife Jewel. By 1940, son Frank Lewis was also living at the property.

(continued page 3)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 733 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that the front portion of 733 Division Street has changed little since the early 20th century. The property was a 1.5-story dwelling with a partial length, wrap around porch on the main elevation. The earliest portion of the building ended at the second (north) bay window on the east elevation and the rear elevation originally had an irregularly-shaped, full-length, rear porch. After 1943, owners added an additional bay onto the rear elevation and enclosed a portion of the porch, now extant as the addition with a shed roof on the west elevation. Historically, the property included a garage, two sheds, a small single-story barn, and a tank house (Sanborn 1907, 1929, 1943). Historic photograph evidence indicates that the wood shingle and window treatments in the front dormer and turret are historic treatments (see Continuation Sheet).

B10. Significance (continued from page 2)

733 Division Street is a well-preserved example of a Queen Anne-style dwelling and residential building designed and constructed by local builder Charles Bruce. It has many of the most common features of the style in Pleasanton, including 1.5-story height, hipped roof, corner tower, and an extensive porch. The property retains integrity of design, materials, workmanship, feeling, and association. The property has readily discernible form, massing, and outline and retains original cladding and door and window materials and openings. The property has had some additions to the rear elevations, but many appear to have been completed within the historic period and are compatible in scale, massing, and materials. The property retains a high level of integrity overall. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

733 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

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

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4

*Resource Name or #

733 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



Looking NE from Division Street



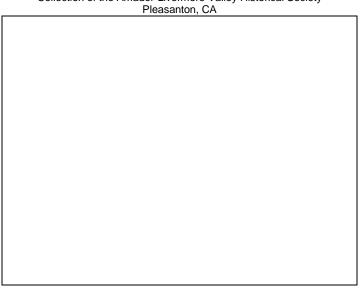
□ Continuation

□ Update

Historic Image, ca. 1970s
Collection of the Amador-Livermore Valley Historical Society



Historic Image, date unknown Collection of the Amador-Livermore Valley Historical Society Pleasanton, CA



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	_
PRIMARY RECORD		_
	Trinomial # NRHP Status Code	
Other Listings Review Code	Reviewer Date	_
Page 1 of 4		
. 490 / 6. 1		
*Resource Name or # (Assigned by record	der) 844 Division Street	
P1. Other Identifier: *P2. Location: □ Not for Publication □ Unrestricted	*a. County Alameda	_
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	•	_
	B. ; ¼of ¼ of Sec ; M. anton Zip 94566	
c. Address <u>844 Division Street</u> City <u>Please</u> d. UTM: (Give more than one for large and/or linear resources) Zone	anton Zip <u>94566</u> : mE/ mN	
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, e		
*P3a. Description: (Describe resource and its major elements. Include design	n materials condition alterations size setting and houndaries)	
844 Division Street is a single-story Queen Anne cottage with a rectang hipped roof. The property features:	gular main block, hipped roor, and an onsertear eil with	
 Projecting front gable with pedimented gable; cutaway bays w 	vith brackets and drop finials; fishscale shingles in gable; and	
fixed, divided wood window in gable.Partial-length, engaged front porch with wood deck and steps,	turned nost supports, pierced brackets, and spindle screen	
 Front entrance with new leaded glass front door 	, turried post supports, pierced brackets, and spiridle screen	
 Wood, double-hung, 1/1 windows throughout 		
Channel or flush board wood siding		
 Small projecting addition on east elevation with hipped roof The property includes a detached garage. Story poles on the property in 	indicate plans for a larger, two-story addition on the existing	
expanded ell. Landscape features include a mature, deciduous tree in		
,	,	
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Fa	amily Property	
,	☐Other (Isolates,	_
*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ S *P5a. Photograph or Drawing (Photograph required for buildings, structures or o	Site District Element of District etc.): Dispects) P5b. Description of Photo: (View, date,	
Tod. Thoograph of Brawing (Thoograph required to Bundings, structures of a	accession #)	
	Looking S from Division St.	
	January 2015	_
	*P6. Date Constructed/Age and	_
A A A A A A A A A A A A A A A A A A A	Sources: Alistoric	
	□ Prehistoric □ Both	
	1895, City of Pleasanton	
	Ca. 1870; DPR Form, 2003 *P7. Owner and Address:	
	Judd and Kristen Feldman	
	1655 Orvieto Ct	_
	Pleasanton, CA 94566	_
	*P8. Recorded by: Name, affiliation, and	
	address) Elaine Stiles and Katherine Petrin	
	Architectural Resources Group	_
	Pier 9, The Embarcadero	_
	San Francisco, CA 94111	
	*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)	_
	☐ Intensive	
	Reconnaissance	
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")	Pleasanton Downtown Historic Context Statement, 2013	
_		_
*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Conti	tinuation Sheet ⊠ Building, Structure & Object Record ☐ Milling Station Record ☐ Rock Art Record	
☐ Artifact Record ☐ Photographic Record ☐ Other (List)	- Himming Station Record - Livek Alt Record	

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	

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BUILDING	. 3 I KUC I	UKE AND	ODJECI	RECURD

BUILDING, STRUCTURE AND OBJECT	RECORD
Page 2 of 4	*NRHP Status Code
B1. Historic Name: Lawrence and Catherine Lyster House B2. Common Name: B3. Original Use: Single family residential B4. Proceed B5. Architectural Style Queen Anne B6. Construction History: (Construction date, alterations, and date of alter See page 3 B7. Moved? No Yes Unknown Date: B8. Related Features: Detached garage	esent Use: Single family residential erations) Original Location:
B9a. Architect:	b. Builder:Lawrence Lyster?
*B10. Significance: Theme: Residential Development Property	Area: Post Railroad Subdivision and Development
· · · · · · · · · · · · · · · · · · ·	Queen Anne Cottage Applicable Criteria: 3/C
844 Division Street was part of a pattern of subdivision and residential ex 1860s. This property was originally part of the Nevis Tract, an area of land Pleasanton Race Track (now Alameda County Fairgrounds) (Thompson all land between the Pleasanton Race Track and Division Street. He laid out early as 1878, Australian immigrant Lawrence Lyster and his wife Catherilived here with their four children. Lawrence Lyster immigrated to the US to have owned several lots on the south side of Division Street in the 191 1912). By 1920, Lawrence Lyster, then 72, was widowed, and lived at the Paul. Elizabeth Pelle was the local postmistress in the 1930s and Paul va 1920, Trimingham 27). The Pelles continued to live in the house until 194 Hansen, purchased the property (US Census 1930, 1940; Pleasanton 194844 Division Street is a well-preserved and distinct example of a Queen Alawrence Lyster. The house retains the hallmarks of the Queen Anne comprominent projecting front gable opposite porch, and period ornament on bay. The property retains the majority of its original cladding materials, do property also retains significant ornament, including porch posts and spin and decorative, fixed window in the gable. The property has had some all compatible in scale and massing to the historic main block. The property workmanship, feeling, and association to convey its architectural significate historic events or persons in the history of Pleasanton. 844 Division Street Resources under Criterion 3. B11. Additional Resource Attributes: (List attributes and codes)	d associated with the Nevis Family, former owners of the 1878). In the late 1870s, Joshua Nevis began subdividing a Rose Street and sold of parcels off in various acreages. As ine owned this property (Thompson 1878), and by 1910, they in 1852 and was a house carpenter. He and Catherine appear 0s surrounding their home (US Census 1910, Pleasanton e property with his daughter, Elizabeth Pelle and her husband ariably worked as a grocer and postal employee (US Census 10, when Howard Hansen, son of local dairyman Hans 140). Anne cottage in Pleasanton, most likely constructed by tage form, including its single-story height, hipped roof, the primary elevation focused on the porch and projecting for and window openings, and door and window fittings. The adle screening, and cutaway bay brackets, pedimented gable, teration with a rear addition, but the present addition is retains sufficient integrity of location, design, materials, ance. The property is not significantly associated with any
*B12. References: See page 3	(Sketch Map with north arrow required.)
B13. Remarks: *B14. Evaluator: Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111	To this time to the state of th
*Date of Evaluation: April 2015	

Google Maps

(This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 844 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn maps provide no coverage for this portion of Division Street. City of Pleasanton building permit records indicate owners constructed a 364 square-foot addition on the rear of the dwelling in 1998 and a deck on the rear of the building in 2006 (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # 844 Division Street (Assigned by recorder)

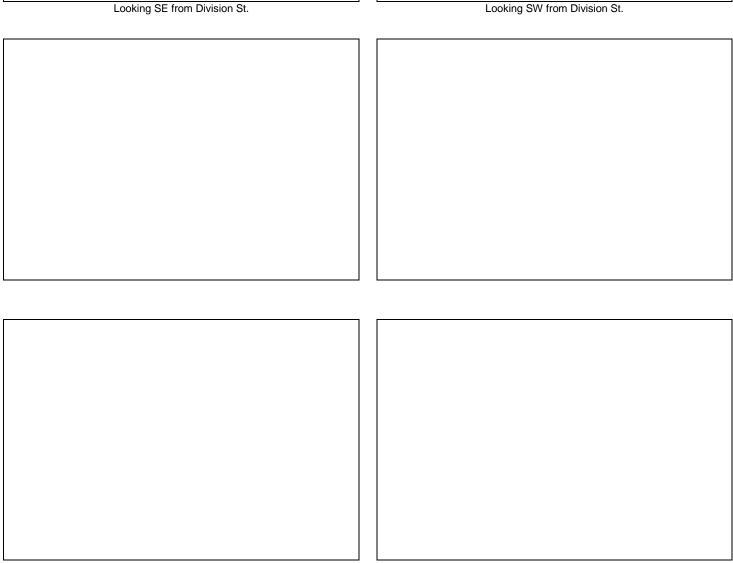
Recorded By: Architectural Resources Group





⊠ Continuation

□ Update



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial	
Other Listings	NRHP Star	tus Code
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name o	r # (Assigned by recorder) _ 918 Division	on Street
P1. Other Identifier:		
*P2. Location: Not for Publication and (P2c, P2e, and P2b or P2d. Attach a Location Map	✓ Unrestricted *a. Co as necessary.)	
*b. USGS 7.5' Quad Dublin Date 2015 c. Address 918 Division Street	T ;R ;	%of ¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear res		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		te) APN: 094 -0127-015-00
P3a. Description: (Describe resource and its major ele	ments. Include design, materials, cond	ition, alterations, size, setting, and boundaries)
918 Division Street is a single-story, side-gable dwel property features:	ling with a gable roof, full length-fro	ont porch, and small rear extension. The
	s: square column supports: river st	one parapet wall; gable marking the entrance
with cross and line ornamentation in the stu		
 Centered front entrance fitted with historic, 		Jieu peilile.
 All 1/1, double-hung vinyl replacement wind 		
 Simple braces on the end gable eaves 		
 Exterior concrete block chimney on east ele 	evation	
 Stucco exterior finish 		
 Asphalt shingle roof sheathing 		
The property includes two detached garages that ap	pear to date from the early 20 th cer	ntury.
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
· ·		☐Other (Isolates,
P4. Resources Present: Building Structure		Element of District etc.):
P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #)
		Looking SW from Division St.
Valle 2		_ January 2015
		*P6. Date Constructed/Age and
	No.	Sources: Alistoric
		□ Prehistoric □ Both
		1908, City of Pleasanton
		Ca. 1915, Research
	+	*P7. Owner and Address:
		Erika and HB Torquemada
		3072 Alburni Ct
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
	All Andrews	Architectural Resources Group Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		Intensive ⊠ Intensive
	The second secon	
D44 Depart Citation (0)	DI-	Reconnaissance
P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Dow	ntown Historic Context Statement, 2013
Attachments: NONE Location Map Ske	etch Map	M Building Structure & Chicat Bassard
	·	☐ Building, Structure & Object Record
	ear Feature Record	on Record Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
DITII DING STRUCTURE AND OR LECT	DECORD

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:	Bianchi Ho	use						
B2.	Common Name:								
B3.	Original Use:	Single famil	y resid	lential	B4.	Present Use:	Single fa	mily residential	
*B5.	Architectural S	tyle			<u> </u>				
*B6.	Construction H	listory: (Cor	nstruction	on date, alteration	ns, and date of	f alterations)			
	See page 3								
*B7.	Moved? ⊠	No 🗆	Yes	□Unknown	Date:	Original Lo	cation:		
*B8.	Related Feature	es:							
DO ₀	A rabita atı					h Duil	dor		
B9a.	Architect:					b. Buil	-		
*B10.	. Significance:	Theme:	Resid	dential Develop	ment	Area:	Early 20 th C	Century Expansions and A	dditions
					Proper	ty			
Peri	iod of Significand	ce:			Тур	e: Vernacular, s	ide gable	Applicable Criteria:	3/C
(Disc	cuss importance in te	erms of histor	ical or a	architectural cont	ext as defined	by theme, period, a	nd geographic s	scope. Also address integrity.)

The property associated with 918 Division Street was originally part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold of parcels off in various acreages. Local house carpenter Lawrence Lyster, who lived at 844 Division Street, owned this property in 1878 and in 1912 (Thompson 1878, Pleasanton 1912).

The earliest documented owner/residents of the property were the Bianchi Family. Louis Bianchi and his wife, two daughters, two brothers, cousin, and a boarder lived in the house in 1910. Louis was a saloonkeeper with his own premises in Pleasanton (US Census 1910). By 1920, Louis's cousin, Agide (alternatively Ouide, Ougide, and Joseph) and his wife Aurelia (alternatively Oriele) Bianchi owned the property (US Census 1920). The Bianchis lived at 918 Division through the 1940s. Joseph was employed over the years as a farm laborer, laborer for the water department and a dairy laborer (US Census 1910, 1920, 1930, 1940; Pleasanton 1940).

Based on the form and finish of the existing dwelling, it seems unlikely that Lawrence Lyster constructed the property. The Bianchi Family may have constructed the dwelling themselves after their purchase of the property sometime between 1912 and 1920. The property is typical of vernacular side-gable dwellings constructed in Pleasanton in the early 20th century, and most commonly in the former Nevis Tract. The property retains its 3x1 bay massing, full-length front porch, and off-center entrance. The Bianchi residence differs in its architectural treatment, including the river rock parapet wall on the porch, exposed rafter ends, and ornament in the porch gable. The property appears to retain cladding materials and door and window openings from the historic period, and the majority of its ornamental treatments. Based on visual analysis, the property retains sufficient integrity of design, materials, workmanship, feeling, and association to convey its significance as a modest vernacular dwelling with owner personalization. 918 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11.		esource Attributes: (List attributes and codes)
*B12.	References:	See page 3
B13.	Remarks:	
D10.	rtemarks.	
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin
	•	Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
*Date	of Evaluation:	: April 2015
	(This s	space reserved for official comments.)
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State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 918 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of this portion of Division Street, and the City of Pleasanton has no permits of note on file for 918 Division Street.

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # 918 Division Street (Assigned by recorder)

Architectural Resources Group Recorded By:

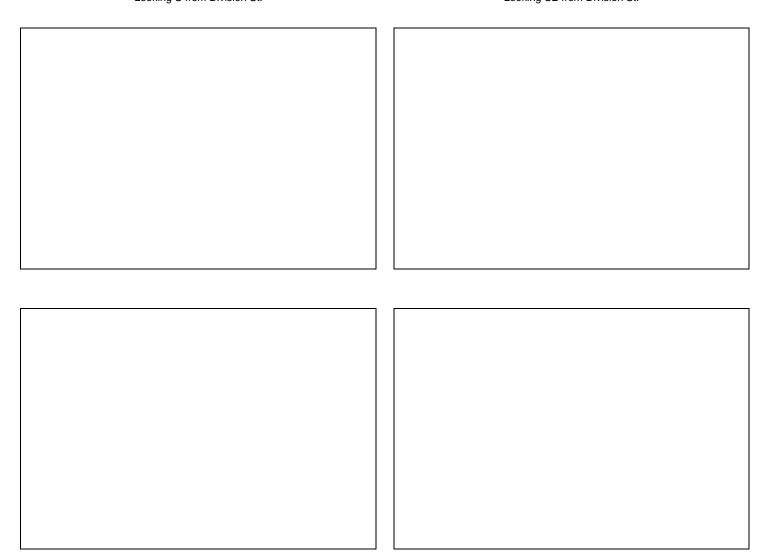
Date: April 2015 **⊠** Continuation □ Update



Looking S from Division St.



Looking SE from Division St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	12
Other Listings Review Code _	Reviewer	Date
Page 1 of 3		
*Posquiso Namo or	# (Assigned by recorder) 934 Division Stre	ot.
P1. Other Identifier:	# (Assigned by recorder)	
*P2. Location: Not for Publication and (P2c, P2e, and P2b or P2d. Attach a Location Map a		Alameda
*b. USGS 7.5' Quad _ Dublin _ Date _ 2015 _ T c. Address _ 934 Division Street	City Pleasanton	¼ of Sec ; M Zip 94566
d. UTM: (Give more than one for large and/or linear reso e. Other Locational Data: (e.g., parcel #, directions to		mE/ mN PN: 094 -0127-014-02
*P3a. Description: (Describe resource and its major eler	nents. Include design. materials. condition. alt	erations, size, setting, and boundaries)
 A partial-length front porch with new, dimense Stucco on NW elevation indicates possible of All vinyl 1/1 double-hung or three-part picture Narrow gauge T1-11 siding on front elevation Asphalt shingle roofing The property also includes 936 and 948 Division at the Street does not retain sufficient integrity to be eligible 	change in roofline e windows, in and stucco cladding on side elevations he rear of the lot, built in 2003. Because o	of substantial alterations, 934 Division
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: ⊠Building □Structure *P5a. Photograph or Drawing (Photograph required for build	□Object □Site □District □	☐Other (Isolates, Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking SW from Division St. January 2015
		*P6. Date Constructed/Age and Sources:
		□Prehistoric □Both 1908, City of Pleasanton
		*P7. Owner and Address: Laura and Jerome Raney, Trs. 332 Hartford Rd
		Danville, CA 94526 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
	<u> </u>	Architectural Resources Group Pier 9, The Embarcadero
		San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive
*P11. Report Citation: (Cite survey report and other sources	, or enter "none.") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
•		·
□ Archaeological Record □ District Record □ Line	tch Map ☑ Continuation Sheet ☐ Bui ar Feature Record ☐ Milling Station Reco her (List)	lding, Structure & Object Record rd □Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR LECT	DECODD

DOILDING,	01110010	OBOLOT	KEOOKE
Page 2 of 3			*NDUD Status Co

B1.	Historic Name:						
B2.	Common Name						
B3.	Original Use:	Single far	nily resid	dential	B4.	Present Use:	Single family residential
*B5.	Architectural	Style					
*B6.	Construction	History: (0	Construct	ion date, alteratio	ns, and date o	of alterations)	
	See page 3	• ,					
*B7.		Πo	□Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featu	res:					
B9a.	Architect:					b. Build	der:
*B10.	Significance	Theme	: Resi	idential Develop	oment	Area:	Early 20th Century Expansions and Additions
					Proper	ty	
Peri	od of Significar	nce:			Тур	e:	Applicable Criteria:
(Disc	uss importance in	terms of his	torical or	architectural con	text as defined	by theme, period, a	nd geographic scope. Also address integrity.)

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(contin	ued	page	#)

B11. /	Additional Resource	Attributes:	(List attributes and codes)	
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*B12. References: See page 3

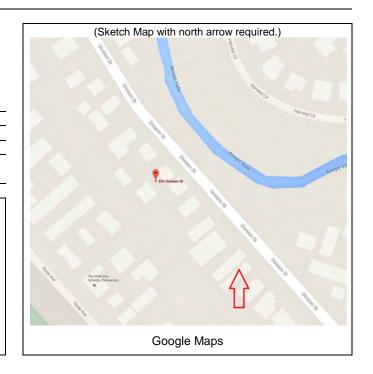
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # HRI	
Page 3 of 3 *Resource Name or # 934 Division Street (Assigned by recorder) Recorded By: Architectural Resources Group	Date: April 2015	□ Update
Looking SE from Division Street		

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI				
PRIMARY RECORD	Trinomial # NRHP Status Code				
Other Listings Review Code					
	Venemei	Date			
Page 1 of 4					
	r # (Assigned by recorder) 966 Division Stree	et			
P1. Other Identifier: *P2. Location: Not for Publication	☑ Unrestricted *a. County	Alameda			
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-				
*b. USGS 7.5' Quad Dublin Date 2015	T ;R ; 1/40f	B. ¼ of Sec ; M.			
c. Address 966 Division Street	City Pleasanton	Zip 94566			
 d. UTM: (Give more than one for large and/or linear rese. e. Other Locational Data: (e.g., parcel #, directions to 		mE/ mN PN: 094 -0127-012-00			
*P3a. Description: (Describe resource and its major ele	-				
 966 Division is a single-story, end-gable bungalow for block and later rear additions. The main block feature. Partial-length attached porch with gable root turned balustrade, and fixed, decorative lear roofline. Centered entrance with replacement wood. Three-part window with double-hung wood. 	es: of, shallow gable sill board, turned posts (juded glass window in gable and curved br	possibly replacement), replacement aces at the eaves and apex of the			
 1/1 vinyl replacement sash windows on sec One fixed, leaded glass window on east ele Secondary entrance fitted with French door Narrow, flush board siding Curved braces at apex and eaves of the manual country 	condary elevations, including three-part pictures on south end of east elevation				
·					
(continued on page 3)	1100 01 1 5 11 0				
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,			
*P4. Resources Present: ☑Building ☐Structure *P5a. Photograph or Drawing (Photograph required for building)		Element of District etc.): P5b. Description of Photo: (View, date, accession #)			
		Looking S from Division St. January 2015			
		*P6. Date Constructed/Age and Sources: ⊠Historic			
		☐Prehistoric ☐Both			
		1921, City of Pleasanton			
		*P7. Owner and Address:			
		Donald & Shelly Elkins 966 Division St			
		Pleasanton, CA 94566			
		*P8. Recorded by: Name, affiliation, and address)			
		Elaine Stiles and Katherine Petrin Architectural Resources Group			
######################################		Pier 9, The Embarcadero			
		San Francisco, CA 94111 *P9. Date Recorded: April 2015			
	111174111111111111111111111111111111111	*P10. Survey Type: (Describe) Intensive			
		Reconnaissance			
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013			
•		ding, Structure & Object Record			
	ear Feature Record	rd □Rock Art Record			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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Page 2 of 4	*NRHP Status Code
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0	D., C	11100		_ /\\\\	ODULU		``		
Page	2 of 4					*NRHP S	tatus Code		
B1.	Historic Name:	Joseph and	d Anna	Lewis House					
B2.	Common Name:								
B3.	Original Use:	Single family	/ reside	ential	B4.	Present Use:	Single fam	nily residential	
*B5.	Architectural S	tyle Cra	ftsman						
*B6.	Construction H	listory: (Con	structio	n date, alteratior	ns, and date of	alterations)			
	See page 3								
*B7.	Moved? ⊠	No 🔲	Yes	□Unknown	Date:	Original Loc	ation:		
*B8.	Related Feature	es:							
B9a.	Architect:					b. Build	er:		
*B10.	Significance:	Theme:	Resid	ential Develop	ment	Area:	Early 20th Ce	ntury Expansions and A	dditions
		-		•	Property			•	
Peri	od of Significand	e:			Туре	: Bungalow, en	d gable	Applicable Criteria	3/C
(Disc	cuss importance in te	erms of histori	ical or a	rchitectural cont	ext as defined b	y theme, period, an	d geographic sc	ope. Also address integrity)
owne betwee house 1912, immig 1920,	rs of the Pleasantonen the Pleasantonen carpenter Lawren Joseph C. and Algrated to the US in 1930). His wife A	on Race Tracen Race Tracence Lyster, vanie (Anna) the 1890s.	ck (now k and I who live Lewis Over the	w Alameda Co Division Street ed at 844 Divis (possibly Angli ne course of hi aleslady in a ca	unty Fairgrou . He laid out F sion Street, ap cized from Lu s life, Joseph andy store aft	nds). In the late 1 cose Street and so pears to have ow iz) owned the pro Lewis worked as er her children we	870s, Joshua Nold of parcels oned this parcel perty. Both we a farmer and fore older (US C	ed with the Nevis Family Nevis began subdividing off in various acreages. L I in 1878 (Thompson 18 Tre born in Portugal and arm laborer (US Census Sensus 1930). They shar 130). Son Manuel lived at	land local 78). By 1910, ed their

966 Division Street is a generally well-preserved and distinct example of an early 20th century end-gable bungalow with Craftsman styling in Pleasanton. The house has a single-story height with minimally lit or vented attic story, low-pitched roof, unenclosed eave overhang, partial-length attached porch offset on the main elevation, false braces, and clapboard siding. 966 Division retains original cladding materials and door and window openings, and replacement windows conform to original openings and sash patterns. The dwelling also retains the majority of its historic ornament, here confined to the main elevation. The house has had some alteration to porch materials, but the overall porch form and the majority of the distinctive Craftsman features are extant. The rear additions to the building appear to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties, and are compatible in scale and massing with the historic main block. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 966 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

1940 and also worked in the gravel pit (US Census 1940). Manuel Lewis owned the property through the late 1950s (Pleasanton

B11.	Additional Resource Attributes: (List attributes and codes)				
*B12.	Reterences	: See page 3			
B13.	Remarks:				
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin			
		Architectural Resources Group			
		Pier 9, The Embarcadero			
		San Francisco, CA 94111			
*Date	of Evaluation	: _ April 2015			
	(This	space reserved for official comments.)			

Building Permits).



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 966 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The house features a single-story, transverse rear addition (2011) with gable roof, shallow-reveal clapboard siding, and vinyl 1/1 double-hung windows. The property also includes a single-story garage addition (2011) on the west elevation with gable roof, similar finish materials, and single overhead by door on the north elevation.

Landscape features include a picket fence enclosing the front and east side yards.

B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton offer no coverage for this portion of Division Street. City of Pleasanton building permits for the property indicate owners constructed a patio roof at the rear of the property in 1959. In 2011, owners constructed a 279 square-foot attached garage and an 898 square-foot single-story addition on the rear of the existing dwelling.

B12. References: (continued from page 2)

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

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

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

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

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

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or # 966 Division Street (Assigned by recorder)

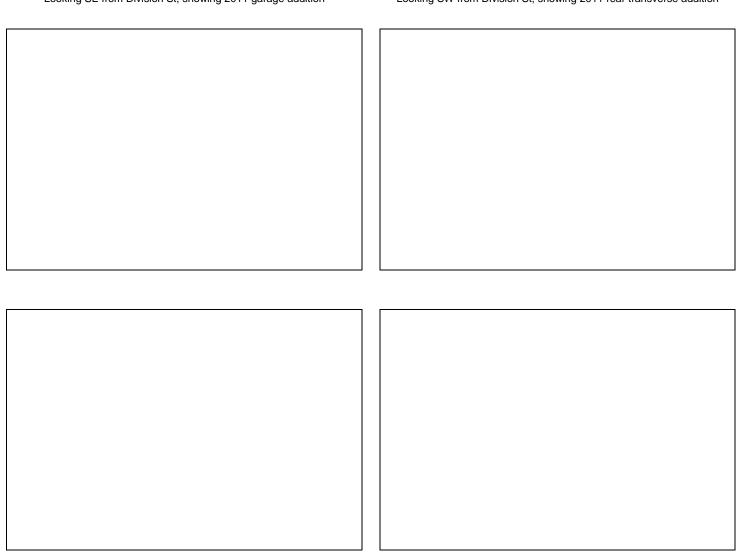
Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update



Looking SE from Division St, showing 2011 garage addition



Looking SW from Division St, showing 2011 rear transverse addition



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
T TOWN ACT TO SOLD	Trinomial # NRHP Status Cod	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
Tage 1 Of 4		
*Resource Name or # (As	ssigned by recorder) 1038 Division Stre	eet
P1. Other Identifier: 1042 Division Street *P2. Location: □ Not for Publication □ U	Inrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as nec	•	Alameda
*b. USGS 7.5' Quad Dublin Date 2015 T	;R ; 1/4 o f	B. ¼ of Sec ; M.
c. Address 1038 Division Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resources	;) Zone ;	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resou	rce, elevation, etc., as appropriate) A	PN: 094 -0127-008-00
*P3a. Description: (Describe resource and its major elements	. Include design, materials, condition, alt	erations, size, setting, and boundaries)
1038 Division Street is a single-story, wood-frame, cross-	gable dwelling with a rear ell. The pr	operty features:
 Partial-length, attached, enclosed porch on the e 	ast cross-gable now incorporated in	
shed roof; fixed, divided wood sash window, and		
 Main entrance set on former porch, fitted with mo West cross-gable features an aluminum, three-pa 		·
 West cross-gable features an aluminum, three-page Wide, Masonite clapboard siding 	art window with divided, fixed center	sash and double-hung side sash
 Aluminum double-hung sash on secondary eleva 	ations	
Rear ell with gable roof projecting from the east of the control of the cont		
 Addition to rear of ell with flat or shed roof (Not v 		
The property includes an auxiliary dwelling numbered 104		
as broad shed addition to the east elevation. The dwelling door. The property has Masonite clapboard siding and sm		in snallow gable entry nood and wood
door. The property has masonite diappoard siding and sin	all, 171 double fluing virryi sasiri.	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	Other (Isolates,
		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings,	structures or objects)	P5b. Description of Photo: (View, date,
	X XI	accession #) Looking SE from Division Street
		January 2015
		Caridary 2010
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both 1890, City of Pleasanton
		1030, City of Fleasariton
		*P7. Owner and Address:
The state of the s		William and Brian Silveira, Trs.
		499 Embarcadero
		Oakland, CA 94606 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
	1042	Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
	A WIND TO SEE STATE OF THE SECOND	*P9. Date Recorded: April 2015
	The state of the s	*P10. Survey Type: (Describe)
Control of the Contro		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or en	iter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE	ap 🛮 Continuation Sheet 🔻 Buil	lding, Structure & Object Record
	ature Record	rd ☐Rock Art Record
☐Artifact Record ☐ Photographic Record ☐ Other (L	.ISt)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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BUILDING, 5 I	IRUCTURE AND C	JBJEC	I KECOR	(D	
Page 2 of 4			*NRHP St	atus Code	
D4 - Llistaria Nama					
B1. Historic Name: B2. Common Name:					
-	ngle family residential	B4.	Present Use:	Single family residen	tial
*B5. Architectural Sty	rle				
	story: (Construction date, alterations,	and date of	alterations)		
See page 3		D-1-	Ontotack		
*B7. Moved? ⊠No *B8. Related Features		Date: 1042 Divisi	Original Loca	ition:	
Do. Related Features	7 Adxillary dwelling numbered	TOTE DIVISI	on Oncor		
B9a. Architect:			b. Builde		
*B10. Significance:	Theme: Residential Developme		Area:	Post Railroad Subdivision	on and Development
Period of Significance		Propert Type	-	oce goble Annlie	able Criteria:
	 ns of historical or architectural context 				
,					• , ,
	with 1038 Division Street was part				
	Family, then owners of the Pleas dividing land between the Pleasan				
	eages (Pleasanton Downtown Hist			Street. The late out 103e	Street and Sold Of
			•		
	owners of this property were Jose				
	ughter and father, John Peters, in				
	Peters lived at the property and rai his own farm (US Census 1920, 1				
	house. Tony worked locally as a fa				
	ne property in the later 1940s (Plea				
substantial information ab	pout uses or residents for the auxil	liary buildir	g on the property,	1042 Division.	
1039 Division is a typical	example of a vernacular, cross-ga	abla (ar all	shapad) dwalling a	commonly constructed in	Diagraphon in the late
	y, featuring a prominent end gable				
	on the ell. The property has been				
reconfiguration of window	openings, and reflects a mixture	of element	s from different pe	riods of use. The property	
sufficient integrity of desig	gn, materials, and workmanship to	convey si	gnificance within th	e property type.	
1038 Division Street does	s not appear to be eligible for the (California R	Penister of Historic	Resources	
1000 Biviolon Chool door	The appear to be origine for the	oumonna r	toglotor or rilotorio	rtoodarood.	
	rce Attributes: (List attributes and co	odes)			
*B12. References: S	See page 3			(Cleatab Man with north array	roquirod \
				(Sketch Map with north arrov	w required.)
				The state of the s	Se Carrier Car
B13. Remarks:					
				9	
	nine Stiles and Katherine Petrir	<u>n</u>	_	The state of the s	
	chitectural Resources Group er 9, The Embarcadero		_	E all St	
	n Francisco, CA 94111		-		
			- /. /	Table 1	
*Date of Evaluation: _A	pril 2015		Fait Ed	· ·	A
			/		2

DPR 523B (1/95) *Required Information

Google Maps

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

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*Resource Name or # 1038 and 1042 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of this portion of Division Street. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

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

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # (Assigned by recorder) 1038 and 1042 Division Street		
Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
1042 Division Street, looking S from Division St.		
1042 Division Street, looking S from Division St.		

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Cod	e
Other Listings		
Review Code _	Reviewer	Date
Page 1 of 3		
*Danasara Nassara	Mark Adda Divinian Char	
P1. Other Identifier:	# (Assigned by recorder) 1122 Division Stre	eet
*P2. Location: Not for Publication	-	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	as necessary.)	В.
*b. USGS 7.5' QuadDublin Date2015 1		1/4 of Sec ; M.
c. Address1122 Division Street d. UTM: (Give more than one for large and/or linear reso	City Pleasanton	Zip <u>94566</u> mN
e. Other Locational Data: (e.g., parcel #, directions to		
*P3a. Description: (Describe resource and its major eler		
1122 Division Street is a heavily altered, single-story, of the property features:	cross-gable dwelling with significant mod	dern additions. The historic main block
Partial-length, attached front porch on east of the second s		are posts, and masonry steps and deck
 Main entrance on the east cross gable with New, vinyl fixed sash window with low-arch 		wast cross gable; vipyl 1/1 double
hung windows on secondary elevations	raniight on main (noth) elevation on the t	west cross-gable, viriyi 1/1 double-
Newer stucco cladding		
Rear additions include a 113 square foot addition to t residence in 2007 (Pleasanton Building Permits).	ne rear of the structure in 1999 and a 904	4 square-root, two-story addition to the
Landscape features include a deep setback on heavi		
lines. Because of substantial alterations, 1122 Division Register of Historic Resources.	on Street does not retain sufficient integrit	y to be eligible for the California
register of Flistone Resources.		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
		Other (Isolates,
*P4. Resources Present: ☐ Building ☐ Structure *P5a. Photograph or Drawing (Photograph required for build		Element of District etc.): P5b. Description of Photo: (View, date,
		accession #)
		Looking S from Division Street January 2015
		*P6. Date Constructed/Age and Sources:
		□ Prehistoric □ Both
The Contract of the Contract o		1908, City of Pleasanton
		*P7. Owner and Address:
		Susanna and Peter Krulevitch
		1122 Division St Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		☐ Intensive
*P11. Report Citation: (Cite survey report and other sources	or enter "none.") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
	·	
	•	ding, Structure & Object Record
	ar Feature Record	d Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code

B1. B2.	Historic Name: Common Name						
B3. * B5.		Single fami	ily resid	lential	B4.	Present Use:	Single family residential
*B6.	Construction See page 3		onstructi	on date, alteratio	ns, and date o	f alterations)	
*B7. *B8.			∃Yes	□Unknown	Date:	Original Loc	eation:
B9a.	Architect:					b. Build	der:
*B10.	Significance	Theme:	Resi	dential Develop		Area:	Early 20th Century Expansions and Additions
	od of Significar		orical or	architectural cont	Proper Typ text as defined	é:	Applicable Criteria: nd geographic scope. Also address integrity.)

(continued page #)

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

*B12. References: See page 3

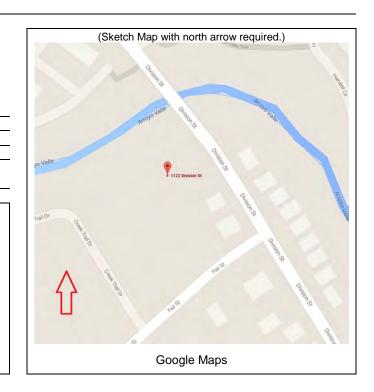
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI			
CONTINUATION SHEET				
Page 3 of 3 *Resource Name or # 1122 Division Street (Assigned by recorder) Recorded By: Architectural Resources Group	Date: April 2015	⊠ Continuation	□ Update	
Looking SE from Division St, showing 1999 and 2007 additions				
Looking SE from Division St, showing 1999 and 2007 additions				

tate of California The Resources Agency EPARTMENT OF PARKS AND RECREATION		Primary # HRI		
PRIMARY RECORD	-n-	-		
MINIAKT KEGOKE		Trinomial : NRHP Stat		
Other Lis		Reviewer		Data
Review C	ode	Reviewer		Date
age 1 of 4				
*Pagauras N	ome or # /A: d b	1162 Divisi	on Stroot	
I. Other Identifier: 1166 Division Street	ame or # (Assigned by reco	order) 1162 DIVISI	on Street	
2. Location: Not for Publication		t *a. Co	unty Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location	n Map as necessary.)			
b. USGS 7.5' Quad Dublin Date 20	15 T ;R	; 1	4of	ec ;
c. Address 1162 Division Street	City Plea			Zip 94566
d. UTM: (Give more than one for large and/or line	· –	;	mE/	mN
e. Other Locational Data: (e.g., parcel #, directi On the east shore of Arroyo del Vall		n, etc., as appropriate	e) APN: 094-0127-0	001-01
3a. Description: (Describe resource and its ma		ign, materials, condi	tion, alterations, size, set	ting, and boundaries)
 1/1 double-hung, vinyl windows on all Wood, channel board siding Cornice returns on front-facing (west) 	cross-gable	ingle-story, end-g	able bungalow plan dw	velling with a centered
ain entrance with small gable entry porch on pard siding on the front elevation; scalloped-e	square posts. The proedge, vertical wood sid	perty features 1/1 ing on the front-fac	vinyl replacement wind cing (north) gable; and	dows; narrow flush stucco cladding on
ain entrance with small gable entry porch on ard siding on the front elevation; scalloped-econdary elevations. Landscape features incl 3b. Resource Attributes: (List attributes and all Resources Present:	square posts. The proedge, vertical wood sidude wood plank privaction of the proedge wood plank privaction of the proedge with the proedge win	perty features 1/1 ing on the front-fac y fencing around t Family Property Site District	vinyl replacement wind cing (north) gable; and he west side yard at 1	dows; narrow flush stucco cladding on 162 Division. Other (Isolates, t etc.):
ain entrance with small gable entry porch on ard siding on the front elevation; scalloped-econdary elevations. Landscape features incl 3b. Resource Attributes: (List attributes and a Resources Present: Building St	square posts. The proedge, vertical wood sidude wood plank privaction of the proedge wood plank privaction of the proedge with the proedge win	perty features 1/1 ing on the front-fac y fencing around t Family Property Site District	Element of District P5b. Descrip accession #) Looking SW January 201 *P6. Date Co Sources: Prehistoric Ca. 1908; Re analysis	dows; narrow flush stucco cladding on 162 Division. Other (Isolates, t etc.): stion of Photo: (View, date from Division St. 5 Onstructed/Age and ⊠Historic c ⊟Both esearch and visual
ain entrance with small gable entry porch on ard siding on the front elevation; scalloped-econdary elevations. Landscape features incl 3b. Resource Attributes: (List attributes and all Resources Present:	square posts. The proedge, vertical wood sidude wood plank privaction of the proedge wood plank privaction of the proedge with the proedge win	perty features 1/1 ing on the front-fac y fencing around t Family Property Site District	Element of District P5b. Descrip accession #) Looking SW January 201 *P6. Date Co Sources:	dows; narrow flush stucco cladding on 162 Division. Other (Isolates, t etc.): stion of Photo: (View, date from Division St. 5 Onstructed/Age and ⊠Historic Both esearch and visual and Address: d David Parks, Trs. 1
ain entrance with small gable entry porch on ard siding on the front elevation; scalloped-econdary elevations. Landscape features included about the state of the	square posts. The proedge, vertical wood sidude wood plank privaction of the proedge wood plank privaction of the proedge with the proedge win	perty features 1/1 ing on the front-fac y fencing around t Family Property Site District	Element of District P5b. Descrip accession #) Looking SW January 201 *P6. Date Co Sources: Prehistoric Ca. 1908; R analysis *P7. Owner Adrienne an P.O. Box 89 Danville, CA *P8. Record address) Elaine Stilles Architectural	dows; narrow flush stucco cladding on 162 Division. Other (Isolates, t etc.): stion of Photo: (View, date) from Division St. Tonstructed/Age and Historic espearch and visual and Address: d David Parks, Trs. 94526 ed by: Name, affiliation, and and Katherine Petrin I Resources Group
ain entrance with small gable entry porch on ard siding on the front elevation; scalloped-econdary elevations. Landscape features incl 3b. Resource Attributes: (List attributes and a Resources Present: Building St	square posts. The proedge, vertical wood sidude wood plank privaction of the proedge wood plank privaction of the proedge with the proedge win	perty features 1/1 ing on the front-fac y fencing around t Family Property Site District	Element of District P5b. Descrip accession #) Looking SW January 201 *P6. Date Co Sources: Prehistoric Ca. 1908; R analysis *P7. Owner Adrienne an P.O. Box 89 Danville, CA *P8. Record address) Elaine Stiles Architectura Pier 9, The E San Francis *P9. Date Re	dows; narrow flush stucco cladding on 162 Division. □Other (Isolates, t etc.): stion of Photo: (View, date from Division St. 5 □ Structed/Age and □ Historic c □ Both esearch and visual and Address: d David Parks, Trs. 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
ain entrance with small gable entry porch on pard siding on the front elevation; scalloped-econdary elevations. Landscape features inclease. Cab. Resource Attributes: (List attributes and landscape) Cab. Resources Present:	square posts. The proedge, vertical wood sidude wood plank privaction of the proedge wood plank privaction of the proedge with the proedge win	perty features 1/1 ing on the front-fac y fencing around t Family Property Site District	Element of District P5b. Descrip accession #) Looking SW January 201 *P6. Date Co Sources: Prehistoric Ca. 1908; R analysis *P7. Owner Adrienne an P.O. Box 89 Danville, CA *P8. Record address) Elaine Stiles Architectura Pier 9, The E San Francis *P9. Date Re	dows; narrow flush stucco cladding on 162 Division. □Other (Isolates, t etc.): stion of Photo: (View, date from Division St. 5 □ Structed/Age and □ Historic c □ Both esearch and visual and Address: d David Parks, Trs. 1 94526 ed by: Name, affiliation, and I Resources Group Embarcadero co, CA 94111
ain entrance with small gable entry porch on eard siding on the front elevation; scalloped-econdary elevations. Landscape features included and the condervations. Landscape features and the condervations are condervations. (List attributes and the condervations). 4. Resources Present:	square posts. The proedge, vertical wood sidude wood plank privaction of the proedge wood plank privaction of the proedge with the proedge win	perty features 1/1 ing on the front-fact y fencing around the Family Property Site District r objects)	PFB. Date Consumer Sources: □ Prehistoric Ca. 1908; Ranalysis *P7. Owner Adrienne an P.O. Box 89 □ Danville, CA *P8. Record address) Elaine Stiles Architectural Pier 9, The Esan Francis *P9. Date Re *P10. Surve □ Intensive □ Reconnais	dows; narrow flush stucco cladding on 162 Division. Other (Isolates, tetc.): Ition of Photo: (View, date from Division St. 5 Onstructed/Age and Historic Hesearch and visual and Address: d David Parks, Trs. 1 4 94526 1 ded by: Name, affiliation, and I Resources Group Embarcadero co, CA 94111 1 ecorded: April 2015 1 y Type: (Describe)
166 Division Street is set behind 1162 on the ain entrance with small gable entry porch on pard siding on the front elevation; scalloped-econdary elevations. Landscape features included a scandary elevations. Landscape features and the scandary elevations. Landscape features and the scandary elevations. Landscape features included a scandary elevations. Landscape features and the scandary elevations. Landscape features included a scandary elevations. Landscape features and the scandary elevations. Landscape features included a scandary elevations. Landscape features and the scandary elevations. Landscape features included a scandary elevation elevations. Landscape features included a scandary elevation eleva	square posts. The proedge, vertical wood sidude wood plank privactions and the structure of the property of th	perty features 1/1 ing on the front-fact y fencing around the Family Property Site District r objects)	PFB. Date Co. Sources: □ Prehistoric Ca. 1908; R. analysis *P7. Owner Adrienne an P.O. Box 89 Danville, CA *P8. Record address) Elaine Stiles Architectural Pier 9, The E San Francis: *P9. Date Re *P10. Surve; □ Intensive	dows; narrow flush stucco cladding on 162 Division. Other (Isolates, tetc.): Ition of Photo: (View, date from Division St. 5 Onstructed/Age and Historic Hesearch and visual and Address: d David Parks, Trs. 1 4 94526 1 ded by: Name, affiliation, and I Resources Group Embarcadero co, CA 94111 1 ecorded: April 2015 1 y Type: (Describe)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style			
*B6.	Construction History: (Construction date, alterations	s, and date of	alterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loc	ation:
*B8.	Related Features: Secondary dwelling on prop	erty address	sed as 1166 Division	on Street
B9a.	Architect:		b. Build	er:
*B10.	Significance: Theme: Residential Development	nent	Area:	Early 20th Century Expansions and Additions
		Propert	у	
	od of Significance:	Туре		
(Disc	cuss importance in terms of historical or architectural conte	xt as defined	by theme, period, an	d geographic scope. Also address integrity.)

The property associated with 1162 Division Street was originally part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold of parcels off in various acreages. This property was subdivided and sold by 1878, and at that time included land now associated with 1122 Division Street (Thompson 1878).

In the 1910s, a partnership of Catalina and Bianchi owned this property, which was subdivided from the larger lot. The Bianchi Family owned other property on Division Street, and resided at 918 Division Street (Pleasanton 1912). There are no Catalinas listed as living in Pleasanton in 1910 or 1920, however by 1930, Charles (alternatively Massimo, Macedon) and Thezira (alternatively Sezira) Catalina (alternatively Catalani and Cattalina) owned the property (US Census 1910, 1920, 1930). They continued to live in the house into the 1940s. Charles worked as a dairy laborer for much of this time (US Census 1940, Pleasanton 1940). The Catalina's son, Armand, continued to own the property into the 1960s (Pleasanton Building Permits). Research did not reveal any information about the date or occupants of the auxiliary dwelling at 1166 Division Street.

1162 Division is a well-preserved and distinctive example of a vernacular, cross-gable (or ell-shaped) dwelling commonly constructed in Pleasanton in the late 19th and early 20th century, featuring a prominent end gable block and perpendicular ell housing the main entrance, along with a partial-length ell porch. The house also features modest ornamental detailing in the cornice returns on the front-facing gable. 1162 Division retains its historic form and massing, particularly in the main block and original cladding materials. Window replacement has preserved original openings and sash patterns, and modest original ornament remains extant. The front porch has had replacement materials, but the materials appear to conform to earlier iterations. Additions to the property appear to date from the historic period, and are compatible with the scale and massing of the main block. The rear structure does not retain sufficient integrity of design, materials, and workmanship to convey significance within the property type. (continued on page 3)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

Page 3 of 4

*Resource Name or # 1162 and 1166 Division Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of this portion of Division Street. Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

1162 Division Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

1166 Division Street does not appear to be eligible for the California Register of Historic Resources.

B12. References: (continued from page 2)

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

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

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

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

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

State of California--- The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Page 4 of 4

*Resource Name or # 1162 and 1166 Division Street (Assigned by recorder)

Recorded By: Architectural Resources Group

Primary #
HRI

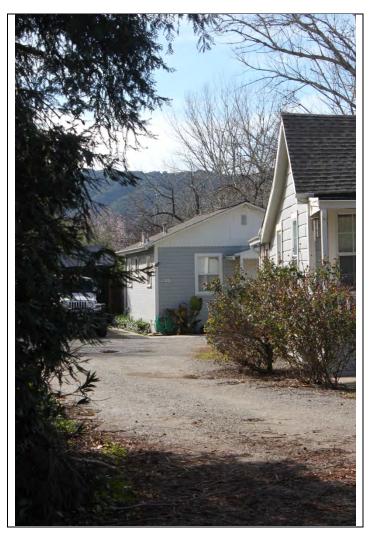
□ Update

Date: April 2015

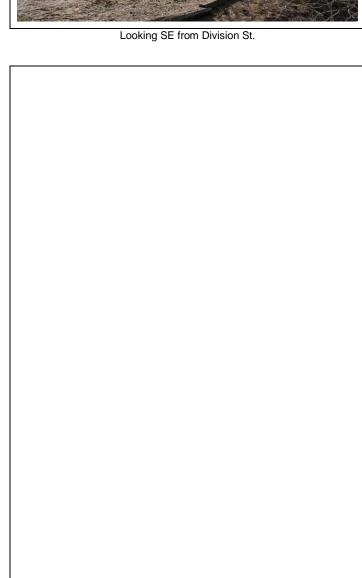


Looking SW from Division St.





1166 Division St., looking SW from Division St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI		
PRIMARY RECORD	Trinomial #		
	NRHP Status Cod	le	
Other Listings Review Code	Reviewer	Date	
Page 1 of 4			
*Resource Name or # (Assigne P1. Other Identifier:	d by recorder) 4788 Fair Street		
	stricted *a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessa	•	7.110.110.00	
*b. USGS 7.5' Quad Dublin Date 2015 T	;R ; 1/4 of	1/4 of Sec ;	В. М.
c. Address 4788 Fair Street City	Pleasanton	Zip	94566
d. UTM: (Give more than one for large and/or linear resources) Zor		mE/ mN	1
e. Other Locational Data: (e.g., parcel #, directions to resource, e	levation, etc., as appropriate) Al	PN: 094 -0127-007-03	
*P3a. Description: (Describe resource and its major elements. Inclu	ude design, materials, condition, alt	erations, size, setting, and bound	aries)
4788 Fair Street is a single-story, Queen Anne style cottage w	th later Craftsman details. The	house has a rectangular plan	and
hipped roof and features:		-llll tht	da da
 Prominent, front-facing projecting gable section with p with 1/1 double-hung wood sash on main elevation fit 		d glass sasn and three-part w	indow
 Partial-length, attached front porch with wide, flattene 	d, pointed arch opening; side pa		engaged
corner posts ending in short, tapered square columns	at arch line; exposed rafter tail	s on north elevation	
 Main entrance set in the projecting gable section 2/2 and 1/1 double-hung wood sash on secondary ele 	evations, some with decorative	leaded top sash	
Small projecting gable section at rear of south elevati			
Stucco cladding			
 Molded cornice along roofline and cornice returns on Brick chimney at east end of ridge 	rear gable projection		
 Brick chimney at east end of ridge Later, wood frame carport attached to south elevation 	ı.		
Landscape features include a metal fence around the side and			
*P3b. Resource Attributes: (List attributes and codes) HP2.	Single Family Property		
· · · · · · · · · · · · · · · · · · ·		☐Other (Ise	olates,
*P4. Resources Present: Building Structure Obje P5a. Photograph or Drawing (Photograph required for buildings, struc	ect Site District E	Element of District etc.): P5b. Description of Photo: (\	Jiew date
Salar	14.00 0. 02,00.0)	accession #)	view, date,
		Looking SE from Fair Stre	et
		January 2015	
		*P6. Date Constructed/Age	and
		Sources: Historic	
		☐Prehistoric ☐Both 1906, City of Pleasanton	
		*P7. Owner and Address:	_
	Ala	Nancy and Gregory Taylor 4788 Fair St	<u>r</u>
		Pleasanton, CA 94566	
		*P8. Recorded by: Name, aft	filiation, and
		address) Elaine Stiles and Katherine	e Petrin
		Architectural Resources G	
		Pier 9, The Embarcadero	
		San Francisco, CA 94111 *P9. Date Recorded: Ap	ril 2015
		*P10. Survey Type: (Describ	
		Reconnaissance	040
*P11. Report Citation: (Cite survey report and other sources, or enter "no	one.") <u>Pleasanton Downtown</u>	Historic Context Statement, 2	013
*Attachments: NONE	□ Continuation Sheet □ Buil	ding, Structure & Object Record	
□ Archaeological Record □ District Record □ Linear Feature	Record Milling Station Record	rd ☐Rock Art Record	
☐ Artifact Record ☐ Photographic Record ☐ Other (List)			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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	BUILDIN	IG, STRUC	TURE AND	OBJECT	RECORD
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Page	2 of 4				*NRHP S	Status Cod	e
31.	Historic Name	•					
32.	Common Nam						
33.	Original Use:	Single family re	esidential	B4.	Present Use:	Single	e family residential
B5.	Architectura		Anne/Craftsman				- Touring Touristing
В6.			uction date, alteratio	ns, and date of	alterations)		
	See page 3	• ,					
							Possibly originally sited on
В7.	Moved?	□No □Yes	S ⊠Unknown	Date:	Original Loc	cation:	Division Street
ъ.	Related Feat	ures:					
20	A 1.1						2 D. M. J
39a.	Architect:	. Thomas D	anidontial Davidan		b. Build		P.D. Madsen?
B10.	Significanc	e: Theme: R	esidential Develop		Area:	Early 20	th Century Expansions and Additions
Dori	od of Significa	inco:		Propert Type		Cottogo	Applicable Criteria: 3/C
			or architectural cont				ic scope. Also address integrity.)
(Dioc	odoo importanoe i	Trening of motorious	or aronitootarar com	ext as actifica	by tricino, poriou, ai	na geograpii	no soope. Also address integrity.)
The p	roperty associa	ited with 4788 Fai	ir Street was part o	of the Nevis 7	ract, an area of la	and associa	ated with the Nevis Family, once
							nua Nevis began subdividing land
etwe	en the Pleasar	iton Race Track a	and Division Street	. He laid out	Rose Street and s	old of parc	els off in various acreages
							ndicating that this property was likely
							arcel and house in 1940 was F.P.D.
Mads	en, and resear	ch indicates he wa	as the original own	er and likely	builder of this dwe	elling.	
4.0-	70 //			4700 F : 0:			M (T) (070) 5 D D
							.M. (Thompson 1878). F.P.D.
							in 1872. The Madsen Family
							en was a house carpenter in
							isus 1900, 1910, 1920, 1930, 1940).
				ie Madsen sc	ns entered the bu	iliding trade	es, including Peter Madsen who
const	ructed the nous	e at 640 Division	Street in 1920.				
t ic u	ncloar whathar	the Madeone live	d in this dwalling o	r the property	, now at 1056 Div	ician Straat	t. In 1930, US Census records list a
							loore. William Moore was a yardman
							of the parcel associated with 4788
							d in and owned a "rear" house on
							er in the past, but in 1940 was
							the Pleasanton area). If the Madsens
			oducing property,				
a.a o v	wir tillo proporty	ao an moomo pre	badonig proporty,	it io aloo iiitoi	that the Madoon	o bant it tile	311001400.
contin	nued on page 3)						
311.			S: (List attributes and	d codes)			
B12.	References	: See page 3					
						(Sketch Ma	p with north arrow required.)
							8
							A STATE OF THE STA
313.	Remarks:				Or Can		
		EL . 0.11			Trail		P.
B14.	Evaluator:		nd Katherine Pe	trın			No.
		Architectural Re				Can	Fall St
		Pier 9, The Emb				Trade	State of the state
		San Francisco, 0	CA 94111				Carte Fair St
_							
Date	of Evaluation	: April 2015				100	Q _t
		anage recorded for a			\neg \square	Edg	3
	/Thio	annon ronominal for a	atticial commonts				

(This space reserved for official comments.) Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 4788 Fair Street (Assigned by recorder)

Recorded By: Architectural Resources Group

⊠ Continuation Date: April 2015 □ Update

B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of this portion of Division Street. Review of City of Pleasanton building permit records revealed no permits of note. Visual analysis indicates that the house was originally constructed in the form of a Queen Anne cottage commonly constructed in Pleasanton in the late 19th and early 20th century, and had a later porch rehabilitation that added elements of Craftsman styling to the building.

B10. Significance (continued from page 2)

4788 Fair Street is a well-maintained, interesting and unusual hybrid, an older, early 20th century house with later Craftsman updates and styling. The structure retains original materials, doors, and double hung windows, in addition to a leaded window at the gable and decorative leaded mullions. The style and expression of the house was altered with the addition of the distinctive, recessed Craftsman porch and associated elements such as flared, tapered piers, below a shallow, broad porch gable. These changes appear to have occurred within the period of significance. A tacked-on carport on the west side is a later addition, but does not detract from the overall integrity of the house. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4788 Fair Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or #

4788 Fair Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



Looking NE from Fair St.



Looking E from Fair St.

Looking Liloni Fair Oc.

State of California The Res DEPARTMENT OF PARKS AN			Primary # HRI		
PRIMARY RECO	RD		Trinomial #		
			NRHP Status Co	de	
	Other Listings Review Code	Revi	ewer	Date	
Page 1 of 3					
J					
P1. Other Identifier: 4124 F	*Resource Name or a First Street	# (Assigned by recorder)	4148 First Street		
	or Publication	Unrestricted	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d.			ai county	, ilainida	
*b. USGS 7.5' Quad Livermo	ore Date 2015 T	; R ;	1⁄4 o f	1/4 of Sec	В. ; М.
c. Address 4148 and 4124		City Pleasanton			Zip 94566
d. UTM: (Give more than one fo	r large and/or linear resou	rces) Zone	;	mE/	mN
e. Other Locational Data: (e.g	., parcel #, directions to re	esource, elevation, etc., a	s appropriate) A	PN: 094 -0095-003-00	
*P3a. Description: (Describe re	source and its major elem	ents. Include design, mat	terials, condition, alt	terations, size, setting, and	boundaries)
4148 First Street is one of two I	buildings on the same r	parcel. The other build	ing, 4124 First St	reet appears to date from	m the late 20th
century. 4148 First Street is a s					
large attached garage on the ne					
 A centered main entra metal-clad door 	ince with shed door hoo	od that continues from	the roof plane; e	ntrance is fitted with a m	odern, glazed
	m and vinyl sliding and	double-hung sash wir	ndows on all eleva	ations	
•	n front (west) roof slope	•	idows on an eleve	ations	
The garage features:	()				
	ge door on west elevation	on			
 Secondary entrance of 	n north elevation				
 Gable roof 					
Pleasanton building permits inc					Chicago, CA.
Because of substantial alteration	ins, 4148 First Street d	oes not appear to be e	eligible for the Cal	ifornia Register.	
*P3b. Resource Attributes: (L	ist attributes and codes)	HP2. Single Family	Property		
`	,				her (Isolates,
*P4. Resources Present: *P5a. Photograph or Drawing (Pho	Building Structure	Object Site		Element of District etc.): P5b. Description of Pl	
1 Sa. 1 Hotograph of Brawing (1 Ho	tograph required for buildi	ngs, structures or objects		accession #)	noto. (view, date,
72		一个"一个"。		Looking E from First	Street
	STOR Y	经 。		January 2015	
The state of the s		第二层外级 了表			
	A THAT IS A SECOND			*P6. Date Constructe	
NAME OF THE PARTY					listoric
	A A A A A A A A A A A A A A A A A A A			□Prehistoric □B 1931, City of Pleasa	
				1901, Oily Oil leasa	inton
				*P7. Owner and Add	ress:
			The state of the s	Frank and Marie Silv	
4.			7.0	8118 War Glory Pl	
148				Pleasanton, CA 945	
				*P8. Recorded by: N	ame, affiliation, and
				address) Elaine Stiles and Ka	therine Petrin
				Architectural Resou	
	TA .			Pier 9, The Embarca	
				San Francisco, CA	
				*P9. Date Recorded:	
				*P10. Survey Type:	
			1000		
				☐ Reconnaissance	
*P11. Report Citation: (Cite surv	/ey report and other sources,	or enter "none.") Pleas	anton Downtown	Historic Context Statem	ent, 2013
				Lilliana Ormania and California	
	_ocation Map ☐ Sketc District Record ☐ Linea	•	on Sheet ⊠ Bui Milling Station Reco	Iding, Structure & Object R rd □Rock Art Record	ecora
_	_	er (List)	vining Station Reco		

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR LECT	DECODD

BUILDING, STRUCT	URE AND OBJECT RECORD
Page 2 of 3	*NRHP Status Code

B1.	Historic Name:									
B2.	Common Name	:								
B3.	Original Use:	Single far	Single family residential			Present Use:	Single family residential			
*B5.	Architectural	Style								
*B6.	6. Construction History: (Construction date, alterations, and date of alterations)									
	See page 3									
*B7.	Moved? □No ⊠Yes □Unknown Date: Original Location:									
*B8.	Related Featu	res:								
B9a.	Architect:					b. Build	der:			
*B10	. Significance:	Theme	: Resi	dential Develop	oment	Area:	Early 20th Century Expansions and Additions			
					Proper	ty				
Peri	iod of Significan	ce:			Тур	e:	Applicable Criteria:			
(Disc	cuss importance in	terms of his	storical or	architectural con	text as defined	by theme, period, ar	nd geographic scope. Also address integrity.)			

(continued	page	#)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency		Primary #		
DEPARTMENT OF PARKS AND RECREATION		HRI		
CONTINUATION SHEET				
Page 3 of 3 *Resource Name or # (Assigned by recorder) 4148 First Street				
Recorded By: Architectural Resources Group	Date:	April 2015	□ Continuation	☐ Update
Looking SE from First Street				
LOOKING SE HOIT HIST SHEET				

State of California The Re DEPARTMENT OF PARKS A			Primary # HRI		
PRIMARY RECO	ORD		Trinomial #		
			NRHP Status Coo	le	
	Other Listings Review Code	Revie	ewer	Date	
Page 1 of 4					
D4 Other Identifies	*Resource Name or	# (Assigned by recorder)	4238 First Street		
P1. Other Identifier: *P2. Location: □ Not	for Publication	Unrestricted	*a. County	Alameda	
and (P2c, P2e, and P2b or P2c	_		a. county	7 Harrioda	
*b. USGS 7.5' Quad Liverm	ore Date 2015 T	;R ;	1⁄4 o f	1/4 of Sec	В. ; М.
c. Address 4238 First Str	eet	City Pleasanton			Zip 94566
d. UTM: (Give more than one f	-		;	mE/	mN
e. Other Locational Data: (e.	g., parcel #, directions to re	esource, elevation, etc., as	s appropriate) A	PN: 094 -0095-027-00	
*P3a. Description: (Describe re	esource and its major elem	ents. Include design, mate	erials, condition, alt	erations, size, setting, and	boundaries)
4238 First Street dwelling is se	et on a large, deep lot al	ong First Street, a busy	y mixed-use com	mercial and residential of	corridor in
Pleasanton. The property is a					
is composed of a main block, The property features:	extended and enclosed	rear porch with shed ro	oof, and addition v	with hipped roof on the s	south elevation.
	tached front porch with s	shed roof, replacement	posts, balustrade	es, and steps	
	nce fitted with replaceme				
	ance on enclosed porch				
Replacement aluminOriginal wood channel	um sliding windows on a el board siding	an elevations			
The property includes a detac		r garage with a small re	oom on the south	end behind the house.	The garage
appears to date from after 194					
double-hung wood sash windo			ig is slated for res	sidential development in	the near
future. The proposed project in	iciddes incorporation of	the residence.			
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family	Property		
*P4. Resources Present:	⊠Building □Structure	□Object □Site	□District □I	☐Ot ((Element of District etc.	her (Isolates,
*P5a. Photograph or Drawing (Ph				P5b. Description of Pl	
				accession #)	. 0.
	A.	4 1	The same	Looking SE from Fir January 2015	st St.
200				January 2015	
Test .			Was a fee	*P6. Date Constructe	
Wall State					listoric
			4	☐Prehistoric ☐B 1885, City of Pleasa	
			WANT OF THE PERSON OF THE PERS	_ 1000, Oily of Ficusa	inton
				*P7. Owner and Add	
			RITAGE GROVE NEW MINIES.	3N Land & Building	
			CILLARY	2401 Waterman Blv	<u>d</u>
	d diministration of the second		(707) 421-2304 Similar RESERVATINA LIST	Fairfield, CA 94534 *P8. Recorded by: N	ama affiliation and
118	VAL.		Send Email to deprets arealty/Espail.com	address)	arrie, armiation, and
			CANALA SOME	Elaine Stiles and Ka	
	The second secon		April 1	Architectural Resour	
				Pier 9, The Embarca	
and the second second				San Francisco, CA 9 *P9. Date Recorded:	
		The second second	- S	*P10. Survey Type: (
					•
		The second second		Reconnaissance	
*P11. Report Citation: (Cite su	rvey report and other sources,	or enter "none.") Pleasa	anton Downtown	Historic context Stateme	ent, 2013
*Attachments: NONE	Location Map Sketo	ch Map 🔲 Continuation	on Sheet 🕅 Buil	ding, Structure & Object R	ecord
_		•	//illing Station Reco	-	5551 u
		er (List)			

State of California The Resources Agency	Primary #						
DEPARTMENT OF PARKS AND RECREATION	HRI						
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BUILDING,	STRUCTUR	E AND OBJ	ECT RECORD
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Page 2	cof 4	01110	0.0112						Status Code	
B1.	Historic Name									
	Common Nam									
			mily regident	ial		D 4	Drocont	Lloor	Vacant	
B3. *B5.	Original Use: Architectura		mily residenti	iai		B4.	Present	use.	Vacant	
*B6.	Construction		Construction d	ate alteratio	ns and d	ate of a	Iterations	:)		
Β0.	See page 3	i i iiotoi y. (Jonott dottorr d	ato, aitoratio	nio, ana a	ato oi o	incrations	,,		
*B7.	Moved?	⊠No	□Yes □	Unknown	Date:		Ori	ginal Lo	ocation:	
*B8.	Related Feat							g = 0		
B9a.	Architect:							b. Buil		
*B10.	Significanc	e: Theme	Residen	tial Develo _l				Area:	Post Railroad Subdivision and Development	
						operty				
	od of Significa			:tt			Verna		Applicable Criteria:	
(DISCL	uss importance i	n terms of his	storical or arch	itecturai con	text as de	rinea by	y tneme,	perioa, a	and geographic scope. Also address integrity.)	
4238 F	First Street was	s historically	nart of Johr	Kottinger's	s larne la	and hol	dinas in	and are	ound the Pleasanton town site (Thompson 1878	Δ
									heir property in Pleasanton, including the land	<i>)</i> ·
									the Arroyo del Valle. Kottinger sold over 1,400	
									enue and Second Street as the Pleasanton	
									all-scale agricultural use, but by 1915, most had	
									vided the property along First Street north of	
									0; Pleasanton Downtown Historic Context	
Staten		•	· ·				·			
									zza (alternatively Niessa, Nizza, Messa) family	
									e. Lawrence was a foreman at a local vineyard.	
									use with her two youngest sons, one of whom,	
									I to live at the property through the early 1940s.	
									ion and as a plant operator at a local gravel pit	
								at the	property (US Census 1940). Jofreta Messa	
owned	the property (ıntil at least	the late 196	0s (Pleasai	nton Build	ding P	ermits).			
									D	
									Pleasanton. It conforms with many of the forma	
									nised first story and hipped roof, but does not	
									porch. The property also appears to have had	
									eneral form from the historic period, but has los	
									replacement. While some original materials	
									storic integrity of the property. The property is in	
									n mixed use because of its proximity to the	
	u ime. The pro ued on page 3)	perty is not	significantly	associated	with any	riistoi	ic eveni	s or per	rsons in the history of Pleasanton.	
(COITHITICO)	aca on page 3)									
B11.	Additional R	esource Att	ributes: (List a	attributes an	d codes)					
*B12.	References				,					
		000 pa	900						(Sketch Map with north arrow required.)	
									3	
								St		
B13.	Remarks:								Ray St	
									Ray St Vineyard Ave	
*B14.	Evaluator:	Elaine St	iles and Ka	therine Pe	etrin					
			ral Resource				-		First Street Street	
			e Embarcade				-		Rodry's Gent Ruspers 11 Rodry's Shell 2 Shell 2 Shell 3	
			cisco, CA 94				-		Place Speed Wash Pleasanton Fabrics Control of Contro	
		Janirian					-		Could F Healthon, RM1 a A Solin's Sainceer Access to Money County Survey County Sainceer Access to Money	
*Date	of Evaluation	: April 20	15						Count's Date 1949 4238 Tel St	
							- 1			

Google Maps

(This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

□ Update

Page 3 of 4

*Resource Name or # 4238 First Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015

B6. Construction History (continued from page 2)

Sanborn map research reveals that in the early 20th century, 4238 First Street was a single-story, square-plan dwelling with full-length front and rear porches. The property also historically included a second dwelling. In 1907, there was a narrow, rectangular dwelling and shed set at southern lot line. Sometime between 1929 and 1943, the Messas constructed a second dwelling behind the existing house with a square plan and full-length front porch (no longer extant). The existing outbuilding appears to date from after 1943 (Sanborn 1907, 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note, indicating that the rear porch expansion and enclosure and south addition date from before the 1960s when building permit information is available for Pleasanton.

B10. Significance (continued from page 2)

4238 First Street does not appear to be eligible for the California Register.

B12. References: (continued from page 2)

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

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

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

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

Spring Valley Water Company. "Property Owners in the Vicinity of Pleasanton," 1910. Collection of the Earth Sciences and Map Library, University of California, Berkeley, CA.

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

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4
*Resource Name or # 4238 First Street (Assigned by recorder) Recorded By: Architectural Resources Group

Date: April 2015 **⊠** Continuation □ Update









State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
I KIMAKI KEGOKE	Trinomial # NRHP Status	Code
Other Listings Review Code	Reviewer	Date
_		
Page 1 of 4		
*Resource Name o	r # (Assigned by recorder) 4306 First Stre	eet .
P1. Other Identifier:		
-	☑ Unrestricted *a. Count	y Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	as necessary.)	В.
*b. USGS 7.5' Quad <u>Dublin</u> Date <u>2015</u>	T ;R ; ¼of	¼ of Sec ; M.
c. Address 4306 First Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resc e. Other Locational Data: (e.g., parcel #, directions to		mE/ mN APN: 094 -0037-001-00
Southeast corner of First Street and Kottin		AT N. 034 -0037-001-00
P3a. Description: (Describe resource and its major eler		, alterations, size, setting, and boundaries)
306 First Street is situated along First Street, a busy		al corridor in Pleasanton. The dwelling is a
ingle-story, end-gable bungalow dwelling with an of		
Engaged, partial-length front porch with work Contained making antiques of fitted with biotesia.		
 Centered main entrance fitted with historic, Wood, 1/1, double-hung windows 	glazed, wood door and transom light	
 Wood, 1/1, double-hung windows Brick foundation with vertical wood board cl 	adding	
 Wood channel board siding, horizontal 	adding	
Plain wood braces at eave line and apex of	roofline on main (west) elevation and	exposed rafters on side elevation
he ell features:	,	•
 An enclosed porch on the north elevation fit 		ent sash and clad in T1-11 siding
 Similar finish materials and decorative treat 	ments as the main block	
P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
,		Other (Isolates,
P4. Resources Present: Building Structure		Element of District etc.):
P5a. Photograph or Drawing (Photograph required for buil	aings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking E from First St.
		January 2015
		- Carracity 2010
		*P6. Date Constructed/Age and
		Sources: ⊠Historic
		□ Prehistoric □ Both
		1890, City of Pleasanton
		*P7. Owner and Address:
		Mary and Douglas Safreno, Trs.
		1627 Vineyard Ave
		Pleasanton, CA 94566
TAXON TAXON		*P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
The state of the s		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
	THE RESERVE TO SERVE THE PARTY OF THE PARTY	*P10. Survey Type: (Describe)
	The second secon	☐ Intensive
		☐ Reconnaissance
P11. Report Citation: (Cite survey report and other sources	s or enter "none ") Pleasanton Downton	wn Historic Context Statement, 2013
	1 leasanton Downton	mi i iistorio Contoxt Glateriierit, 2013
Attachments: NONE Location Map Ske	tch Map 🔲 Continuation Sheet 🔲	Building, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Line	ear Feature Record	ecord Rock Art Record
	ther (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

ROILDING	, STRUCT	UKE AND	ORIFCI	KECOKD

	2 of 4	SINO	CIURE AND	OBJEC		Status Code
B1.	Historic Name	··				
	Common Nan					
	Original Use:		mily residential	B4.	Present Use:	Single family residential
*B5.	Architectura		Craftsman	Б-т.	i icaciii oac.	Origie farmily residential
*B6.			Construction date, alteratio	ns and date of a	alterations)	
	See page 3		Jonotraduori dato, ditoratio	no, and date or	anoranorio,	
*B7.	Moved?		□Yes □Unknown	Date:	Original Loc	cation:
*B8.	Related Fea			<u></u>	Original Loc	
B9a.	Architect:				b. Build	der:
*B10.		e: Theme	: Residential Develop	oment	Area:	Post Railroad Subdivision and Development
	J			Property		
Peri	od of Signific	ance:		Type		d gable Applicable Criteria: 3/C
			torical or architectural con-	text as defined b	y theme, period, ar	nd geographic scope. Also address integrity.)
						on of the Kottinger Plan in Pleasanton. In 1868,
						ad line in Pleasanton, laying out lots between
						east. By the 1880s, Kottinger had moved to San
						Cottinger extended his subdivision of house lots
						Arroyo del Valle on the north. Kottinger
						reet north for several blocks, creating the
		et pattern on	First and Second stree	its between Di	vision Street and	Kottinger Avenue (Pleasanton Historic Context
Stater	ment 2013).					
Thoo	arliant auroara	or buildors o	of 1206 First Street are	introvin The	hausa waa ariain	vally quite modest, consisting of only the main
						nally quite modest, consisting of only the main
						. By 1912, James and Lucinda Coghlan
						restyled the house in its current form
						ace of residence is unclear (US Census 1900).
						and Josephine Viverios owned the property.
				ia's son Aibert	nom an eamer n	narriage, a niece and nephew, and Lucinda's
noune	er, Mary Vierra	(US Census	, 1930, 19 4 0).			
420G	Eirot Stroot in	o wall proper	wad ayampla of an and	anhla hungala	vy form dwalling	in Placeanton. The property feetures a single
						in Pleasanton. The property features a single-
						Ith, engaged porch. The property also has
						and square column porch supports and solid roportion of its historic ornament and finish
						re on the ell, however this change does not
						chitectural form or significance.
uegra	de Overali lille	gilly to such	a degree that the prope	ity can no long	ger convey its air	criftectural form of significance.
contin	nued on page 3)					
(00111111	laca on page of					
B11.	Additional F	Resource Attr	ributes: (List attributes and	d codes)		
*B12.			•			
		000 pa	30 0			(Sketch Map with north arrow required.)
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B13.	Remarks:					
D 10.	rtomanto.				1	
*B14.	Evaluator:	Elaina Sti	iles and Katherine Pe	trin		H ²
D14.	Lvaidatoi.		ral Resources Group	ti ii i	- / /	Kottinger to
					- / 0 /	Kottina
			e Embarcadero		- Lago	Kon.
		San Franc	sisco, CA 94111		- /	ASSOCIATION OF THE PROPERTY OF
.	of Frank and	- A ".o.s.	4.5			"Cottinger Dr
^Date	of Evaluation	1: April 201	15		_	10
					,	
	(This	space reserve	ed for official comments.)			A th

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State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4306 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☑ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research revealed that this dwelling was originally constructed as a single-story, square-plan dwelling with a full-length front porch (Sanborn 1903). Sometime between 1903 and 1907, owners substantially renovated the dwelling to create a Craftsman-style, end gable bungalow with rear ell, consistent with the existing dwelling (Sanborn 1907, 1929, 1943). The property has not changed substantially since that time, with the exception of enclosure of the ell porch. Review of City of Pleasanton building permit records revealed no permits of note, indicating that the porch enclosure likely dates to before 1960.

B10. Significance (continued from page 2)

The property is situated in a mixed-use commercial and residential setting, but is consistent with the historic character of First Street, which has always had diverse uses because of its proximity to the railroad. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4306 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # 4306 First Street (Assigned by recorder)

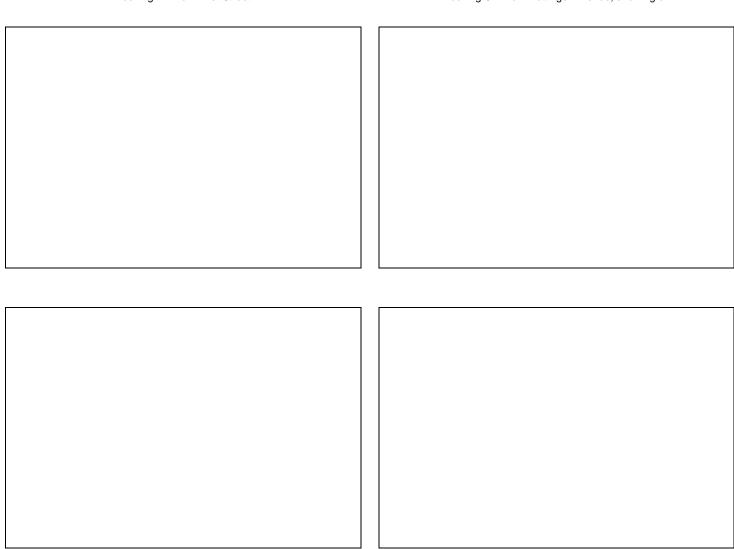
Recorded By: Architectural Resources Group Date: April 2015 **⊠** Continuation □ Update



Looking NE from First Street



Looking SW from Kottinger Avenue, showing ell



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Code	
Other Listings		Data
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name or # (Assigned	by recorder) 4312 First Street	
P1. Other Identifier:		
*P2. Location: ☐ Not for Publication ☒ Unrest and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary	, <u> </u>	klameda B.
	;R ; ¼of	¼ of Sec ; M.
	Pleasanton	Zip 94566
 d. UTM: (Give more than one for large and/or linear resources) Zone e. Other Locational Data: (e.g., parcel #, directions to resource, ele 		_ mE/ mN : 094 -0037-025-00
, , , , , , , , , , , , , , , , , , ,	,	
*P3a. Description: (Describe resource and its major elements. Include	•	,
 4312 First Street is situated along First Street, a busy mixed-use single-story, end-gable bungalow featuring: Partial-length, attached front porch with shallow gable walls, and brick decking and steps Off-center main entrance fitted with replacement wood Fixed, divided wood sash windows on side bays of main exterior stuccoed chimney on north elevation with eare Projecting, rectangular bay window with gable roof and projecting roof members at eave lines on porch, bay with wood deck on rear elevation Stucco cladding 	roof, stepped-arch opening, stucc door in elevation; 1/1 double-hung woo ed decorative panel I two wood, rectangular, fixed sas	coed square posts and parapet od sash on side elevations sh windows on south elevation
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes) HP2. S	ingle Family Property	Other (legistee
*P4. Resources Present: ⊠Building □Structure □Object	t □Site □District □Eler	☐Other (Isolates, ment of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings, struct	ures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking NE from First Street
	_	January 2015
THE TANK THE SECOND SEC	-	*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both 1927, City of Pleasanton
		*P7. Owner and Address: Monica and Jeffrey Noonan
		P.O. Box 285
	_	Del Mar, CA 92014
111111111111111111111111111111111111111	The state of the s	*P8. Recorded by: Name, affiliation, and address)
	-	Elaine Stiles and Katherine Petrin
	-	Architectural Resources Group
	-	Pier 9, The Embarcadero San Francisco, CA 94111
	-	*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) Intensive
	THE RESERVE OF THE PERSON OF T	_
*P11. Report Citation: (Cite survey report and other sources, or enter "nor	Diagonton Dountour Lis	Reconnaissance storic Context Statement, 2013
		Storic Cornext Statement, 2013
·		g, Structure & Object Record
□ Archaeological Record □ District Record □ Linear Feature R □ Artifact Record □ Photographic Record □ Other (List)	Record Milling Station Record	☐Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND OBJECT F	RECORD

Page 2 of 4		*NRHP \$	Status Code
B1. Historic Name:			
B2. Common Name:			
	B4.	Present Use:	Single family residential
B5. Architectural Style Craftsman	_	•	- Congression,
*B6. Construction History: (Construction date, alterations, and d	date of	alterations)	
See page 3		•	
*B7. Moved? ⊠No □Yes □Unknown Date:	:	Original Lo	cation:
B8. Related Features:			
B9a. Architect:		b. Buil	
*B10. Significance: Theme: Residential Development	ud	Area:	Early 20th Century Expansions and Additions
Period of Significance:	ropert Type	•	nd gable Applicable Criteria: 3/C
(Discuss importance in terms of historical or architectural context as de			
(Discuss importance in terms of historical of aformoutar contest ac ac	Cillioa	by tricino, poriou, a	and geographic scope. Also address integrity.
4312 First Street was constructed on land that was part of the ea	asterr	n extension of the	Kottinger Plan in Pleasanton. In 1868, John
Kottinger subdivided land he owned on the west side of the Cen			
Street on the south, the Arroyo del Valle on the north, and Main			
began selling off portions of his land holdings in Pleasanton. Kot			
on land he owned between Division Street on the south and the			
and lot arrangement south of Division Street north for several blo			
streets between Division Street and Kottinger Avenue (Pleasant	ton His	storic Context Sta	atement 2013).
4040 : leter cort : 00th continue out division within the let orror	n no		the the 4040s Antone Angolmo who lived novit
4312 is a later, early 20 th -century subdivision within the lot arrar			
door at 4318 First Street, owned this lot (Pleasanton 1912). The			
1930, three years after construction, Peter and Antoinette Vizzol			
the Pleasanton French Bakery on Main Street with Carlo Buonla			
Costalupes owned the property. James Costalupes, a Greek imr 1940).	migra	nt, worked at one	of the local cheese factories (05 Census
1940).			
4312 First Street is a well-preserved example of an end-gable by	ungal	low form dwelling	in Pleasanton. The property features a single-
story height, low-pitched gable roof, wide unenclosed eave over			
details common to the type, including exposed roof members, co			
openings on the porch. The property retains its historic form and			
finish materials and appears to have been minimally altered since			
			,
(continued on page 3)			
B11. Additional Resource Attributes: (List attributes and codes)			
*B12. References: See page 3			
			(Sketch Map with north arrow required.)
			13
D40 Domorko		grang St	
B13. Remarks:		50	2000
*B44 Fretrictory Floing Stiller and Katherine Betrin			4
*B14. Evaluator: Elaine Stiles and Katherine Petrin		_	None Or
Architectural Resources Group		_	Notice Of Notice
Pier 9, The Embarcadero		_	O Kenny
San Francisco, CA 94111		-	Kettron
*Data of Evaluation April 2015			Y 4332 1466
*Date of Evaluation: April 2015			Jac.
(This space reserved for official comments.)			
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Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4312 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The property also includes a detached, former garage with gable roof set behind the house. The garage has been altered with a later addition to the front and conversion to work or recreational space. Landscape features include a decorative wood picket fence enclosing the front yard, an arched arbor marking the sidewalk entrance, wood side gate and wire fencing enclosing the side yard.

B6. Construction History (continued from page 2)

Sanborn map research demonstrates that 4312 First Street has changed little since construction in 1927. In 1929 and 1943, the property was a single-story dwelling with a rectangular plan and the narrow end set to the street, a partial-length front porch, and bay window on the south elevation. The garage on the lot also appears on early Sanborn maps for the property (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

The property is situated in a mixed-use commercial and residential setting, but this is consistent with the historic character of First Street, which has always had diverse uses because of its proximity to the railroad. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4312 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4
*Resource Name or # 4312 First Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 □ Continuation □ Update



Looking SE from First Street



Looking NE from First St.



Garage at rear of lot



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
PRIMARI RECORD	Trinomial # NRHP Status Co	
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name o P1. Other Identifier:	r # (Assigned by recorder) 4318 First Street	
	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map		Marrioda
*b. USGS 7.5' Quad Livermore Date 2015	T P 1/of	B. ¼ of Sec : M.
c. Address 4318 First Street	T ;R ; ¼of City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	APN: 094 -0037-024-00
*P2c Deceription (Deceribe recovery and its region sleep		(Assertions also setting and boundaries)
*P3a. Description: (Describe resource and its major elec	, , ,	, , , , , , , , , , , , , , , , , , , ,
4318 First Street is situated along First Street, a busheavily altered, 2-story structure with a hipped roof. form with a partial-length front porch and projecting g	The property was originally constructed a pable. Sometime in the late 20 th century,	as a single-story, Queen Anne cottage the property was raised to two stories,
with the oldest portion of the building now comprising configured, the property features:	յ the second story (Sanborn 1943, Pleas	anton Building Permits). As currently
 Projecting gable bay on the south side of th 	e main elevation with pedimented gable	on second story; pedimented gable has
original fish scale shingles and square fixed	window	
A wrap-around, attached front porch with shaped and a standard and a standar		es, false screening and false brackets;
 and a gable peak with a leaded, colored gla Off-center main entrance fitted with new, gla 		
New bay window added to the north end of		
 New, two-story, semi-hexagonal projecting 		
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4. Resources Present: ⊠Building □Structure	e □Object □Site □District □	☐Other (Isolates, lelement of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #)
		Looking NE from First Street January 2015
		January 2013
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
AND		1900, City of Pleasanton
		1000, Only of Floadamon
MARKET AND THE PROPERTY OF THE PARTY OF THE		*P7. Owner and Address:
		Laurie E Nowak, Trs.
		4318 First St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	tch Map 🔲 Continuation Sheet 🔲 Bu	ilding, Structure & Object Record
	ear Feature Record	,
	ther (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
DIM DING CEDUCTURE AND OR LECT	CCODD

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:						
B2.	Common Name	:					
B3.	Original Use:	Single fam	nily resid	dential	B4.	Present Use:	Single family residential
*B5.	Architectural	Style					
*B6.	Construction	History: (C	onstruct	ion date, alteratio	ns, and date o	of alterations)	
	See page 3						
*B7.	Moved? ∑	∐No [⊒Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featu	res:					
B9a.	Architect:					b. Build	der:
*B10.	Significance:	Theme:	Res	idential Develop	oment	Area:	Early 20 th Century Expansions and Additions
					Proper	rty	
Peri	od of Significan	ice:			Тур	e:	Applicable Criteria:
(Disc	uss importance in	terms of hist	orical or	architectural con	text as defined	by theme, period, a	nd geographic scope. Also address integrity.)

(continued page #)

B11.	Additional Resource	Attributes:	(List attributes and codes)	
D11.	Additional Nesource	Allibules.	(List attributes and codes)	

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4318 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- New wood windows on the first story and north elevation; vinyl windows on all other elevation of the second story; historic
 undivided plate glass picture window adjacent to entry intact
- Wood channel board siding; new decorative beltcourse dividing stories on all elevations
- Original roof brackets on the front bay of the second story roofline
- Rebuilt, exterior brick chimney on north elevation

The property includes a second building comprised of a carport/garage on the first story and auxiliary living unit on the second story (1996). A covered staircase is situated between the two buildings.

Because of substantial alterations, this property does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

B12. References: (continued from page 2)

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
-IRI	

Page 4 of 4

*Resource Name or #
(Assigned by recorder)

4318 First Street

Recorded By: Architectural Resources Group



Looking SE from First St.



Looking SE from First Street

Date:	April 2015	□ Continuation	□ Update

DEPARTMENT OF PARKS AND RECREATION	Primary # HRI				
PRIMARY RECORD	Trinomial # NRHP Status Code				
Other Listings Review Code _	Reviewer	Date			
Page 1 of 4					
*Posquiso Namo or	r # (Assigned by recorder) 4324 First Stre	at .			
P1. Other Identifier:	* (Assigned by recorder)				
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map a	Unrestricted *a. County as necessary.)				
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> To. Address <u>4324 First Street</u>	T ;R ; %of City Pleasanton	¼ of Sec ; M. Zip 94566			
d. UTM: (Give more than one for large and/or linear reso e. Other Locational Data: (e.g., parcel #, directions to		ME/ MN APN: 094 -0037-023-00			
*P3a. Description: (Describe resource and its major eler	monte Include design meterials condition	alterations size setting and houndaries)			
 Porch with shed roof porch at rear Braces set at regular intervals along front gates Stucco cladding The property includes a detached, single-car garage Landscape features include a plank rail fence along to 	with shed roof set at the rear of the lot				
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,			
*P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for build	e Object Site District dings, structures or objects)	Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First Street January 2015 *P6. Date Constructed/Age and Sources:			
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtov	*P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive Reconnaissance In Historic Context Statement, 2013			
*Attachments: NONE	tch Map 🔲 Continuation Sheet 🔲 E	Building, Structure & Object Record			
_	ar Feature Record	cord □Rock Art Record			

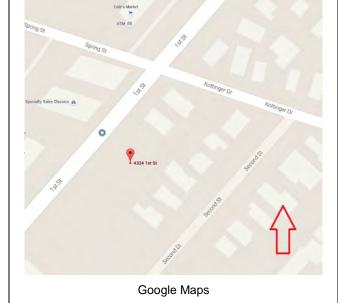
State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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BUILDING, S	IKUCIUKE AND	ODJECI	KECOKD

*Date of Evaluation: April 2015

(This space reserved for official comments.)

Page 2	2 of 4				*NRHP S	tatus Code	
B1.	Historic Name	t.					
	Common Nam						
	Original Use:	Single family reside	ntial	B4.	Present Use:	Single far	mily residential
*B5.	Architectura						
*B6.		n History: (Construction	n date, alteration	ns, and date of	alterations)		
*B7.	See page 3 Moved?	⊠No □Yes	□Unknown	Date:	Original Loc	eation:	
*B8.	Related Feat			Date	Original 200		
B9a.	Architect:				b. Build	lar:	
* B10.		e: Theme: Reside	ential Develop	ment	Area:		entury Expansions and Additions
			JIII. 20.0.5.	Propert		Lung 20	ontary Expansions and manner
	od of Significa			Туре	: Bungalow, en		Applicable Criteria:
(Disc	uss importance i	n terms of historical or ar	chitectural cont	ext as defined l	by theme, period, ar	nd geographic so	cope. Also address integrity.)
Kotting Street and be the rai Neal F street 2013). 4358, 4324 F the lot constr Johnsi rental Street labore daugh	ger subdivided ton the south, segan selling off ilroad line on la Plan street grid pattern on First. Development and 4366 First First Street appt (see Construction. In the 1 ston Family live properties on It (Pleasanton 1 er. By 1940, Winter Ruby Russ	land he owned on the the Arroyo del Valle or f portions of his land he and he owned between and lot arrangement to and Second streets in the eastern extension to the test of	west side of the the north, and oldings in Pleas Division Streshat began sout between Division began in the limit of the carry appears ton, wife or the carry appears to others what a county appears a county appears a county appears to other a county appears a county appear a county appears a county appear a county appears a county appears a county appear a county appears a county appears a county appear a county appear a county appear a county appear a county a county appear a county appear a county a co	the Central Pand Main Stree asanton. By the et on the sou uth of Division Street and he 1890s, but 1910, but may to have been en-widow of lon 1912, US Con constructed et included of the property. It is to the grandom the division of the grandom t	acific Railroad line t on the east. By the t east. By the the 1890s, Kottinge th and the Arroyo the Street north for s d Kottinger Avenuthis house and se y include an earlie an income product cocal stock rancher ensus 1910). The these homes. The Manuel and Marga They were retired aughter (US Cens	e in Pleasantor he 1880s, Kot er extended hi del Valle on th everal blocks, e (Pleasanton everal of its Cr r building, or p cing property f George John Johnstons ap ese include 43 aret Silva in 19 , but lived in th	in Pleasanton. In 1868, John in, laying out lots between Division tinger had moved to San Jose, is subdivision of house lots east of the north. Kottinger extended the creating the subdivision and in Historic Context Statement raftsman-style neighbors (4374, coortion of an earlier building on for the first several decades after iston, owned the property. The opear to have constructed several 358, 4366, 4420, and 4432 First 330; Manuel worked as a general the house with their Amanda's 0). At that time the house appears
(contin	ued on page 3)						
B11.	Additional R	esource Attributes: (Lis	st attributes and	d codes)			
*B12.			n attributes and				
		1-5				(Sketch Map wi	ith north arrow required.)
						Cole's Market	
B13.	Remarks:				Spring St	ATM EN	
D13.	Nemarks.					Spring St	E STATE OF THE STA
*B14.	Evaluator:	Elaine Stiles and K	Catherine Pe	trin	1		ALL ALL TO ALL
		Architectural Resour					N
		Pier 9, The Embarca				145	Kottinger Dr
		San Francisco, CA 9	94111		Specialty Sales Classics 👜		Kottinger Dr



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4324 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

4324 First Street appears to have changed little in form since the late 1920s. Sanborn maps show the house as a single-story, rectangular-plan dwelling with a partial-length, engaged front porch and a narrow shed addition across rear elevation (Sanborn 1929, 1943). Earlier Sanborn maps show a single-story dwelling on the lot with a generally square plan and full length front porch. It is unclear if this building was renovated at some point to take on a Craftsman aesthetic. (The neighboring property at 4306 First Street had a Craftsman renovation campaign ca. 1905). The garage on the property appears in the existing location and general form as early as 1903 (Sanborn 1903, 1907). Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

4324 First Street is a typical example of an end-gable bungalow form house in Pleasanton with modest Craftsman details. The property retains its early 20th century form and massing, front porch configuration, and modest ornament, however on such a modest property, minor alterations such as window replacement and reconfiguration of window openings significantly and negatively impacts overall historic integrity. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4324 First Street does not appear to be eligible for the California Register of Historic Resources.

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # HRI		
Page 4 of 4 *Resource Name or # 4324 First Street			
(Assigned by recorder) Recorded By: Architectural Resources Group	Date: April 2015	☑ Continuation	☐ Update

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trin amial #	
TAIMINATE INCOME	Trinomial # NRHP Status Co	ode
Other Listings Review Code	Reviewer	Date
age 1 of 4		
4 O F		
*Resource Name o	r # (Assigned by recorder) 4336 First Street	t
I. Other Identifier:		
2. Location: Not for Publication and (P2c, P2e, and P2b or P2d. Attach a Location Map	✓ Unrestricted *a. County as necessary.)	Alameda
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 4336 First Street	T ;R ; ¼of City Pleasanton	M. 2ip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		
3a. Description: (Describe resource and its major ele	ments Include design materials condition a	Iterations size setting and houndaries)
 Centered main entrance fitted with new doc Conjectural addition of bay window on sout All new wood siding and fish scale shingles All vinyl replacement windows Shallow addition with shed roof across rear Concrete foundation Compound roof form with hipped roof on froextent of historic main block (see Construct to property includes a detached garage at the rear 	h elevation on projecting gable elevation ont portion of building and slightly higher ion History)	gable roof to rear; hipped roof indicates
23b. Resource Attributes: (List attributes and codes)		□Other (Isolates,
24. Resources Present: Building Structure 5a. Photograph or Drawing (Photograph required for buil		Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking SE from First Street January 2015 *P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both 1892, City of Pleasanton
		*P7. Owner and Address: Veronica R Calarco 4336 First St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group
The state of the s		Pier 9, The Embarcadero
	STATE OF THE PARTY	San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		☐ Intensive☐ Reconnaissance
211. Report Citation: (Cite survey report and other source:	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
ttachments: NONE	etch Map 🔲 Continuation Sheet 🔲 Bu	uilding, Structure & Object Record
	ear Feature Record	
_	ther (List)	

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
BUILDING, STRUCTURE AI	ND OBJECT RECORD	
Page 2 of 4	*NRHP Statu	s Code

BUII	LDING,	SIKUL	, I UKE A	AND OB	JEC	, I KEU	<u>UR</u>	ט
$\mathbf{Page}\ 2$	of 4					*NRI	IP Sta	itus Code
B1. F	Historic Name:							
	Common Nam							
_	Original Use:		ily residential		B4.	Present Use):	Single family residential
	Architectura		ueen Anne	_				
		History: (Co	onstruction date,	alterations, and d	date of a	alterations)		
	See page 3	-						
	Moved? Related Feat		∃Yes □Unl	known Date:		Origina	I Locat	ion:
ьо.	ivelated i eat	ures.						
B9a.	Architect:					b.	Builde	r:
*B10.	Significance	e: Theme:	Residential	Development		Are	ea:	Post Railroad Subdivision and Development
Di-	-l -f O::f:			Pre	operty		0 -	Annii abla Ortenia
	d of Significa		rical or architect	tural context as de	Type:			ottage Applicable Criteria:geographic scope. Also address integrity.)
(Discus	ss importance ii	r terms or misto	nical of alchitect	iurai context as de	enneu c	y meme, pen	u, anu	geographic scope. Also address integrity.)
John Ko on the s began s on land and lot First an property	ottinger subdi- south, the Arro selling off port I he owned be arrangement ad Second stre	vided land he byo del Valle ions of his lar tween Divisio that began so ets between	owned on the on the north, a nd holdings in on Street on the outh of Division Division Stree	west side of the and Main Street Pleasanton. Kot e south and the of Street for seve at and Kottinger	e Cent on the ttinger Arroyo eral blo Avenu	ral Pacific Rate east. By the extended his of del Valle or ocks to the note (Pleasanto	ailroad 1880s s subdi n the no orth, cro n Histo	n of the Kottinger Plan in Pleasanton. In 1868, line, laying out lots between Division Street is, Kottinger had moved to San Jose, and invision of house lots east of the railroad line orth. He extended the Neal Plan street grid eating the subdivision and street pattern on oric Context Statement 2013). Historically, this now associated with 4330 First Street
daughte continu life (US	er Mary and s ed to live in th Census 1910	on-in-law Rav le house after 0, 1920, 1930	wley Bell and h r Louisa's deat , 1940).	ner granddaught th into at least th	ter. The	e family lived y 1940s. Rav	l togeth wley wo	n Louisa Joseph) lived in the house with her her in the house into the 1930s, and the Bells orked as a farm laborer for much of his adult
within the	he historic pe	iod infilled the	e ell porch to d		uilding	mass, the c		and full-length front porch. While owners condition of the property is the result of
(continue	ed on page 3)							
B11.	Additional Re	esource Attrib	outes: (List attrib	outes and codes)				
*B12.	References							
		, 0					(S	Sketch Map with north arrow required.)
							SI	pring st
B13.	Remarks:							
ыз.	Remarks.							Kons
*B14.	Evaluator:	Elaine Stile	es and Kathe	rine Petrin		Specialty Sales (fassics @	Kottinger Dr
		Architectura	I Resources G	Group		_		Kottinger Dr
		•	Embarcadero			art		\$
		San Francis	co, CA 94111			inc		
*Doto o	of Evaluation	. Δpr:1 2045	•				10/	de la companya de la
Date C	of Evaluation	April 2015	<u>)</u>			- /	9	
	(This s	pace reserved	I for official comr	ments.)		1		¥4336 1st 5t

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4336 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

4336 First Street was originally constructed as a single-story dwelling with a square- plan main block, full length front porch, ell, and porch along the north side of ell. The property included a barn on the rear of the lot (Sanborn 1903). By the early 1940s, the Avila/Bell Family had altered the property, partially filling in the ell porch to incorporate the space into living area. Sometime after 1943, owners completely enclosed the porch and incorporated all former porch space into living area. The current porch and front facing gable are later 20th century additions. Owners replaced the windows on the dwelling in 1993 and constructed a new garage on the property in 1997 (Pleasanton Building Permits).

B10. Significance (continued from page 2)

While these additions are in keeping with other patterns of historic architecture in Pleasanton (such as the typical Queen Anne cottage form) the property no longer retains any visible historic materials or architectural ornament. The existing form and treatments do not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4336 First Street does not appear to be eligible for the California Register of Historic Resources.

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Recorded By:

Page 4 of 4
*Resource Name or # 4336 First Street (Assigned by recorder)

Architectural Resources Group Date: April 2015

⊠ Continuation

□ Update



Looking NE from First Street



Looking SE from First Street, showing compound roof form

	1	

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
I KIMAKT KEGOKE	Trinomial # NRHP Status Code	
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name or # (Assigned by	ecorder) 4342 First Street	
P1. Other Identifier:	ted to County Alex	
*P2. Location: ☐ Not for Publication ☐ Unrestriction and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	ted *a. County Alar	meda
*b. USGS 7.5' Quad Livermore Date 2015 T ;R	. ; %of	B. ¹ / ₄ of Sec ; M.
·	leasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resources) Zone		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, eleva	ion, etc., as appropriate) APN: 0	094 -0037-021-00
*P3a. Description: (Describe resource and its major elements. Include of	design, materials, condition, alteration	ns, size, setting, and boundaries)
4342 First Street is situated along First Street, a busy mixed-use c		
single-story, side –gable structure with a prominent front-facing ga		The property features:
 Main elevation with stepped parapet wall and prominent f Centered, attached entry porch with shed roof, arched op 		are supports, and shaped flat
balustrade in Baroque profiles		
Main entrance set in north elevation of projecting bay, fitte		
 Pointed-arch window opening on projecting bay with vinyl Red clay tile roof sheathing on porch and tile coping on the 		sash window
 Large, projecting, semi-hexagonal bay toward the rear of 		
 New white roof sheathing replacing earlier tar and gravel 	roof	
Vinyl replacement windows on all elevations in original wiNewer stucco cladding	ndow openings	
• Newer stacco clauding		
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes) HP2. Sing	gle Family Property	
*P4. Resources Present: Building Structure Object	☐Site ☐District ☐Eleme	☐Other (Isolates, ent of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings, structure		P5b. Description of Photo: (View, date,
What was a second of the secon		accession #)
		poking E from First St. anuary 2015
		•
		P6. Date Constructed/Age and Sources: ⊠Historic
		☐Prehistoric ☐Both
	19	932, City of Pleasanton
		D7 Owner and Address.
		P7. Owner and Address: ugustine Garcia
		721 Mines Rd
		vermore, CA 94550
		P8. Recorded by: Name, affiliation, and address)
		laine Stiles and Katherine Petrin
		rchitectural Resources Group
QD		ier 9, The Embarcadero
Sec.		an Francisco, CA 94111 P9. Date Recorded: April 2015
		P10. Survey Type: (Describe)
		Intensive
] Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "none."		
*Attachments: NONE Location Map Sketch Map	Continuation Sheet	Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Rec		☐Rock Art Record
□ Artifact Record □ Photographic Record □ Other (List)		

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:							
	Common Name:							
B3.	Original Use:	Single fami	ly residential	B4.	Present Use:	Single fam	nily residential	
*B5.	Architectural	Style Sp	anish Colonial Reviva	al .				
*B6.	Construction	History: (Co	nstruction date, alteratio	ns, and date of a	lterations)			
	See page 3							
*B7.	Moved? ⊠	No 🗆]Yes □Unknown	Date:	Original Loc	ation:		
*B8.	Related Featu	res: Deta	ched garage					
B9a.	Architect:				b. Build	der:		
*B10.	Significance:	Theme:	Residential Develop	oment	Area:	Early 20th Ce	entury Expansions and	Additions
				Property				
	od of Significan			Type:			Applicable Criteri	
(Disc	uss importance in	terms of histo	rical or architectural con	text as defined by	theme, period, ar	nd geographic sc	cope. Also address integrit	y.)

4342 First Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). This property was vacant for most of the early twentieth century, and belonged to the Avila/Bell Family that resided next door at 4336 First Street (Pleasanton 1940).

In the early 1930s, it appears that the Bell Family sold this lot to Antone and Rose Mezza, who likely constructed this house. Antone was an engineer at a local gravel pit and the couple shared the home with Rose's mother, Clair Grisleanellia (US Census 1940). By the mid 1940s, the Bell family again owned the property, perhaps using it for rental income (Pleasanton 1940).

4342 First Street is a generally well-preserved example of the modest Spanish Colonial Revival domestic architecture in constructed in Pleasanton during the early 20th century. The property has hallmarks of the style including a side-gable orientation; low-pitched gable roof line, red clay tile sheathing and accents; arched window opening; stucco cladding, and a small porch with arched openings and squared pier supports and shaped balustrade.

(continued on page 3)

B11. Additional Resource	Attributes: (List at	tributes and codes)
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*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4342 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

Clay pipe vents at gable ends

The property includes a detached 2-car+ garage at rear of the lot which has been modified with enlarged openings. Landscape features include wood privacy fencing enclosing rear yard.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4342 First Street has changed little in form since construction. In 1943, the property was a single-story dwelling with small entry porch centered on main elevation, adjacent to a projecting bay. The property also had a large bay window extending from south elevation. The property also had a garage at the rear of lot in the same location as the existing garage building (Sanborn 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

The property has lost some integrity of materials with window replacement throughout however, the replacement did not alter original window openings. The building retains its original form, massing, and ornament, and has replacement materials consistent with historic materials (e.g. stucco cladding). The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4342 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # (Assigned by recorder)

4342 First Street

Recorded By:

Architectural Resources Group Date: April 2015 **⊠** Continuation

□ Update



Main elevation, looking SE from First St.



South elevation, looking NE from First St.

PRIMARY RECORD Trinomial # NRHP Status Code Other Listings Review Code Reviewer Page 1 of 3 *Resource Name or # (Assigned by recorder) *P2. Location: P2. Location: Not for Publication Unrestricted and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) *B. *B. *B. *C. Address A350 First Street Date Date B. *C. Address A350 First Street City Pleasanton Cother Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) *P350 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The dwelling is a heavily altered property composed of a 2-story main block with hipped roof, projecting two-story front bay with hipped roof on the main elevation, and a single-story section with shed roof set opposite the projecting bay. The property was originally constructed as a single-story dwelling with a square main block, full-length front porch, prear ell, and porch along the north side of ell. The property
Page 1 of 3 *Resource Name or # (Assigned by recorder) P1. Other Identifier: *P2. Location: Not for Publication ☑ Unrestricted *a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) *b. USGS 7.5' Quad Livermore Date 2015 T ;R ; Wof W of Sec ; M. c. Address 4350 First Street City Pleasanton Zip 94566 d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-020-00 *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 4350 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The dwelling is a heavily altered property composed of a 2-story main block with hipped roof, projecting two-story front bay with hipped roof on the main elevation, and a single-story section with shed roof set opposite the projecting bay. The property was originally constructed as
Page 1 of 3 *Resource Name or # (Assigned by recorder) 4350 First Street P1. Other Identifier: *P2. Location: □ Not for Publication ☑ Unrestricted *a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) *b. USGS 7.5' Quad Livermore Date 2015 T ;R ; %of % of Sec ; M. c. Address 4350 First Street City Pleasanton ; mE/ mN e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-020-00 *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 4350 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The dwelling is a heavily altered property composed of a 2-story main block with hipped roof, projecting two-story front bay with hipped roof on the main elevation, and a single-story section with shed roof set opposite the projecting bay. The property was originally constructed as
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*Resource Name or # (Assigned by recorder) 4350 First Street P1. Other Identifier: *P2. Location: Not for Publication Variation Variation Nap as necessary.) *P3. Uses 7.5' Quad Livermore Date 2015 T ;R ; Nof Variation Varia
P1. Other Identifier: *P2. Location: Not for Publication Image: Unrestricted Substituted Image: Not for Publication Image: Not f
P1. Other Identifier: *P2. Location: Not for Publication Image: Unrestricted Substituted Image: Not for Publication Image: Not f
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) *b. USGS 7.5' Quad Livermore Date 2015 T ;R ; Mof Mof Sec ; M. c. Address 4350 First Street City Pleasanton Zip 94566 d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0037-020-00 *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 4350 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The dwelling is a heavily altered property composed of a 2-story main block with hipped roof, projecting two-story front bay with hipped roof on the main elevation, and a single-story section with shed roof set opposite the projecting bay. The property was originally constructed as
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heavily altered property composed of a 2-story main block with hipped roof, projecting two-story front bay with hipped roof on the main elevation, and a single-story section with shed roof set opposite the projecting bay. The property was originally constructed as
main elevation, and a single-story section with shed roof set opposite the projecting bay. The property was originally constructed as
was raised to a second story sometime after 1943; the front addition to the property dates from 2005. The property now features:
Full-length front porch with all new materials
Off-center main entry with new door
All vinyl windows
 Combination stucco and wood product siding Exterior stuccoed chimney on north elevation of rear massing
Concrete foundation
The property includes a detached two-car garage with gable roof at the rear of the property. Landscape features include a metal
security gate enclosing driveway. Because of substantial alterations, 450 First Street does not retain sufficient integrity to be eligible
for the California Register of Historic Resources.
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property
□Other (Isolates,
*P4. Resources Present: ⊠Building □Structure □Object □Site □District □Element of District etc.):
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) District Element of District etc.): P5b. Description of Photo: (View, date,
*P4. Resources Present: ⊠Building □Structure □Object □Site □District □Element of District etc.):
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P5b. Description of Photo: (View, date, accession #)
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *Dther (Isolates, etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *Dther (Isolates, etc.): *P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *Dther (Isolates, etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015
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*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P6. Date Constructed/Age and Sources: Historic Prehistoric Both 1915, City of Pleasanton
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: Historic Both 1915, City of Pleasanton *P7. Owner and Address:
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P6. Date Constructed/Age and Sources: Historic Prehistoric Both 1915, City of Pleasanton *P7. Owner and Address: Ali Javaheri
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: Historic Both 1915, City of Pleasanton *P7. Owner and Address: Ali Javaheri 4350 First St
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P6b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: Historic Prehistoric Both 1915, City of Pleasanton *P7. Owner and Address: Ali Javaheri 4350 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P6. Date Constructed/Age and Sources: Historic Prehistoric Both 1915, City of Pleasanton *P7. Owner and Address: Ali Javaheri 4350 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address)
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P6. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: Historic Both 1915, City of Pleasanton *P7. Owner and Address: Ali Javaheri 4350 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
*P4. Resources Present:
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P6. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: Historic Both 1915, City of Pleasanton *P7. Owner and Address: Ali Javaheri 4350 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
P4. Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District □ etc.): P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 P6, Date Constructed/Age and Sources: □ Historic □ Both 1915, City of Pleasanton P7. Owner and Address: Ali Javaheri 4350 First St Pleasanton, CA 94566 P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 P9. Date Recorded: April 2015
P4. Resources Present: ⊠Building □Structure □Object □Site □District □Element of District □Ct.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: □Historic □Prehistoric □Prehistoric □Prehistoric □Both 1915, City of Pleasanton *P7. Owner and Address: Ali Javaheri □4350 First St □Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) □Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
*P4. Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: □ Historic □ Prehistoric □ Both 1915, City of Pleasanton *P7. Owner and Address: Ali Javaheri 4350 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) □ Intensive
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: Historic Both 1915, City of Pleasanton *P7. Owner and Address: Ali Javaheri 4350 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive Reconnaissance
*P4. Resources Present:
*P4. Resources Present: Building Structure Object Site District Element of District etc.): *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: Historic Both 1915, City of Pleasanton *P7. Owner and Address: Ali Javaheri 4350 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive Reconnaissance

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

tus Code
a

B1.	Historic Name:						
B2.	Common Name:						
B3.	Original Use:	Single fami	ly resid	dential	B4.	Present Use:	Single family residential
*B5.	Architectural S						
*B6.	Construction	History: (Co	nstructi	on date, alteratio	ns, and date o	f alterations)	
	See page 3	, ,		•	•	,	
*B7.		ΊNo Γ	Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featu	res:	•	_			
B9a.	Architect:					b. Build	der:
*B10.	Significance:	Theme:	Resi	dential Develop	oment	Area:	Early 20th Century Expansions and Additions
	-				Proper	ty	
Peri	od of Significan	ce:			Тур	e:	Applicable Criteria:
(Disc	cuss importance in	terms of histo	rical or	architectural conf	text as defined	by theme, period, an	nd geographic scope. Also address integrity.)

(continued page #)

DTT. AUGINOTAL RESOURCE AUTOURES. (LIST AUTOURES AND CODES)	B11.	Additional Resource Attributes:	(List attributes and codes)	
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*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4350 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

References

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

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

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
	HKI	
PRIMARY RECORD	Trinomial #	
Other Listings	NRHP Status Co	
Review Code	Reviewer	Date
Page 1 of 4		_
Tage 1014		
*Resource Name or a	# (Assigned by recorder) 4358 First Street	<u> </u>
P1. Other Identifier:		
*P2. Location: ☐ Not for Publication ☒	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as	necessary.)	В.
	;R ; 1/4 of	¼ of Sec ; M.
c. Address 4358 First Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resou		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to re	source, elevation, etc., as appropriate)	APN: 094 -0037-019-00
*P3a. Description: (Describe resource and its major element	ents. Include design, materials, condition, a	Iterations, size, setting, and boundaries)
4358 First Street is situated along First Street, a busy		
single-story, end gable bungalow with modest Craftsm		active in the active in the property is a
Low pitched gable roof with shaped verge bo	ard ends, false rafter ends at apex and	l eaves of main (west) elevation, and
false exposed rafters.Off-center gable entry porch with exposed, sl	ander framing members, shaped plate	ands naired square nost supports
simple horizontal slat balustrades, and concre		chas, panea square post supports,
 Centered main entrance fitted with older, glaz 	red wood door	
Original 1/1 double-hung wood sash with screen	eens	
Stucco cladding	alaya dan	
 Small rear ell addition set flush with the south The property includes a detached garage with gable ro 		ligned with driveway and fitted with
double-leaf wood doors. Landscape features include k		
·	. 5.	Ç ,
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
rsb. Resource Attributes. (List attributes and codes)	TIF2. Single Fairing Froperty	Other (Isolates,
*P4. Resources Present: Building Structure		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildi	ngs, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking SE from First St.
		January 2015
W.		*P6. Date Constructed/Age and Sources:
		□ Prehistoric □ Both
553		1925, City of Pleasanton
		*P7. Owner and Address: Ida and Richard Hartman, Trs.
		8834 Bandon Dr
The state of the s		Dublin, CA 94568
	Name of the last o	*P8. Recorded by: Name, affiliation, and
		address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ⊠ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources,	or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
•		
*Attachments: NONE	•	ilding, Structure & Object Record
	Feature Record Milling Station Reco	ord ☐Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other	וסנ <i>)</i>	

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	

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Page 2 of 4	*NRHP Status Code
i age 2 or +	Milli Status Code

D4	Listaria Nama				
B1.	Historic Name:				
B2.	Common Name: <u>Craftsman</u>				
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential	
*B5.	Architectural Style	<u></u>			
*B6.	Construction History: (Construction date, alterations	, and date of	alterations)		
	See page 3				
*B7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loc	ation:	
*B8.	Related Features: Detached one-car garage	·			
B9a.	Architect:		b. Build	ler:	
*B10.	Significance: Theme: Residential Developm	nent	Area:	Early 20th Century Expansions and Additions	
Property					
Peri	od of Significance:	Тур	e: Bungalow, en	d gable Applicable Criteria: _3/C	
(Disc	(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)				

4358 First Street was constructed in 1925 on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off other portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. His subdivision extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). Development in the eastern extension began in the 1890s, but this house and its identical neighbor at 4366 First Street are later infill.

4358 First Street appears to have been an income producing property for the first several decades after construction. In the 1910s, Annie T. Johnston, wife or then-widow of local stock rancher George Johnston, owned the property. The property contained an earlier residence (Sanborn 1903, 1907). The Johnston Family lived nearby on Neal Street (Pleasanton 1912, US Census 1910). The Johnstons appear to have constructed several rental properties on the street, or sold lots to others who constructed these homes, including, 4324, 4366, 4420, and 4432 First Street. 4358 and 4366 First Street were on the same parcel until at least 1943 (Sanborn 1943). Renters included James and Lena Costalupes in 1930. James worked at a local cheese factory (US Census 1930). In 1940, Joaquin and Irene Perry rented the house. Joaquin was a truck driver for a local wholesale firm (US Census 1940). Sometime in the early 1940s, Barbara Bradley, the Pleasanton school nurse, purchased the property (Pleasanton 1940, US Census 1940, Trimingham 36).

4358 First Street is a well-preserved example of an end-gable bungalow form dwelling with modest Craftsman detailing in Pleasanton. The property has many of the hallmarks of Craftsman style, including a low-pitched roof, wide unenclosed eave overhangs, and off-center, partial-width, attached porch. Common decorative details include exposed rafter ends and false beam ends at the eaves; square porch supports, and stucco cladding. The property has original form and massing, compatible exterior cladding materials, original door and window materials and placements, and the majority of its original ornament. The house had a small addition after (continued page 3)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4358 First Street (Assigned by recorder)

Recorded By:

Date: April 2015 **⊠** Continuation □ Update Architectural Resources Group

B6. Construction History (continued from page 2)

Sanborn map research demonstrates that 4358 First Street has changed very little since construction in 1925. In 1929 and 1943, the property was a single-story dwelling with rectangular plan and the narrow end oriented to street. The house featured a small entry porch centered on main elevation consistent with the existing dwelling. The property also contained a garage at the rear of lot, location and size consistent with existing garage. Sometime after 1943, owners built a small ell addition on the rear elevation, set flush with the south elevation. Review of City of Pleasanton building permit records revealed no permits of note, indicating that this addition dates from before the late 1950s.

B10. Significance (continued from page 2)

1943, but the addition appears to date to the historic period, and is compatible in form, massing, and materials with the original portion of the dwelling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4358 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4

*Resource Name or # (Assigned by recorder)

4358 First Street

Recorded By: Architectural Resources Group



North elevation, looking SE from First Street



South elevation, showing rear addition Looking NE from First Street



Garage at rear of lot



4358 (left) and 4366 (right) First Street Looking E from First St.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	-
PRIMARY RECORD	Trinomial # NRHP Status Cod	0
Other Listings		
Review Code _	Reviewer	Date
Page 1 of 4		
*Resource Name or P1. Other Identifier:	# (Assigned by recorder) 4366 First Street	
*P2. Location: □ Not for Publication ⊠	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	s necessary.)	
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; 1/4 of	B. ¼ of Sec ; M.
c. Address 4366 First Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resor		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to re	esource, elevation, etc., as appropriate) Al	PN: 094 -0037-018-00
*P3a. Description: (Describe resource and its major elem	nents. Include design, materials, condition, alte	erations, size, setting, and boundaries)
4366 First Street is situated along First Street, a busy		orridor in Pleasanton. The property is a
 single-story, end gable bungalow with modest Craftsn Low pitched gable roof with shaped verge bo 		payer of main (west) aloyation, and
false exposed rafters.	oard erius, raise raiter erius at apex arid t	eaves of main (west) elevation, and
 Off-center gable entry porch with exposed, s 		ends, paired square post supports,
 simple horizontal slat balustrades, and conci Centered main entrance fitted with historic p. 		
Original 1/1 double-hung wood sash with scr		
Small cast ornament at gable apex of main experience.	elevation; round form with lattice interior a	and leave ornament at base
 Stucco cladding The property includes a detached garage with gable r 	oof loft door, and double-width hav entre	ance aligned with driveway and fitted
with a metal rolling overhead door. Landscape feature		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4. Resources Present: ⊠Building □Structure	□Object □Site □District □E	Other (Isolates,
*P5a. Photograph or Drawing (Photograph required for build	ings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking SE from First St.
		January 2015
		*DC Data Constructed/Arra and
		*P6. Date Constructed/Age and Sources:
		□ Prehistoric □ Both
		1925, City of Pleasanton
		*P7. Owner and Address:
		Bruce and Linda Allen
AL STATE OF THE ST		4366 First St Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		☐ Intensive
		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources,	or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Sket	ch Map 🔲 Continuation Sheet 🔲 Buil	ding, Structure & Object Record
•	ar Feature Record	-
	ner (List)	-

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:				
B2.	Common Name: Craftsman				
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential	
*B5.	Architectural Style				
*B6.	Construction History: (Construction date, alterations	, and date of	alterations)		
	See page 3				
*B7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loc	ation:	
*B8.	Related Features: Detached garage				
В9а.	Architect:		b. Build	ler:	
*B10.	. Significance: Theme: Residential Developm	nent	Area:	Early 20 th Century Expansions and Additions	
Property					
	iod of Significance:	Туре			
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)					

4366 First Street was constructed in 1925 on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off other portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. His subdivision extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). Development in the eastern extension began in the 1890s, but this house and its identical neighbor at 4358 First Street are later infill.

4366 First Street appears to have been an income producing property for the first several decades after construction. In the 1910s, Annie T. Johnston, wife or then-widow of local stock rancher George Johnston, owned the property. The property contained an earlier residence (Sanborn 1903, 1907). The Johnston Family lived nearby on Neal Street and appear to have constructed several rental properties on First Street, or sold lots to others who constructed these homes. These include properties at 4324, 4358, 4366, 4420, and 4432 First Street (Pleasanton 1912, US Census 1910). 4358 and 4366 First Street were on the same parcel until at least 1943 (Sanborn 1943). Renters included George and Cora Patterson in 1930. George was an athletics coach and shop teacher at Amador High School (US Census 1930, Trimingham 4). Carl and Olga Frudden, local grocers rented the house in 1940 (US Census 1940). The Fruddens operated Frudden's Grocery at 405 Main Street. Olga Frudden was the daughter of local dentist Dr. Elmer Harms (Triminham 15, 16; Pleasanton Downtown Association Historic Preservation Committee, 5). Shortly after 1940, Antone and Rose Mezza purchased the property. Antone worked as an engineer in a local gravel pit and he and his wife rented another Johnston property, 4324 First Street before purchasing this house (Pleasanton 1940s, US Census 1940).

4366 First Street is a well-preserved example of an end-gable bungalow form dwelling with modest Craftsman detailing in Pleasanton. The property has many of the hallmarks of Craftsman style, including a low-pitched roof, wide unenclosed eave overhangs, and off-(continued on page 3)

	B11.	Additional Resource Attributes:	(List attributes and codes	(
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*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4366 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research demonstrates that 4358 First Street has changed very little since construction in 1925. In 1929 and 1943, the property was a single-story dwelling with rectangular plan and the narrow end oriented to street. The house featured a small entry porch centered on main elevation consistent with the existing dwelling. The property also contained a garage at the rear of lot, location and size consistent with existing garage. Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

center, partial-width, attached porch. Common decorative details include exposed rafter ends and false beam ends at the eaves; square porch supports, and stucco cladding. The property has original form and massing, compatible exterior cladding materials, original door and window materials and placements, and the majority of its original ornament. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4366 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Page 4 of 4

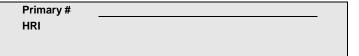
*Resource Name or # (Assigned by recorder)

4366 First Street

Recorded By: Architectural Resources Group



Looking SE from First Street



Date: April 2015

□ Continuation

□ Update



Looking SE from First Street



Looking E from First St.



4358 (left) and 4366 (right) First Street Looking E from First St.

Page 1 of 4 Resource Name or # (Assigned by recorder) A374 First Street	State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
Page 1 of 4 *Resource Name or # (Assigned by recorsion 4374 First Street **P2. Location: Not for Publication Unrestricted **a. County Alameda **a. County A	PRIMARY RECORD	Trinomial #	
Page 1 of 4 *Resource Name or # (Assigned by recorder) 4374 First Street *P1. Other Identifier: *P2. Location: Not for Publication Unrestricted	Other Listings		de
Pl. Other Identifier: Pl. Other Identifier: Not for Publication St. Unrestricted *a. County Alameda *a. County *a. Count		Reviewer	Date
Pt. Charleting Not for Publication Unrestricted 'a. County Alameda	Page 1 of 4		
Pt. Chadrifer: Pt2 Location And (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) Ib. USGS 7.5 Quad Livermore Date 2015 T	-		
PR2_Location:		pr # (Assigned by recorder) 4374 First Street	:
nd (P2c, P2e, and P2b or P2d Attach a Location Map as necessary.) 1. Usermore Date 2015 T ; R		□ Unrestricted *a. County	Alameda
to. USGS 7.5 'Quad _ Livermore		-	
c. Address 4374 First Street	*b. USGS 7.5' Quad Livermore Date 2015	T ;R ; 1/4 of	
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 4374 First Street its situated along first Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a 1.5-story end gable bungalow form dwelling with modest Craftsman details. The property features: • A low-pitched gable roof with false braces at the apex and eave lines of the main (west) elevation • A parial-length, engaged front portor with square column supports and parapet walls • A centered front entrance fitted with a newer wood door • Paired fixed sash wood windows with divided top lights on the north end of the main elevation • Picture window with divided top lights on east end of the main elevation, sheltered by porch • Veritted attic story • 17 Id outbie-hung and fixed or awning sash wood windows on secondary elevations • Original, enclosed porch with shed roof on north elevation • Stucco cladding • Exterior stuccoed chimney on south elevation First Protograph or Drawing (Photograph required for buildings, structures or objects) P49. Resource Attributes: (List attributes and codes) P49. Resource Present: Saluliding Structure Object District			Zip 94566
P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 4374 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a 1.5-story end gable bungalow form dwelling with modest Craftsman details. The property features: • A low-priched gable roof with false braces at the apex and eave lines of the main (west) elevation • A partial-length, engaged front porch with square column supports and parapet walls • A centered front entrance fitted with a newer wood door • Paired fixed sash wood windows with divided top lights on the north end of the main elevation • Picture window with divided top lights on east end of the main elevation, sheltered by porch • Vented attic story • 1/1 double-hung and fixed or awning sash wood windows on secondary elevations • Original, enclosed porch with shed roof on north elevation • Stucco cladding • Exterior stuccode chirmney on south elevation The property contains a detached, two-car garage with sliding wooden doors. **P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present: Building Structure Object Site District Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 P7P. Owner and Address; Harry, and Abriety Diction Both 1915, City of Pleasanton P7P. Owner and Address; Harry and Abriety Diction Both 1915, City of Pleasanton Pre-listone Both 1915, City of Pleasanton P7P. Owner and Address; Harry and Abriety Diction Both 1915, City of Pleasanton Pre-listone Pre-liston			
4374 First Street is situated along First Street, a busy mixed-use commercial and residential corridor in Pleasanton. The property is a 1.5-story end gable bungatow form dwelling with modest Craftsman details. The property features: • A low-pitched gable to row with false braces at the apex and eave lines of the main (west) elevation • A partial-length, engaged front porch with square column supports and parapet walls • A centered front entrance fitted with a newer wood door • Paired fixed sash wood windows with divided top lights on the north end of the main elevation • Picture window with divided top lights on east end of the main elevation, sheltered by porch • Vented attic story • 1/1 double-hung and fixed or awning sash wood windows on secondary elevations • Original, enclosed porch with shed roof on north elevation • Stucco cladding • Exterior stuccoed chimney on south elevation • Stucco cladding • Exterior stuccoed chimney on south elevation The property contains a detached, two-car garage with sliding wooden doors. **P3B. Resource Attributes: (List attributes and codes) **P4. Resources Present: P4. Resources Present: Detail Structure Object Site District Element of District etc.): P6b. Description of Photo: (View, date, accession #) Prehistoric Dother (Isolates, etc.): P7B. Description of Photo: (View, date, accession #) Prehistoric Dother Sources: Splistoric Prehistoric Dother Prehistoric Dother Prehistoric Dother Prehistoric Prehistoric Dother Prehistoric Dother Prehistoric Prehistoric	e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate)	APN: 094 -0037-017-00
1.5-story end gable bungalow form dwelling with modest Craftsman details. The property features: • A low-pitched gable braces at the apex and eave lines of the main (west) elevation • A partial-length, engaged front porch with square column supports and parapet walls • A centered front entrance fitted with a newer wood door • Paired fixed sash wood windows with divided top lights on the north end of the main elevation • Picture window with divided top lights on east end of the main elevation, sheltered by porch • Vented attic story • 1/1 double-hung and fixed or awning sash wood windows on secondary elevations • Original, enclosed porch with shed roof on north elevation • Stucco cladding • Exterior stuccoed chimney on south elevation The property contains a detached, two-car garage with sliding wooden doors. **P3b. Resource Attributes: (List attributes and codes) **P4P4. Resources Present: Spuliding Structure Object Site District Clement of District Clother (Isolates, etc.): P5b. Description of Photo: (View, date, accession #) Looking NF from First St. January 2015 January 2015 P6b. Description of Photo: (View, date, accession #) Looking NF from First St. January 2015 January 2015 P7P. Own and Address: Harry and Sherley Didio 4374 First St Pleasanton P7P. Own and Address: Harry and Sherley Didio A374 First St Pleasanton P7P. Own and Address: Harry and Sherley Didio A374 First St Pleasanton P7P. Own and Address: Harry and Sherley Didio A374 First St Pleasanton P7P. Own and Address: Harry and Sherley Didio A374 First St P10. Survey Type: (Describe) P10. Surv	*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, al	Iterations, size, setting, and boundaries)
1.5-story end gable bungalow form dwelling with modest Craftsman details. The property features: • A low-pitched gable braces at the apex and eave lines of the main (west) elevation • A partial-length, engaged front porch with square column supports and parapet walls • A centered front entrance fitted with a newer wood door • Paired fixed sash wood windows with divided top lights on the north end of the main elevation • Picture window with divided top lights on east end of the main elevation, sheltered by porch • Vented attic story • 1/1 double-hung and fixed or awning sash wood windows on secondary elevations • Original, enclosed porch with shed roof on north elevation • Stucco cladding • Exterior stuccoed chimney on south elevation The property contains a detached, two-car garage with sliding wooden doors. **P3b. Resource Attributes: (List attributes and codes) **P44. Resources Present: Suulding Structure Object Site District Content of District Content (Isolates, etc.): **P5b. Description of Photo: (View, date, accession #) **Looking Profits St. January 2015 **P6b. Date Constructed/Age and Sources: Birlistonic Direct Sources (Bristonic Directural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 **P9D. Survey Type: (Describe) Content Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 **P9D. Date Recorded: April 2015 **P10. Survey Type: (Describe) Content Statement, 2013 **Attachments: NONE Content Map Sketch Map Continuation Sheet Building, Station Record Content Statement, 2013	4374 First Street is situated along First Street, a bus	y mixed-use commercial and residential	corridor in Pleasanton. The property is a
A partial-length, engaged front porch with square column supports and parapet walls A centered front entrance fitted with a newer wood door Plicture window with divided top lights on the north end of the main elevation Plicture window with divided top lights on east end of the main elevation, sheltered by porch Vented attic story 1/1 double-hung and fixed or awning sash wood windows on secondary elevations Original, enclosed porch with shed roof on north elevation Stucco cladding Exterior stuccoed chirmey on south elevation The property contains a detached, two-car garage with sliding wooden doors. P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property P44. Resources Present: Sauliding Structure Object Site District Element of District etc.): P5b. Description of Photo: (View, date, accession #)	1.5-story end gable bungalow form dwelling with mo	dest Craftsman details. The property fea	tures:
A centered front entrance fitted with a newer wood door Paired fixed sash wood windows with divided top lights on the north end of the main elevation Picture window with divided top lights on east end of the main elevation, sheltered by porch Vented attic story 1/1 double-hung and fixed or awning sash wood windows on secondary elevations Criginal, enclosed porch with shed roof on north elevation Stucco cladding Exterior stuccoed chimney on south elevation The property contains a detached, two-car garage with sliding wooden doors. P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property P4. Resources Present: Spuilding			
Paired fixed sash wood windows with divided top lights on the north end of the main elevation Picture window with divided top lights on east end of the main elevation, sheltered by porch Vented attic story 1/1 double-hung and fixed or awning sash wood windows on secondary elevations Original, enclosed porch with shed roof on north elevation Exterior stuccoed chimney on south elevation The property contains a detached, two-car garage with sliding wooden doors. *P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property			S
Pitture window with divided top lights on east end of the main elevation, sheltered by porch Vented attic story 1/1 double-hung and fixed or awning sash wood windows on secondary elevations Original, enclosed porch with shed roof on north elevation Stucco cladding Exterior stuccoed chimney on south elevation The property contains a detached, two-car garage with sliding wooden doors. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present:			elevation
• 1/1 double-hung and fixed or awning sash wood windows on secondary elevations • Original, enclosed porch with shed roof on north elevation • Stucco cladding • Exterior stuccoed chimney on south elevation The property contains a detached, two-car garage with sliding wooden doors. P3b. Resource Attributes: (List attributes and codes)			
Original, enclosed porch with shed roof on north elevation Stucco cladding Exterior stuccoed chimney on south elevation The property contains a detached, two-car garage with sliding wooden doors. *P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property *P4. Resources Present:			
Stucco cladding Exterior stuccoed chimney on south elevation The property contains a detached, two-car garage with sliding wooden doors. *P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property Other (Isolates, possible pos			
• Exterior stuccoed chimney on south elevation The property contains a detached, two-car garage with sliding wooden doors. *P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present:		north elevation	
**P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: Building Structure Object Site District Element of District etc.); *P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P6a. Photograph or Drawing (Photograph required for buildings, structures or objects) *P6a. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: Harry and Sherley Didio 4374 First St. Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address: Harry and Sherley Didio 4374 First St. Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address: Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 941111 *P9. Date Recorded: April 2015 *P10, Survey Type: (Describe) Intensive Reconnaissance *P11. Report Citation: (Cite survey report and other sources, or enter *none.*) Pleasanton Downtown Historic Context Statement, 2013 *Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record Archaeological Record District Record Milling Station Record Rock Art Record Archaeological Record District Record Milling Station Record Rock Art Record		on	
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property P4. Resources Present:			
P4. Resources Present:	, , ,	ŭ	
P4. Resources Present:	*P3h Resource Attributes: (List attributes and codes	HP2 Single Family Property	
P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources:			☐Other (Isolates,
accession #) Looking NE from First St. January 2015 **P6. Date Constructed/Age and Sources:			,
Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: □Historic □Prehistoric □Both 1915, City of Pleasanton *P7. Owner and Address: Harry and Sherley Didio 4374 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) □ Intensive □ Reconnaissance *Attachments: NONE □ Location Map □ Sketch Map □ Continuation Sheet □ Building, Structure & Object Record □ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record	"P5a. Photograph or Drawing (Photograph required for but	ldings, structures or objects)	
January 2015 *P6. Date Constructed/Age and Sources:			
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Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive Reconnaissance *P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013 *Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Record			
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*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013 *Attachments: NONE			
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□Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record			
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State of California The Resources Agency	Primary #
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DEPARTMENT OF PARKS AND RECREATION	HRI
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BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style Craftsman			
*B6.	Construction History: (Construction date, alterations	, and date of	f alterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loc	ation:
*B8.	Related Features:			
B9a.	Architect:		b. Build	ler:
*B10.	. Significance: Theme: Residential Developm	nent	Area:	Early 20th Century Expansions and Additions
		Proper	ty	
Peri	od of Significance:	Тур	e: Bungalow, en	d gable Applicable Criteria: _3/C
(Disc	cuss importance in terms of historical or architectural contex	xt as defined	by theme, period, ar	nd geographic scope. Also address integrity.)

4374 First Street was constructed ca. 1890 on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). Development in the eastern extension began in the 1890s, but this house and several of its Craftsman-style neighbors (4324, 4358, and 4366 First Street) were later infill.

The original owner or builder of 4374 First Street is unknown, however by 1930, Martin and Fern Koopman owned the property. Martin was a general drayman, and the household also included a roomer, telephone cable salesman Arthur Kelly (US Census 1930). By 1940, Antone and Rose Mezza, who also owned 4366 First Street and 4350 First Street, owned this property. They rented it to Victor Lund, a local farmer, and his wife Mercedes (US Census 1940, Pleasanton 1940s).

4374 First Street is a well-preserved example of an end-gable bungalow form dwelling with modest Craftsman detailing in Pleasanton. The property has many of the hallmarks of Craftsman style, including a low-pitched roof, wide unenclosed eave overhangs, and off-center, partial-width, engaged porch. Decorative details false braces at the eaves; square column porch supports, and stucco cladding. The property has original form and massing, compatible exterior cladding materials, original door and window materials and placements, and the majority of its original ornament. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4374 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

 $(This\ space\ reserved\ for\ official\ comments.)$



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4374 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4374 First Street has changed little in form since the late 1920s. Maps from 1929 and 1943 show a single-story dwelling with rectangular plan and the narrow end oriented to street; an engaged, partial length front porch; a projection in the location of the enclosed porch on the north elevation; and rear extension across most of the rear elevation. The garage at the rear of the lot also appears to date from the early twentieth century based on map evidence. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	
Page 4 of 4	

*Resource Name or # 4374 First Street
(Assigned by recorder)
Recorded By: Architectural Resources Group

□ Update Date: April 2015 □ Continuation

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #HRI
PRIMARY RECORD	
	Trinomial # NRHP Status Code
Other Listings Review Code	Reviewer Date
Page 1 of 4	
*Resource Name or # (Assigned by record P1. Other Identifier:	ter) 4382 First Street
*P2. Location: □ Not for Publication ⊠ Unrestricted	*a. County Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	a. Southy / Harrica
*b. USGS 7.5' Quad _Livermore _ Date _2015 _ T ;R	B. ; ¼of ¼ of Sec ; M.
c. Address <u>4382 First Street</u> City <u>Please</u> d. UTM: (Give more than one for large and/or linear resources) Zone	anton Zip 94566 ; mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation,	
*P2a Decembring (Describe resource and the residual control to be described.	and the first of the second se
*P3a. Description: (Describe resource and its major elements. Include desig	- · · · · · · · · · · · · · · · · · · ·
 4382 First Street is situated along First Street, a busy mixed-use communications. A partial-length, attached front porch at the intersection of the posts, balustrade and vertical scallop board siding Main entrance on the cross-gable fitted with a modern door Squared bay window with hipped roof on the front-facing cross 1/1 double-hung and sliding vinyl sash windows on secondary Enclosed porch with shed roof on north wing, now incorporate Enclosed rear porch on west elevation of south wing, now incorporate 	ch (now enclosed) additions. The property features: main block and wing, featuring primarily replacement square s-gable fitted with a sliding vinyl sash window velevations ed into living area
 Stucco and channel board siding The property includes a modern, detached two-car garage with gable repicket fence enclosing front and side yard, small pergola at lot frontage rear yard. *P3b. Resource Attributes: (List attributes and codes) 	e, and wood plank privacy fencing and pergola gate around
·	☐Other (Isolates,
*P4. Resources Present: ⊠Building □Structure □Object □\$ *P5a. Photograph or Drawing (Photograph required for buildings, structures or c	Site District Element of District etc.): objects) P5b. Description of Photo: (View, date,
	accession #)
	Looking NE from First St. January 2015
	*P6. Date Constructed/Age and Sources:
	□ Prehistoric □ Both
	1914, City of Pleasanton
	Before 1903, Sanborn Maps *P7. Owner and Address:
	Robert Lee and Yunju Chen
	4382 First St
	Pleasanton, CA 94566
	*P8. Recorded by: Name, affiliation, and address)
	Elaine Stiles and Katherine Petrin
	Architectural Resources Group
	Pier 9, The Embarcadero
	San Francisco, CA 94111
	*P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe)
	☐ Intensive
	☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")	Pleasanton Downtown Historic context Statement, 2013
·	inuation Sheet
□ Archaeological Record □ District Record □ Linear Feature Record □ Artifact Record □ Photographic Record □ Other (List)	☐ Milling Station Record ☐ Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING STRUCTURE AND OBJECT	T RECORD

BUILDING, STRUCTURE AND OBJECT RECORD							
Page 2	age 2 of 4 *NRHP Status Code						
B2. (Historic Name: Common Name Original Use:	e: Single family resid	ential	B4.	Present Use:	Single family residen	ıtial
* B5 .	Architectural	Style				Cingle farmly residen	itiai
*B6.	Construction See page 3	History: (Construction	on date, alterations, a	and date of	alterations)		
*B7.	. •	⊠No □Yes	□ Unknown D	Date:	Original Loc	cation:	
*B8.	Related Feat	ures: Detached, r	nodern, two-car ga	arage			
B9a.	Architect:				b. Buile	der:	
*B10.	Significance	: Theme: Resid	dential Developme		Area:	Early 20th Century Expa	ansions and Additions
	od of Significa		architectural context	Property Type as defined b	: Vernacular, c	ross-gable Applic nd geographic scope. Also ac	able Criteria:
Kotting south, selling line on grid an on Firs Develor In the cadjace Burt H. was be worked 1943 (continued).	ger subdivided the Arroyo del off remaining pland he owned do lot arrangement and Second supment in the elearly 1910s, just property at 4. Bennet, a wideing rented to Vid at a local gray Sanborn 1943)	land he owned on the Valle on the north, a cortions of his land he between Division Sent that began south streets between Divisastern extension begat before construction 1390 First Street (Pleower and Pleasanto Villiam and Myrtle Givel pit (US Census 1). The Garcia Family	e west side of the and Main Street on oldings in Pleasar Street on the south of Division Street sion Street and Kogan in the 1890s an of these dwelling easanton 1912). The 's chief of police arcia who soon pure 1940, Pleasanton 1 owned the properson of Main Main Main Main Main Main Main Main	Central Pa a the east. Inton. Kottin and the A t for severa ottinger Avo and continu gs, Emaline he builder owned and irchased the 940s). The ty until at least	acific Railroad line By the 1880s, Ko ager extended his rroyo del Valle or al blocks to the ne enue (Pleasantor and into the first of and early resider d lived in the hous are property and the property was or east the late 1966	Kottinger Plan in Pleasane, laying out lots between ttinger had moved to San subdivision of house lots in the north. He extended torth, creating the subdivision Historic Context Statementarter of the twentieth cerularter of the twentieth cerularter of the dwelling are unknown to the dwelling are unknown to the same lot with 4390 For the same lot with 4390 For (Pleasanton Building Pleshapped) dwelling committee.	Division Street on the Jose, and began east of the railroad he Neal Plan street on and street pattern ent 2013). htury. belonging to the nown, but by 1930, 1940, the property First Street. William irst Street until after ermits).
Pleasa includi	inton in the late ng early 20 th -ce	e 19 th and early 20 th entury expansion of t	centuries. The properties or the properties of the contract of	perty retaii modest ho	ns some of the fouse. However, th	rmal characteristics of this e property has been alter lacement stucco siding.	s property type,
(continu	ued on page 3)						
B11. * B12.		esource Attributes: (L See page 3	ist attributes and co	des)			
						(Sketch Map with north arro	w required.)
B13.	Remarks:				Parliame Asses	Glendr's Heart of the Notes, bit. (ii) (iii) Global By Massage Green's general Personation Class Company	13
*B14.	Evaluator:	Elaine Stiles and	Katherine Petrin	1	and they		Har Control of the Co
		Architectural Resou	irces Group			Express Liquir Market	
	·-	Pier 9, The Embard	adero		© Firehouse Arts Center	1 1/18	

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4382 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

According to Sanborn map research, 4382 First Street has been heavily altered since construction, though many of these changes occurred within the historic period. In 1903, the house was a single-family dwelling with a cross-gable plan consisting of a narrow rectangular main block and wing. The main block had a bay window and porch similar to the existing structure and the wing also had a rear porch (Sanborn 1903). The property included a two-story carriage barn at the rear corner of lot. Between 1903 and 1907, owners constructed an addition extending north from the main block still on same parcel as 4390. The property remained in this configuration until at least 1943 (Sanborn 1929, 1943). Sometime after that date owners enclosed the north and south porches and incorporated these areas into living space. In 1967, the Garcias added a large patio and patio cover behind the house (Pleasanton Building Permits).

B10. Significance (continued from page 2)

On such a modest property, these alterations ultimately erode integrity of design, materials, workmanship, and feeling from the historic period. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4382 First Street does not appear to be eligible for the California Register of Historic Resources.

B12. References: (continued from page 2)

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or # 4382 First Street (Assigned by recorder)

First Street

Recorded By: Architectural Resources Group



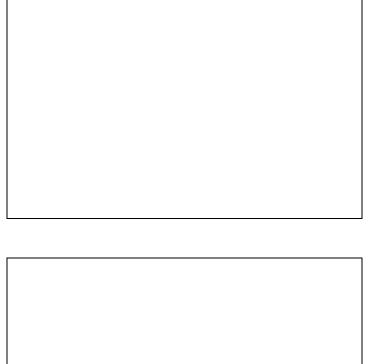
Looking SE from First Street showing enclosed porch



Garage set north of dwelling on First Street



Collection of the Amador-Livermore Valley Historical Society



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	
Other Listings	NKHF Status Co	
Review Code _	Reviewer	Date
Page 1 of 4		
	# (Assigned by recorder) 4390 First Street	1
P1. Other Identifier: *P2. Location: □ Not for Publication ▷	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	-	Alameda B.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> 1 c. Address 4390 First Street	City Pleasanton	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear reso	urces) Zone ;	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		APN: 094 -0037-015-01
Northeast corner of First Street and Arend *P3a. Description: (Describe resource and its major eler		Iterations, size, setting, and boundaries)
 An asymmetrical roofline indicating extension Construction History on page 2). A deeply projecting bay window with gable in a partial-length, attached front porch at north and earlier vertical scallop board siding. Main entrance set off-center on the main election A modern bay window on the south elevation. 1/1 double-hung and sliding vinyl sash wind. Original or replacement-in-kind wood chann. Concrete foundation. The property includes a historic, detached two-car gas	oof set off-center on the main elevation h of the bay window, featuring primarily evation fitted with a modern, glazed door nows on secondary elevations el board siding	with sliding vinyl sash window replacement square posts, balustrade
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: ⊠Building □Structure		Other (Isolates,
*P5a. Photograph or Drawing (Photograph required for builton)	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: ☑Historic ☐Prehistoric ☐Both 1914, City of Pleasanton Before 1903, Sanborn Maps *P7. Owner and Address: Jeffrey and Teresa Pohl, Trs. 4390 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive ☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
□ Archaeological Record □ District Record □ Line	ch Map Continuation Sheet Buar Feature Record Milling Station Record her (List)	illding, Structure & Object Record ord □Rock Art Record

State of California The Resources Agency	Primary
DEPARTMENT OF PARKS AND RECREATION	HRI

Primary #	<u> </u>
HRI	

BUILDING, STRUCTURE AND OBJECT RECORD *NRHP Status Code

R1 Historic Name: B2. Common Name: B3. Original Use: Single family residential Present Use: B4. Single family residential Architectural Style *B5. Construction History: (Construction date, alterations, and date of alterations) *B6. See page 3 *B7. Moved? ⊠No □Yes □Unknown Date: Original Location: *B8. Related Features: Detached, historic, two-car garage Architect: b. Builder: *B10. Significance: Theme: Residential Development **Area:** Early 20th Century Expansions and Additions **Property** Period of Significance: Type: Vernacular, side-gable Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4390 First Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013). Development in the eastern extension began in the 1890s and continued into the first quarter of the 20th century.

In the early 1910s, just before construction of these dwellings, Emaline Bennette owned this parcel and the land belonging to the adjacent property at 4382 First Street (Pleasanton 1912). The builder and early residents of the dwelling are unknown, but by 1930, Samuel and Rose Paskwitz rented the house. Samuel was a local grocery store manager (US Census 1930). By 1940, Joe and Mary Meniz owned the property. Joe worked at a local gravel pit. Sometime in the early 1940s, William and Myrtle Garcia who also owned and lived in the adjacent house at 4382 First Street, purchased the property. William worked at a local gravel pit (US Census 1940, Pleasanton 1940s). The property was on the same lot with 4390 First Street until sometime after 1943 (Sanborn 1943).

4390 First Street has some characteristics of the vernacular, side-gable dwelling commonly constructed in Pleasanton in the late 19th and early 20th centuries. The property retains some of the formal characteristics of this property type, including orientation, modest or no architectural detailing and off-center main entrance. However, the property has been modified with roofline extensions and bay windows within the historic period that make it a less distinct example of the property type. The property has also lost integrity of design, materials, workmanship, and feeling with several cycles of window replacement, porch reconstruction, creation of new or enlarged window openings, and ell extension. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4390 First Street does not appear to be eligible for the California Register of Historic Resources.

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

*B12. References: See page 3

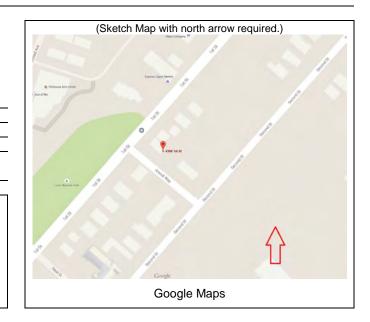
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4390 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

According to Sanborn map research, 4390 First Street has been relatively consistent in overall form since the first decade of the 20th century. For much of the early 20th century, the dwelling was a single-story structure with an L-shaped plan, small projecting bay window on the south side of the main elevation, and a partial-length front porch. The house had another rear porch in the intersection of main block and ell (northeast corner) that was later enclosed to create a bathroom, and removed in 1999 (Sanborn 1903, 1907, 1929, 1943; Pleasanton Building Permits). Photographs in the collection of the Amador-Livermore Valley Historical Society indicate that the exterior of the property was rehabilitated within the last fifteen years. This rehabilitation appears to have included an extension of the rear ell (see Continuation Sheet).

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or # (Assigned by recorder)

4390 First Street

Architectural Resources Group

Recorded By:



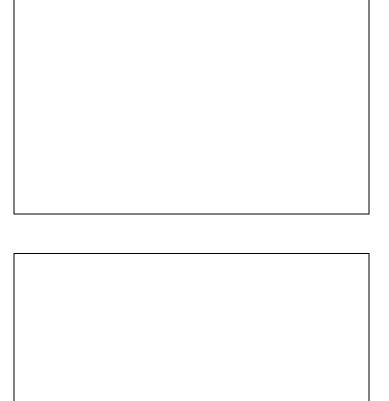
Looking SE from corner of Arendt Way and First Street



Looking SE from First Street



early 2000s Collection of the Amador-Livermore Valley Historical Society



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI				
PRIMARY RECORD	Trinomial # NRHP Status Code				
Other Listings	NRHP Status Co				
Review Code	Reviewer	Date			
Page 1 of 4					
. 450 . 6					
*Resource Name or	# (Assigned by recorder) 4408 First Street				
P1. Other Identifier:					
*P2. Location: ☐ Not for Publication ☐	•	Alameda			
and (P2c, P2e, and P2b or P2d. Attach a Location Map as	s necessary.)	В.			
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; ¼of	¼ of Sec ; M.			
c. Address 4408 First Street	City Pleasanton	Zip <u>94566</u>			
d. UTM: (Give more than one for large and/or linear resor		mE/ mN			
e. Other Locational Data: (e.g., parcel #, directions to re		PN: 094 -0036-001-00			
Southeast corner of First Street and Arendi *P3a. Description: (Describe resource and its major elem		terations, size, setting, and boundaries)			
4408 First Street is a 1.5-story, substantially-altered d					
Compound roof form with large central hipper		on. The property realures.			
 Rectangular plan main block with projecting 		ble wall dormer at south end of main			
(west) elevation					
Attached, partial length porch on center of m matal religious and targe acts tills and congress		ort, brackets at eave line of porch front,			
 metal railings, and terra cotta tile and concre Main entry set in north gable projection fitted 					
Replacement picture window with articulated		on north projecting gable			
Round vent in gable apex and replacement 1					
 Four banked fixed and casement sash windown 					
Centered shed dormer with fixed replacement					
 Replacement 1/1 double hung and sliding sa 	sn vinyi windows on secondary elevatio	ns; most fitted with aluminum awnings			
(continued on page 3)					
*DOI: December Attributees (List attributes and and as)	UDO Circle Ferrile Brown est.				
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,			
*P4. Resources Present: ⊠Building □Structure		Element of District etc.):			
*P5a. Photograph or Drawing (Photograph required for build	ings, structures or objects)	P5b. Description of Photo: (View, date,			
A COLOR		accession #) Looking NE from First Street			
	- A-	January 2015			
		*P6. Date Constructed/Age and			
		Sources: ⊠Historic □Prehistoric □Both			
	Talking .	1937, City of Pleasanton			
		<u> </u>			
		*P7. Owner and Address:			
		Joel and Elizabeth Wolfenberger			
		4408 First St Pleasanton, CA 94566			
		*P8. Recorded by: Name, affiliation, and			
		address)			
		Elaine Stiles and Katherine Petrin			
		Architectural Resources Group Pier 9, The Embarcadero			
		San Francisco, CA 94111			
		*P9. Date Recorded: April 2015			
		*P10. Survey Type: (Describe)			
		☐ Intensive			
*P11. Report Citation: (Cite survey report and other sources,	or enter "none ") Pleasanton Downtown	☐ Reconnaissance Historic context Statement, 2013			
Content of the survey report and other sources,	or enter none. j	THISTORIC CORREST CHARGE THEFIT, 2013			
*Attachments: NONE	ch Map 🔲 Continuation Sheet 🔲 Bui	Iding, Structure & Object Record			
_ =	r Feature Record	rd ☐Rock Art Record			
☐Artifact Record ☐ Photographic Record ☐ Oth	er (List)				

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND OB	JECT RECORD

Page 2 of 4			*NRHP S	atus Code	
B1.	Historic Name: Frank and Virginia Viada House				
B2.	Common Name:				
B3.	Original Use: Single family residential	B4. F	resent Use:	Single family residential	
*B5.	Architectural Style				
*B6.	Construction History: (Construction date, alterations,	and date of alt	erations)		
	See page 3				
*B7.	Moved? ⊠No □Yes □Unknown □	Date:	Original Loc	ation:	
*B8.	Related Features:				
B9a.	Architect:		b. Build	er:	
*B10.	Significance: Theme: Residential Developme	ent	Area:	Early 20 th Century Expansions and Additions	
		Property			
Peri	od of Significance:	Type:	Tudor Revival	Applicable Criteria:	
(Disc	cuss importance in terms of historical or architectural context	as defined by	theme, period, an	d geographic scope. Also address integrity.)	
	First Street was constructed in 1937 on property that wision created by one of the major land owners in the	•		•	

4408 First Street was constructed in 1937 on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by one of the major land owners in the vicinity during the late 19th century, Joshua Neal. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013). Development in the Neal Plan began in the 1870s; this property is later infill, replacing an earlier residence on the site (Sanborn 1929, 1943).

The owners of this property in the early 1940s, and its likely builders, were Frank and Virginia Viada. Frank Viada variously worked as the manager of a livery stable (1920) and a general drayman (1930), but by 1940 had an ice, fuel, and appliances business in Pleasanton. He also maintained an ice house on the corner of First and Neal Streets (US Census 1920, 1930, 1940; Pleasanton 1940s; Trimingham 16, 22). In 1930, the Viadas lived in a relatively modest house at 4456 First Street before building this considerably more high-style residence at the corner of First Street and Arendt Way (US Census 1930).

4408 First Street retains some aspects of the Tudor Revival form such as a cross-gable plan with a prominent cross gable on the main elevation, steeply pitched gable rooflines; stucco wall cladding; a grouping of narrow windows with casement sash; and a substantive exterior chimney stack. While the dwelling conforms formally with Tudor Revival styling, it lacks any of the distinctive decorative details of the style, such as half-timbering, imitation masonry wall cladding, gable decorative treatments or arched openings. These elements may have been removed in later renovations. The property has also lost integrity of design, material, workmanship, and feeling through addition of a half-story in height, window replacement, and the addition of a non-historic porch. 4408 First Street does not appear to be eligible for the California Register of Historic Resources.

B11. *B12.	Additional Resource Attributes: (List attributes and codes) References: See page 3			
B13.	Remarks:			
*B14.	Evaluator: Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111			
*Date of Evaluation: April 2015				
(This space reserved for official comments.)				



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4408 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Stucco cladding
- Exterior stuccoed chimney on north elevation of main block
- Stuccoed wall extending from roofline on north side of main block with arched gate to side yard
- Newer rear ell addition with clipped gable roof, vinyl windows and stucco cladding

The property includes a new (2000) detached two-car garage set southeast of the house. Landscape features include wood plank privacy fencing around side and rear yards and boxwood hedges lining front walk.

B6. Construction History (continued from page 2)

Sanborn research indicates that 4408 First Street has been substantially altered since construction. In 1943, shortly after construction, the property was a single-story dwelling with a generally rectangular plan and the long elevation oriented to First Street. The property had a shallow projecting bay on the north side of the main elevation consistent with the existing dwelling, and another small projection on the south side of the rear elevation. The property included a garage at the southeast corner of lot (Sanborn 1943). After 1943, owners constructed a two-story addition on the north side of the rear elevation, added a front porch, and appear to have raised the height of the main block to 1.5 stories. Architectural ornament, if historically present, appears to have been largely removed. In 2000, owners constructed the existing 624 square-foot garage on the property (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4

Recorded By:

*Resource Name or # 4408 First Street (Assigned by recorder)

First Street

□ Continuation

□ Update

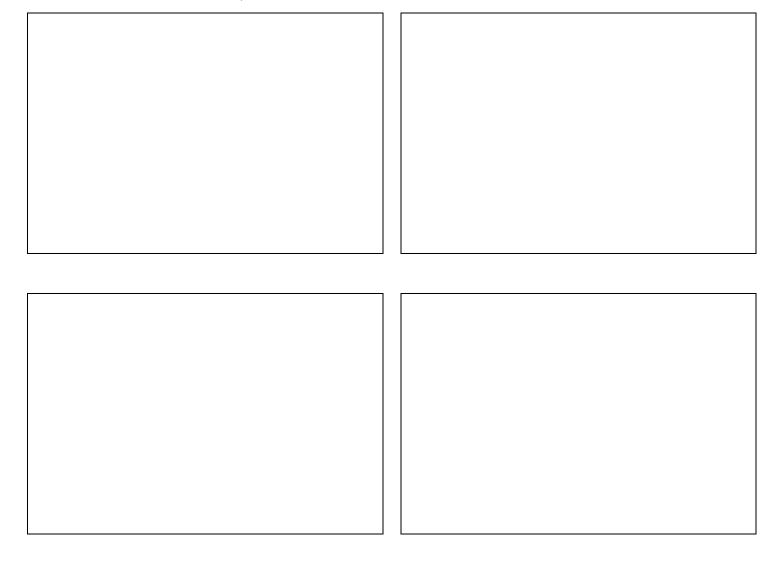


Architectural Resources Group

North elevation, showing rear addition, looking SE from Arendt Way



Garage, looking E from First Street



DEPARTMENT OF PARKS AND RECREATION	HRI					
DDIMADY DECORD	·····					
PRIMARY RECORD	Trinomial # NRHP Status Code					
Other Listings						
Review Code	Reviewer	Date				
Page 1 of 4						
•						
	or # (Assigned by recorder) 4420 First Street	et				
P1. Other Identifier: *P2. Location:	Unrestricted *a. County	Alameda				
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	Alameua B.				
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 4420 First Street	T ;R ; ¼of City Pleasanton	¼ of Sec ; M. Zip 94566				
d. UTM: (Give more than one for large and/or linear res		mE/ mN				
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate)	APN: 094 -0036-008-00				
*P3a. Description: (Describe resource and its major ele	ements. Include design, materials, condition.	alterations, size, setting, and boundaries)				
4420 First Street is a single-story Queen Anne style	•	•				
 block of the property features: Projecting gable bay on the main elevation gable, paneled cutaway bay window with cobrackets and drop pendants Partial-length, attached front porch with flat pierced screen Centered main entrance with transom light Narrow pent roof along top of first story and Newer 1/1 double-hung wood windows on Rebuilt brick interior chimney on north roof Wood channel board siding 	enter picture window and side double-h t roof, turned posts, replacement turned and new paneled wood door d porch level with fish scale shingles secondary elevations of the main block	ung replacement wood windows,				
(continued on page 3) *P3b. Resource Attributes: (List attributes and codes	HP2. Single Family Property					
*B4 B						
*P4. Resources Present: Building Structur P5a. Photograph or Drawing (Photograph required for building P5a. Photograph or Drawing (Photograph required for building B1a	re Object Site District ildings, structures or objects)	Other (Isolates, Description of Photo: (View, date, accession #) Looking NE from First St. January 2015				
*P5a. Photograph or Drawing (Photograph required for built	e	P5b. Description of Photo: (View, date, accession #) Looking NE from First St.				
*P5a. Photograph or Drawing (Photograph required for built	e Object Site District ildings, structures or objects)	□ Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: □ Historic □ Prehistoric □ Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps				
*P5a. Photograph or Drawing (Photograph required for bui	re Object Site District ildings, structures or objects)	□ Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: □ Historic □ Prehistoric □ Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps *P7. Owner and Address: Debra Donald				
*P5a. Photograph or Drawing (Photograph required for built	re Object Site District ildings, structures or objects)	P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps *P7. Owner and Address: Debra Donald 4420 First St				
*P5a. Photograph or Drawing (Photograph required for buil	ildings, structures or objects)	P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps *P7. Owner and Address: Debra Donald 4420 First St Pleasanton, CA 94566				
*P5a. Photograph or Drawing (Photograph required for bui	e Object Site District ildings, structures or objects)	P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps *P7. Owner and Address: Debra Donald 4420 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address)				
*P5a. Photograph or Drawing (Photograph required for builty)	ildings, structures or objects)	P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps *P7. Owner and Address: Debra Donald 4420 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin				
*P5a. Photograph or Drawing (Photograph required for buil	ildings, structures or objects)	P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps *P7. Owner and Address: Debra Donald 4420 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address)				
*P5a. Photograph or Drawing (Photograph required for builty)	ildings, structures or objects)	PElement of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps *P7. Owner and Address: Debra Donald 4420 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111				
*P5a. Photograph or Drawing (Photograph required for builty)	ildings, structures or objects)	Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps *P7. Owner and Address: Debra Donald 4420 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero				
*P5a. Photograph or Drawing (Photograph required for builty)	ildings, structures or objects)	Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps *P7. Owner and Address: Debra Donald 4420 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)				
*P5a. Photograph or Drawing (Photograph required for builty)	ildings, structures or objects)	PElement of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps *P7. Owner and Address: Debra Donald 4420 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive				
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasanton Downtow	Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900, City of Pleasanton Btn 1893 and 1898, Sanborn maps *P7. Owner and Address: Debra Donald 4420 First St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) □ Intensive □ Reconnaissance				

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:					
B2.	Common Name:					
B3.	Original Use: Single family residential	B4.	Present Use:	Single	family residential	
*B5.	Architectural Style Queen Anne					
*B6.	Construction History: (Construction date, alterations	, and date of	alterations)			
	See page 3					
*B7.	Moved? □No □Yes ⊠Unknown	Date:	Original Loc	ation:	Possibly 4444 First Street	
*B8.	Related Features: Two small outbuildings, swin	nming pool,	temporary car sho	elter		
B9a.	Architect:		b. Build	der:		
*B10.	Significance: Theme: Residential Developm	ent	Area:	Post Railr	oad Subdivision and Developme	nt
		Propert	у			
	od of Significance:	Туре			Applicable Criteria: _3/	C
(Disc	cuss importance in terms of historical or architectural contex	t as defined	by theme, period, ar	nd geographic	c scope. Also address integrity.)	

4420 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

The current property at 4420 First Street appears on the lot sometime after 1907 (Sanborn 1907). Before that date the parcel was associated with the adjacent property at 4408 First Street. The current dwelling at 4420 First Street may have been moved to this location from 4444 First Street before construction of the present dwelling on that lot in 1910. The earlier house at 4444 First Street appears to have been constructed between 1893 and 1898, and is consistent with the form and details of the property at 4420 First Street (Sanborn 1893, 1898, 1907, 1929). In the early 1910s, Annie T. Johnston, wife or then-widow of local stock rancher George Johnston, owned this parcel. The Johnston Family lived nearby on Neal Street and owned a series of parcels on First Street. The Johnstons appear to have constructed several rental properties on the street, including 4324, 4358, 4366, and 4432 First Street. Identified renters of 4420 First Street include Joseph and Lillian Cabral in 1930. Joseph was a laborer at a local gravel pit (US Census 1930). In 1940, Richard and Wilda Stevenson rented the property. Richard was an operating engineer at the local gravel pit (US Census 1940). In the early 1940s, Annie Gill owned the property, but did not appear to live in Pleasanton (US Census 1940, Pleasanton 1940).

4420 First Street is a distinct example of a Queen Anne style cottage, commonly constructed in Pleasanton in the late 19th and early 20th centuries. This form typically features a single or 1.5-story height, rectangular plan, hipped roof, prominent projecting gable bay and partial-length front porch on the primary elevation. 4420 First Street is typical in that its ornament is limited to the primary elevation and concentrated on window openings, porches, door openings, and rooflines.

(continued page 3)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	
CONTINUATION SHEET	

*Resource Name or # 4420 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The new, rear addition features:

- Gable roof
- Sliding vinyl sash windows
- Wood channel siding
- Two-story deck on rear elevation (1983)
- Secondary entrances on rear and north elevations

The property includes two small outbuilding used as sheds north of the house, one with similar trim to house, an in-ground swimming pool (1987), and a freestanding car shelter south of the house. Landscape features include a picket fence enclosing the front yard and wood privacy fencing around the side and rear yards.

B6. Construction History (continued from page 2)

Sanborn map research indicates that when constructed, 4420 First Street (then at 4444 First Street) was a single-story dwelling with a projecting bay and partial-length, engaged front porch on the main elevation and an ell set flush with the south elevation (Sanborn 1898, 1903, 1907). After 1929 and relocation to 4420 First Street, the property had a single-story shed addition and small entry porch on the rear elevation. The property also included a garage at the southeast corner of the lot (Sanborn 1929, 1943). Sometime after 1943, owners constructed a two-story addition with gable roof on the rear elevation of the historic dwelling. In 1983, owners added a deck to the rear of the second story addition and in 1987 they installed an in-ground swimming pool (Pleasanton Building Permits).

B10. Significance (continued from page 2)

The historic main block of 4420 First Street retains a high degree of integrity of design, workmanship, and feeling, retaining the majority of its original form and ornament with limited, but compatible replacement materials. The property may have been moved, but the move occurred within the historic period and on the same block, and therefore did not substantially impact integrity of setting. An overscaled rear addition substantively alters the building form and is at odds with the scale of the main block. The rear addition detracts from the historic integrity of the property, but a high degree of material integrity at the original portion of 4420 First Street qualifies it as a resource. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4420 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # (Assigned by recorder)

4420 First Street

Recorded By:

Architectural Resources Group





⊠ Continuation

□ Update



Looking SE from First Street, showing outbuildings	Looking E from First Street

DEPARTMENT OF PARKS AND RECREATION		HRI		
PRIMARY RECORD				
		Trinomial # NRHP Status Co	de	
Other Listings Review Code	-	ewer	Date	
Page 1 of 4				
	or # (Assigned by recorder)	4432 First Street		
P1. Other Identifier: 4434 First Street *P2. Location: Not for Publication	Unrestricted ■ Unrestricted	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map		a. County	Alameda	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address <u>4432 First Street</u>	T ;R ;		¼ of Sec	; M. Zip 94566
d. UTM: (Give more than one for large and/or linear res		;	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., a	s appropriate) A	PN: 094 -0036-002-05	
*P3a. Description: (Describe resource and its major ele	ements. Include design, ma	terials, condition, al	terations, size, setting, and	boundaries)
 Projecting gable bay on the main elevation molding in the gable; a faux pebble work fri decoratively divided top sash with colored of Partial-length, attached front porch with flat work screen and brackets, new brackets at Centered main entrance fitted with a histori Square tower on front roof slope with pyrar Wood, 1/1 double-hung windows on secondate/origin; combination of wood and vinyl New squared bay window with gable roof at Cut-away bay with large brackets and drop (continued on page 3) 	ieze; cutaway bay windoglass, brackets, and drop t roof, turned posts, replate the roofline ic, glazed and paneled winidal hipped roof and dedary elevations, includin double-hung windows of and new brackets in rear	w with 1/1 double o pendants; and o acement turned b wood door coratively divided g some stained a n basement story bay of north elev	e-hung wood windows, of dentil sill molding alustrade and railings, n l, arched, fixed wood sa nd colored glass sash o	center sash with new spindle sh
*P3b. Resource Attributes: (List attributes and codes) _HP2. Single Family	Property	По	ther (Isolates,
*P4. Resources Present: ⊠Building ☐Structur			Element of District etc.):	
*P5a. Photograph or Drawing (Photograph required for bui	Idings, structures or objects	5)	P5b. Description of P accession #)	hoto: (View, date,
		W.	Looking E from First	t St.
			January 2015	
				Historic Both
			*P7. Owner and Add	
			Nancy and Craig Gi 4432 First St	eringer
			Pleasanton, CA 945	566
		~	*P8. Recorded by: N address)	
		RAS I	Elaine Stiles and Ka	atherine Petrin
			Architectural Resou	
			Pier 9, The Embarca	
- axide addactio	160 CC 10 CC CC	DAY WAR	San Francisco, CA 9 *P9. Date Recorded	
			*P10. Survey Type:	
			Reconnaissance	
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleas	anton Downtown	Historic Context Statem	nent, 2013
*Attachments: NONE Location Map Ske	etch Map 🔲 Continuation	on Sheet 🛮 🖾 Bui	lding, Structure & Object R	lecord
	ear Feature Record	Milling Station Reco	rd □Rock Art Record	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
DILLI DINO CEDUCELIDE AND OD	IEST DESCORD

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:				
B2.	Common Name:				
B3.	Original Use: Single family resid	lential	B4.	Present Use:	Single family residential
*B5.	Architectural Style Queen A	nne			
*B6.	Construction History: (Construction See page 3	on date, alteratio	ns, and date of a	alterations)	
*B7. *B8.	Moved? ⊠No □Yes Related Features:	□Unknown	Date:	Original Loc	ation:
B9a.	Architect:			b. Build	der:
*B10.	Significance: Theme: Resi	dential Develop	ment	Area:	Post Railroad Subdivision and Development
			Property		
	od of Significance: cuss importance in terms of historical or	architectural cont	Type: ext as defined b		Applicable Criteria: 3/C and geographic scope. Also address integrity.)
•	·			•	

4432 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

In the early 1910s, Annie T. Johnston, wife or then-widow of local stock rancher George Johnston, owned this parcel. The Johnston Family lived nearby on Neal Street and owned a series of parcels on First Street. The Johnstons appear to have constructed several rental properties on the street, or sold lots to others who constructed these homes, including 4324, 4358, 4366, and 4420 First Street. Identified renters of 4432 First Street include John and Theresa Delucchi in 1930. John was a farmer in a local vineyard (US Census 1930). In 1940, Walter and Mildred Starr rented the house. Walter was a station agent for the Southern Pacific Railroad (US Census 1940). The property owner in the early 1940s was Annie Gill, but she does not appear to have lived in Pleasanton (US Census 1940).

4432 First Street is an example of a Queen Anne style "cottage," commonly constructed in Pleasanton in the late 19th and early 20th centuries. This form typically features a single or 1.5-story height, rectangular plan, hipped roof, prominent projecting gable bay and partial-length front porch on the primary elevation. As with 4432 First Street, ornament is typically limited to the primary elevation and concentrated on window openings, porches, door openings, and rooflines. 4432 First Street retains much of its original form and massing and a fair degree of original architectural ornament. Integrity of design, workmanship, and feeling has been somewhat diminished with the addition of conjectural decorative and structural elements such as the porch details, gable bay details, and the square tower. The structure has been altered in the rear bays to rise an additional half story in height, however, this change is generally compatible with the overall scale and massing of the property. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4432 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

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

*B12. References: See page 3

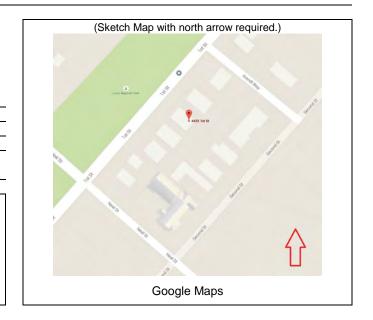
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

 $(This\ space\ reserved\ for\ official\ comments.)$



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4432 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- · Secondary entrance to basement partially below grade on north elevation with gable entry porch on turned posts
- Wood channel board siding
- Faux pebble work frieze and dentil moldings on secondary elevations
- Two-story deck on rear elevation
- Skylights on roof of raised story

The property includes a 2-story garage and auxiliary unit (4434 First Street) constructed ca. 2004. Landscape features include concrete curbs and historic decorative ironwork fence defining the front yard.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4432 First Street was originally constructed as a single-story-over-basement dwelling with a projecting bay and partial-length front porch on the main elevation and a partial-length rear porch. The property remained in this configuration through the early 1940s (Sanborn 1898, 1903, 1907, 1929, 1943). Sometime in the late 20th or early 21st century, owners extended the dwelling to the rear by approximately two bays. Owners also rehabilitated the front of the dwelling with replacement architectural details, a new porch with conjectural details, and a square ornamental tower element to the front roof slope. The current garage and second dwelling unit on the property date to the early 2000s (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or #

4432 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



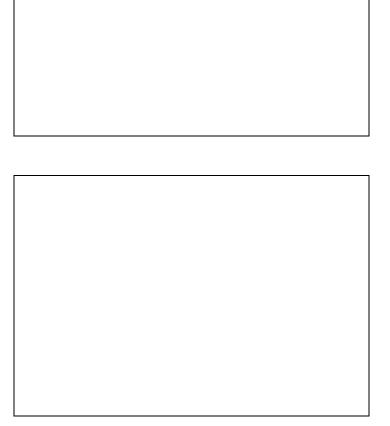
Looking SE from First Street



Looking NE from First Street



Photo of 4432 First Street before renovation Collection of the Amador-Livermore Valley Historical Society Pleasanton, CA



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #	-
	HRI	
PRIMARY RECORD	Trinomial #	
Other Listings	NRHP Status Co	
Review Code	Reviewer	Date
Page 1 of 4		
	or # (Assigned by recorder) 4444 First Street	
P1. Other Identifier: *P2. Location:	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	В.
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	¼ of Sec ; M.
c. Address 4444 First Street	City Pleasanton	Zip 94566
 d. UTM: (Give more than one for large and/or linear rese. e. Other Locational Data: (e.g., parcel #, directions to 		mE/ mN
e. Other Locational Data. (e.g., parcer #, directions to	resource, elevation, etc., as appropriate)	AFIN. 094 -0030-007-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, al	terations, size, setting, and boundaries)
4444 First Street is a 2-story cross-gable dwelling w	ith a wrap-around front porch. The proper	rtv features:
Wrap-around front porch with hipped roof,		
Main entrance on the rear cross-gable block		, , , , , , , , , , , , , , , , , , , ,
 French doors with sidelights on the main el 		
 Original pair of small, leaded windows on n 	orth elevation of projecting gable and flar	king exterior chimney on west elevation
 1/1 double-hung vinyl replacement window 	s on most elevations; three-part picture w	rindow with side double-hung sash on
west elevation		
 Ganged casement windows on northeast c 	orner of second story, possibly indicating	former sleeping porch
 Clapboard siding 		
 False braces in the gables at the roofline 		
Exterior brick chimney on west elevation		
The property includes a single-story detached garage		of the lot. Landscape features include
large coniferous tree in front yard, brick walkway, ar	a privacy rending around rear yard.	
*P3b. Resource Attributes: (List attributes and codes	HP2 Single Family Property	
Tob. Nobbardo Attributos. (Elot attributos and bodes	The 2. Onigio Family Froporty	☐Other (Isolates,
*P4. Resources Present: ⊠Building ☐Structur		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for built	Idings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #)
		Looking E from First St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both
		1910, City of Pleasanton
		*D7. O
		*P7. Owner and Address: Karen and Mark Miller
		4444 First St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		☐ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s. or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
Targette and a series of topolitaria office of the	1 loadanton Downtown	The Common States and Lord
*Attachments: NONE Location Map Ske	etch Map 🛮 🖾 Continuation Sheet 🔻 🖼 Bui	llding, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Line	ear Feature Record	ord □Rock Art Record
	ther (List)	

State of California The Resources Agency Primary #	
DEPARTMENT OF PARKS AND RECREATION HRI	
BUILDING, STRUCTURE AND OBJECT RECORD)
Page 2 of 4 *NRHP State	us Code
B1. Historic Name: B2. Common Name:	
B3. Original Use: Single family residential B4. Present Use:	Single family residential
*B5. Architectural Style Craftsman	
*B6. Construction History: (Construction date, alterations, and date of alterations)	
See page 3	
*B7. Moved? ⊠No □Yes □Unknown Date: Original Location	on:
*B8. Related Features:	
B9a. Architect: b. Builder:	
	arly 20 th Century Expansions and Additions
Property	
Period of Significance: Type: Craftsman	Applicable Criteria: <u>3/C</u>
(Discuss importance in terms of historical or architectural context as defined by theme, period, and g	leographic scope. Also address integrity.)
4444 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. N Main Street between Division and Abbie streets as early as 1863, but with the surety of a C Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route.	leal began subdividing his property west of Central Pacific Railroad route through

out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

4444 First Street replaced an earlier dwelling in the property, likely now the dwelling at 4420 First Street. In the early 1910s, shortly after the property was constructed, Daniel Devaney owned the property. Devaney lived there with his daughter Annie, a bookkeeper at a local bank, and a servant named Josephine Lopez in 1920 (US Census 1920). The Devaneys are not listed living at 4444 First Street in 1930, however by 1935, Katherine Kruse, widow of Ferdinand M. Kruse, a farmer, had purchased the house and was living there with her teenage son, George (US Census 1930, 1940).

4444 First Street is a distinct example of a two-story dwelling with Craftsman details in Pleasanton. Typical of these properties, 4444 First Street has a complex plan and larger story heights than smaller bungalow form examples of the style. The property has modest, but characteristic, architectural details and features associated with the Craftsman style, including a low-pitched gable roof, false braces at the roofline, the incorporation of a sleeping porch on the rear of the second story, porch with solid balustrade and column supports, and clapboard siding.

(continued on page #3)

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

*B12. References: See page 3

B13. Remarks:

Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4444 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4444 First Street has changed little in form since construction. In 1929 and 1943 the house was a two-story structure with a footprint matching the existing building and a wrap-around front porch. The property included a garage at the northeast corner and a single-story outbuilding at the rear of the lot (Sanborn 1929, 1943). A photo of the property from the fourth quarter of the 20th century shows that the property originally had shaped, projecting rafter ends on all roof slopes and the porch (see Continuation Sheet). Owners constructed a new garage on the lot in 1991. In 2006 and 2007, owners replaced the front, French, and rear doors and five windows in-kind (Pleasanton Building Permits).

B10. Significance (continued from page 2)

4444 First Street has lost some degree of integrity due to window replacement and, most notably, due to the elimination of the projecting, shaped rafter ends on the main and porch roofs, one of the structure's most characteristic features. The shaped rafter ends were likely removed when the roof was rebuilt and reconfigured; this alteration changed the look of the property. However, the building retains its original form, design, and window and door openings. The building's original proportions are well expressed and it remains a good example of its type and style. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4444 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4

*Resource Name or #

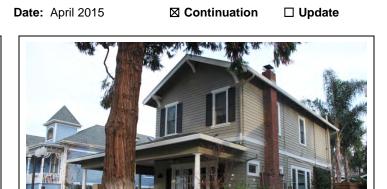
4444 First Street

(Assigned by recorder)

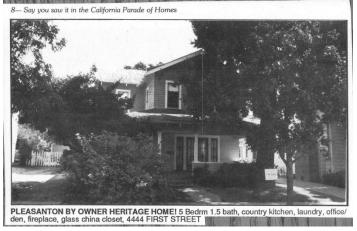
Recorded By: Architectural Resources Group



Looking SE from First Street Possible sleeping porch windows visible on second story



Looking NE from First Street



4444 First Street before roof modifications Collection of the Amador-Livermore Valley Historical Society Pleasanton, CA

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
- KIWIAK I KECOKD	Trinomial # NRHP Status Co	de
Other Listings		
Review Code	Reviewer	Date
age 1 of 4		
*Resource Name or	# (Assigned by recorder) 4456 First Street	
1. Other Identifier:	Assigned by recorder)	
P2. Location: ☐ Not for Publication ☒	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as	necessary.)	В
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; ¼of	¼ of Sec ; M
c. Address 4456 First Street	City Pleasanton	Zip _94566
 d. UTM: (Give more than one for large and/or linear resounce. Other Locational Data: (e.g., parcel #, directions to remark to the contraction of the contracti		mE/ mN APN: 094 -0036-006-00
e. Other Eocational Data: (e.g., parcer #, directions to re	source, elevation, etc., as appropriate)	KFN. 094 -0036-006-00
3a. Description: (Describe resource and its major elem	ents. Include design, materials, condition, al	terations, size, setting, and boundaries)
56 First Street is a single-story, side gable dwelling	with a wrap-around front porch and rea	r ell. The property features:
 Gable roof with molded cornices, cornice retu 		in oil. The property reatures.
Centered main entrance with transom and ne		
 Early 20th-century oversized double-hung wo 		top sash flanking the entry
 Wrap-around front porch constructed in 1999 		
scrolled ornament flanking the posts	,	,
Rear ell with secondary entrance on the north	n elevation, sheltered with entry porch v	with shed roof and square posts
 1/1 double-hung wood windows on secondar 		
 Wood channel board siding 	•	
Rebuilt exterior brick chimney on north elevations	tion	
ne property also contains a detached garage (1976)		
P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ⊠Building □Structure P5a. Photograph or Drawing (Photograph required for buildi	□Object □Site □District □	□Other (Isolates, Element of District etc.): P5b. Description of Photo: (View, date accession #) Looking NE from First Street January 2015 *P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
	The state of the s	1903, City of Pleasanton
		Before 1888, Sanborn maps
		*P7. Owner and Address:
		Daniel F & Cheryl L McCarthy
		4456 First St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address) Elaine Stiles and Katherine Petrin
	The state of the s	Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		☐ Intensive
	14.2	-
		Reconnaissance
11. Report Citation: (Cite survey report and other sources,	or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
tachmente: NONE Disease Man Delicies	h Mon Occationation Chart	ilding Ctructure O Object Decemb
ttachments: NONE ☐ Location Map ☐ Sketc ☐ Archaeological Record ☐ District Record ☐ Linea	h Map ⊠ Continuation Sheet ⊠ Bu r Feature Record ☐ Milling Station Reco	ilding, Structure & Object Record

State	of California 7	The Resources Agency		Primary #					
DEPA	RTMENT OF PA	RKS AND RECREATION		HRI					
BU	BUILDING, STRUCTURE AND OBJECT RECORD								
Page	2 of 4			*NRHP S	tatus Code				
Page B1. B2.	2 of 4 Historic Name: Common Name:			*NRHP S	tatus Code				

31.	Historic Name:						
32.	Common Name:						
33.	Original Use: Single family	residential	B4.	Present Use:	Single fami	ily residential	
B5.	Architectural Style		_				
В6.	Construction History: (Cons	struction date, alterations, and	d date of	alterations)			
	See page 3						
ъ7.	Moved? ⊠No □Y	es ⊟Unknown Date	e:	Original Lo	cation:		
B8.	Related Features:						
39a.	Architect:			b. Bui	lder:		
B10.	Significance: Theme:	Residential Development	·	Area:	Post Railroad	Subdivision and Develo	pment
	_		Property	y			
Peri	od of Significance:		Type	: Vernacular,	side gable	Applicable Criteria:	3/C
(Disc	uss importance in terms of historic	al or architectural context as	defined b	by theme, period, a	and geographic sco	pe. Also address integrity.)	1

4456 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major landowners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

4456 First Street appears to have been among some of the earliest extant buildings on First Street. The early owners or builder of the property are unknown, but in the 1910s, an L.C. Walter owned the property. No one by this name appears in local census data, however (Pleasanton 1912). By 1920, Frank and Virginia Viada owned and lived in the property. Frank Viada was a Portuguese immigrant who managed a livery stable in Pleasanton. The Viadas continued to live in the house until the late 1930s when he constructed a new residence at 4408 First Street. During that time, Frank worked as a general drayman and later opened an ice, feed, and fuel business (US Census 1920, 1930, 1940). In 1940, Leslie and Beryl Bryant owned the property. Leslie was a teacher in Pleasanton (US Census 1940). Later in the 1940s, Peter and Mae Burt owned the house (Pleasanton 1940).

4456 First Street is a distinct example of one of the most common vernacular housing forms constructed in Pleasanton in the late 19th century: the side gable, single-room deep dwelling. Typical of the form, 4456 has modest Greek Revival detailing such as cornice returns on the gable ends and molded window surrounds. The dwelling also has a symmetrical façade and full-length, attached front porch. 4456 First Street has had some alterations in the form of door replacement, porch restoration, and new window forms on the ell, but given the age of the property and the survival of other significant early details, these changes to not diminish the property's integrity to such a degree that it can no longer convey its significance.

(continued on page 3)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4456 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research demonstrates that the 4456 First Street has changed little in form since construction before 1888. Early Sanborn maps for Pleasanton show the property as single-story dwelling with side gable orientation, full length front porch, and ell with ell porch. (Sanborn 1888, 1893, 1898, 1903). Between 1903 and 1907, owners added to the north elevation of the rear ell to create a rear block of similar size to the main block. They also added a narrow shed addition across part of rear elevation. By 1943, the property included a garage at the northeast corner of lot (Sanborn 1907, 1929, 1943). Owners constructed the present garage on the property in 1976. At some point in the mid- twentieth century, owners removed the front porch from the property. In 1999, owners reconstructed a wrap-around porch on the property based on documentation from Frank Viada, Jr. that the property had once had a porch (Pleasanton Building Permits).

B10. Significance (continued from page 2)

Based on research to date, the property is not significantly associated with any historic events or persons in the history of Pleasanton. More research on the early history of the property may reveal closer association with post-railroad subdivision and development in Pleasanton or significant early residents of the town.

4456 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3. Additional research may support eligibility for 4456 First Street for the California Register of under Criterion 1 as well.

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or #

4456 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



Looking SE from First St.



⊠ Continuation

□ Update

4456 First Street (right) before 1999 porch addition

Collection of the Amador-Livermore Valley Historical Society Pleasanton, CA
riodounton, o/t

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # HRI		
PRIMARY RECORD		Trinomial #		
Other Listing	s	NRHP Status Cod	de	
Review Code		wer	Date	
Page 1 of 4				
NO *Resource Name P1. Other Identifier:	e or # (Assigned by recorder)	4536 First Street		
*P2. Location: ☐ Not for Publication and (P2c, P2e, and P2b or P2d. Attach a Location Maximum Page 1.0 miles and page 1.0 mile	☑ Unrestricted p as necessary.)	*a. County	Alameda	
*b. USGS 7.5' Quad Livermore Date 2015 c. Address 4536 First Street	T ;R ;	¼of	1/4 of Sec	B. ; M. Zip <u>94566</u>
d. UTM: (Give more than one for large and/or linear re. Other Locational Data: (e.g., parcel #, directions		; s appropriate) A	mE/ PN: 094 -0033-011-00	_ mN
*P3a. Description: (Describe resource and its major of	elements. Include design, mat	erials, condition, alt	erations, size, setting, and	boundaries)
4536 First Street is a single-story, cross-gable dworear additions during the late 20th and early 21st ce Compound foof form consisting of gable, Prominent front-facing gable section with Partial-length, attached front porch with a Front entrance centered on building and New semi-hexagonal bay window on nor Addition on the rear elevation of the cross Extension to the rear ell with long, shed r Louvered diamond-shaped vent at apex of	nturies. The property feature, and shed slopes pedimented gable and loull new materials itted with glazed wood door hend of cross-gable sagable (between 1907 and pof slope (1981, 2009) of cross-gable section	ures: overed diamond-s or d 1929)	haped vent	
(continued on page 3) *P3b. Resource Attributes: (List attributes and code	es) HP2. Single Family	Property		
*P4. Resources Present: ⊠Building □Struct	•		Ot Element of District etc.):	her (Isolates,
*P5a. Photograph or Drawing (Photograph required for b	uildings, structures or objects		P5b. Description of Phaccession #) Looking SE from Fire January 2015 *P6. Date Constructed	and the rine Petrin rees Group adero 94111 April 2015
*P11. Report Citation: (Cite survey report and other sour	· -		Historic Context Statem	
□ Archaeological Record □ District Record □ L	ketch Map 🔀 Continuation Ketch Map 🔀 Continuation Map	on Sheet 🔲 Buil Milling Station Reco	lding, Structure & Object Rord □Rock Art Record	ecord

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND OBJECT	T RECORD

	2 of 4	31100) I UILL P	AND ORJE		P Status Code	
B1.	Historic Name						
В1. В2.	Common Nam						
B3.	Original Use:		ily residential	B4	. Present Use:	Single family residential	
*B5.	Architectura	I Style					
*B6.	Construction See page 3	n History: (C	onstruction date,	alterations, and date	of alterations)		
*B7.	Moved?		∐Yes	known Date: _	Original L	Location:	
*B8.	Related Feat	ures:					
B9a.	Architect:				_	uilder:	
*B10.	Significanc	e: Theme:	Residential	Development	Area	Early 20 th Century Expansions and	1 Additions
Pori	od of Significa	nce.		Prop	-	, cross-gable Applicable Crite	ria:
			orical or architect			, and geographic scope. Also address integr	
by Jos Main	shua Neal, one Street between	of the major Division and	land owners in Abbie streets a	the vicinity during as early as 1863, I	the late 19th cent out with the surety	santon, an area of residential subdivisio tury. Neal began subdividing his proper of a Central Pacific Railroad route thro	ty west of ough
out th						route of the railroad. Neal's subdivisior uth of Division Street (Pleasanton Histo	
and comments owned 1920) early	ontained a seri d the property. . Sometime be 1940s. In 1940	es of barns (1 Calvin and A tween 1920 a , she shared	1898 Sanborn). deline Case live and 1930, Chris the house with	The builder and e ed on Neal Street, tine Kolln purchas	arly residents are and Calvin was a ed the property. K n, who was a clerl	m the parcel now associated with 101 Nunknown, but by the early 1910s, the Clocal doctor (Pleasanton 1912, US Certicollin, age 75 in 1930, lived at the proper k at a hardware store, probably Herman	Case Family nsus 1910, rty into the
20 th control ell or working additional type, in proper	enturies. As ori cross-gable feat nanship throug on of new arch the majority of rty is not signif	ginally constructuring the mathemath a series of tectural detailts original clacantly associ	ructed the hous ain entrance, ar rear additions a ils such as the l adding, window ated with any h	se had modest Greend a partial-length and expansions, who bay window on the and door material	ek Revival detailir porch. 4536 First s ndow replacemen north elevation. It s, and wholly repla ersons in the histo	structed in Pleasanton in the late 19th aing, a prominent end gable block, a perp Street has lost integrity of design, mate nt, reconfiguration of window openings, thas lost many of the distinct character aced elements, such as the front porchory of Pleasanton. 4536 First Street does	pendicular erials, and and ristics of the . The
B11. * B12.	Additional R References		butes: (List attrib e 3	outes and codes) _			
		3	•			(Sketch Map with north arrow required.)	
B13.	Remarks:					**	
D10.	rtomanto.					160/3	
*B14.	Evaluator:		es and Kathei			Debuch Par	
			al Resources G	roup		•	
			Embarcadero			¥ 4536 Tut St	
		San Francis	sco, CA 94111			£ .	400
*Date	of Evaluation	: April 201	5				Agrae .

Congle Maps

DPR 523B (1/95) *Required Information

(This space reserved for official comments.)

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4536 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Cornice returns on cross-gable section
- New flush-board wood siding (2009)
- New stone veneer at foundation

The property includes a detached garage with original gabled form, new garage doors, and a louvered vent similar to those on the house. Landscape features include a mature tree in the front yard.

B6. Construction History (continued from page 2)

4536 First Street was originally constructed as a single-story dwelling with projecting bay and partial length front porch on the main elevation a perpendicular rear ell, and a full length rear porch. The property also included a two-story barn. Sometime between 1907 and 1929, owners added to the north elevation of the ell, widening the ell to be nearly flush with the north elevation of the main block. Owners also partially enclosed the rear porch at that time and constructed a garage north of the house (Sanborn 1903, 1907, 1929, 1943). The property has been altered since 1943 with a series of additions and modifications to the rear ell. In 1981 owners extended the rear elevation of the building by ten feet, which included a reconfiguration of the roofline on the north and south elevations. In 2009, owners constructed an additional 76 square-foot addition on the property, re-sided the house, and replaced nine windows (Pleasanton Building Permits). A new detached garage was constructed in 2009.

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4
*Resource Name or # (Assigned by recorder)

4536 First Street

Recorded By: Architectural Resources Group Date: April 2015

⊠ Continuation

□ Update





Looking NE from First St, showing modified roofline for rear addition	Looking E from First St.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # HRI		
PRIMARY RECORD		Trinomial #		
		NRHP Status Co	de	
Other Listings Review Code		ewer	Date	
Page 1 of 4				
_				
*Resource Name of P1. Other Identifier:	or # (Assigned by recorder)	4552 First Street		
		*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)			В.
	T ;R ;		1/4 of Sec	; M.
c. Address 4552 First Street d. UTM: (Give more than one for large and/or linear res	City Pleasanton		mE/	Zip <u>94566</u> mN
e. Other Locational Data: (e.g., parcel #, directions to		s appropriate) A		111114
*P3a. Description: (Describe resource and its major ele	3 .			,
 4552 First Street is a 1.5-story, side gable dwelling Centered entrance set slightly above grade 				
 Entry porch with gable roof and exposed ra 				
brick and concrete steps				
 8/8 double-hung, wood windows flanking n 6/6 and 1/1 double-hung wood windows ar 		n secondary elev	rations	
Arched, divided fixed sash window on north	O .	•	ations	
Narrow fixed sash window in north gable e				
 French doors with transom on north elevat Cornice returns at the gable ends of the management 				
 Secondary entrance with glazed wood doo 		ed addition		
 Wood channel board siding 				
(continued on page 3)				
		5		
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family	Property	ПО	ther (Isolates,
*P4. Resources Present: ⊠Building □Structur	e Object Site		Element of District etc.)	:
*P5a. Photograph or Drawing (Photograph required for bu	ldings, structures or objects		P5b. Description of P accession #)	hoto: (View, date,
THE RESERVE OF THE PARTY OF THE			Looking NE from Fi	rst St.
THE STANDARD SHEET			January 2015	
		- X 1 %	*P6. Date Construct	ed/Age and
			Sources:	Historic
	A Maria		☐Prehistoric ☐E 1890, City of Pleasa	Both enton
	三人村入(金)		After 1929, Sanborn	
			*P7. Owner and Add	dress:
			Renee and Van Cu	lver
			4552 First St Pleasanton, CA 945	566
			*P8. Recorded by: N	
			address) Elaine Stiles and Ka	atherine Petrin
			Architectural Resou	
		ALLES III	Pier 9, The Embarc	adero
HILLIAN CONTRACTOR OF THE PROPERTY OF THE PROP			San Francisco, CA	
		Apple to the party.	*P9. Date Recorded *P10. Survey Type:	
	4 - 6		☐ Intensive	(DOGOTIDE)
			Reconnaissance	
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleas	anton Downtown	Historic context Statem	ent, 2013
*Attachments: NONE Location Map Sk	etch Map 🔲 Continuation	on Sheet 🕅 Ru	ilding, Structure & Object F	Record
	•	Milling Station Reco		
	Other (List)			

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
BUILDING STRUCTURE AND OR IECT RECORD		

BU	ILDING,	TRUCTURE AND OBJECT RECORD	-
Page 1		*NRHP Status Code	
B1.	Historic Name		
B2.	Common Nam		
B3.	Original Use:	Single family residential B4. Present Use: Single family residential	
*B5.	Architectura		
*B6.	Construction	listory: (Construction date, alterations, and date of alterations)	
*D7	See page 3	No. District Original Location	
*B7.		No Yes Unknown Date: Original Location:	
*B8.	Related Feat	. 5:	
B9a.	Architect:	b. Builder:	
*B10.	Significance	Theme: Residential Development Area: Early 20th Century Expansions and Addition	S
		Property	
	od of Significa		
(Disc	uss importance i	erms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)	
by Jos Main S Pleass out the	shua Neal, one Street between anton in the lat	ated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of vision and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through 860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid attern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Conte	f I
Helen	Kolln, who live	onstructed between 1929 and 1943 on property formerly associated with 4568 First Street. In the early 1940s next door with her mother, Christina, at 4536 First Street, owned the property. She rented it in 1940 to August both retired (Sanborn 1907, 1929, 1943; Pleasanton 1940; US Census 1940).	
in line style of prope windo	in form with the of dwelling, but the retains som wopenings. The contract of the contract in the contract of t	side-gable form common in modest housing in Pleasanton in the late 19 th and early 20 th centuries, but is more english Colonial Revival styles popular in the 1930s. The property has modest classical detailing common in the late any cohesive and consistent ornamental scheme and is therefore not a distinctive example of the style. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4552 pear to be eligible for the California Register of Historic Resources.	nis ne
B11. * B12.		See page 3 (Sketch Map with north arrow required.)	\ \
B13.	Remarks:		
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin Inchitectural Resources Group Iter 9, The Embarcadero Itan Francisco, CA 94111	
*Date	of Evaluation	April 2015	100
	(This:	ce reserved for official comments.)	



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 4552 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The property also includes a small, detached garage with a gable roof. Landscape features include a picket fence enclosing the front and north side yards.

B6. Construction History (continued from page 2)

Sanborn map research demonstrates that in1943, the house was a single-story dwelling with a rectangular footprint and a partial-length engaged rear porch. The lot included a single-story outbuilding at the rear of the lot (Sanborn 1943). Sometime after 1943, owners enclosed and expanded the rear porch and constructed another addition with a shed roof along the rear elevation. The house later had some repairs from fire damage in 1990 (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or #
(Assigned by recorder)

4552 First Street

Recorded By: Architectural Resources Group





Looking SE from First Street	Looking E from First Street

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
Other Listings _	NRHP Status Cod	
Review Code	Reviewer	Date
Page 1 of 4		
*Pasaurca Nama or f	# (Assigned by recorder) 4568 First Street	
P1. Other Identifier:	- (Assigned by recorder)	
*P2. Location: ☐ Not for Publication ☒	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as	necessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; 1/40f	¼ of Sec ; M.
c. Address 4568 First Street	City _ Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resou		mE/ mN PN: 094 -0033-009-00
e. Other Locational Data: (e.g., parcel #, directions to re	source, elevation, etc., as appropriate) A	FN. 094 -0035-009-00
*P3a. Description: (Describe resource and its major eleme	ents. Include design, materials, condition, alt	terations, size, setting, and boundaries)
4568 First Street is a heavily-altered, 2-story, sidehall of	dwelling with a wrap-around porch and	substantial rear additions. The property
features:Former sidehall entrance with reconfigured or	opping now glazed door, and now side	liahta
Bay window south end of main elevation with		iiginis
 Former wrap-around porch with hipped roof, a 	•	losure and incorporation into living
space on the north elevationNew wood product siding		
 Double-hung vinyl replacement windows on a 	all elevations	
 Two-story rear addition with gable roof and id 	dentical finish materials to the main bloo	
Single-story wing addition on north elevation or this pay.	of rear addition with gable roof, French	doors, and exterior wood-sided
chimney The property includes a detached garage (2004) with p	oaneled overhead door. Landscape fea	tures include wood fencing around the
front yard, privacy fencing enclosing the north and real		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4. Resources Present: ⊠Building □Structure		Other (Isolates,
*P4. Resources Present: □ Building □ Structure *P5a. Photograph or Drawing (Photograph required for building)		Element of District etc.): P5b. Description of Photo: (View, date,
The second secon		accession #)
		Looking E from First St January 2015
	THE RESERVE OF THE PARTY OF THE	January 2013
	10000000000000000000000000000000000000	*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
		1910, City of Pleasanton
		Before 1893, Sanborn maps
		*P7. Owner and Address: Stacy & Michael Bushong
		4568 First ST
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		☐ Intensive
*P11. Report Citation: (Cite survey report and other sources, of	or enter "none.") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
•	·	·
*Attachments: NONE		Iding, Structure & Object Record
□ Archaeological Record □ District Record □ Linear □ Artifact Record □ Photographic Record □ Othe	Feature Record Milling Station Reco	rd ☐Rock Art Record

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
BUILDING STRUCTURE AND OBJECT RECORD		

BUILDING,	SIRUCIURE AND	OBJEC	I KECOKD

Page	22 of 4		*NRHP S	Status Code
B1. B2.	Historic Name: Amador House Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
* B5 .		_ 04.	r resent ose.	Single fairilly residential
*B6.	Construction History: (Construction date, alterations, ar	nd data of	f alterations)	
ъ.	See page 3	iu uale oi	allerations)	
*B7.	· · ·	ate:	Original Loc	oction
*B8.	Related Features:	ne	Original Loc	
Б0.	Related Features.			
B9a.	Architect:		b. Build	der:
*B10		nt	Area:	Post Railroad Subdivision and Development
	<u> </u>	Propert	tv	
Peri	iod of Significance:	Type	•	idehall Applicable Criteria:
	cuss importance in terms of historical or architectural context as			
, -			.,,	3 - 3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
4568	First Street is situated on property that was part of the 1	1868 Nea	al Plan for Pleasai	nton, an area of residential subdivision created
by Jo	oshua Neal, one of the major land owners in the vicinity of	during th	e late 19th centur	y. Neal began subdividing his property west of
Main	Street between Division and Abbie streets as early as 1	863, but	with the surety of	f a Central Pacific Railroad route through
Pleas	santon in the late 1860s, reoriented his streets and lot di	visions t	o align with the ro	oute of the railroad. Neal's subdivision plan laid
	ne current street pattern for the First, Second, and Third		•	•
	ement 2013).		3	
	•			
The A	Amador Family, descendants of Jose Maria Amador, one	e of the e	earliest settlers in	Alameda county, constructed this house in
	santon in the late 19th century. In the early 1910s, Georg			
	canton revealed only two George Silvas in the communit	•		• •

The Amador Family, descendants of Jose Maria Amador, one of the earliest settlers in Alameda county, constructed this house in Pleasanton in the late 19th century. In the early 1910s, George Silva owned this property (Pleasanton 1912). Census data for Pleasanton revealed only two George Silvas in the community during the early 20th century, one a grain thresher and one a laborer at the Pleasanton Race Track (US Census 1900, 1910, 1920, 1930). By the early 1940s, Robert Schaffer, a widowed watch repairman, owned the dwelling and had a lodger, George Kolb, who worked as a laborer doing street work (US Census 1940, Pleasanton 1940). Sometime after the 1940s, the property contained residential rental units. The property returned to solely residential use in the early 2000s (Pleasanton Building Permits).

4568 First Street is an example of a two-story, sidehall form, an uncommon building type in Pleasanton. The property displays no discernible style, and has lost integrity of design, materials, workmanship, and feeling through extensive renovation, addition, and materials replacement. The property appears to retain no exterior historic materials. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4568 First Street does not appear to be eligible for the California Register of Historic Resources.

*B12.	References:	See page 3
B13.	Remarks:	
*D44	F	Flaire Stiles and Ketherine Detrin
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin
		Architectural Resources Group
	- -	Pier 9, The Embarcadero
		San Francisco, CA 94111
	-	

Additional Resource Attributes: (List attributes and codes)

B11.

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 4568 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4568 First Street was constructed sometime before 1893. Historic photographs of the property show that it was originally constructed as a 2-story, sidehall dwelling with 2/2 wood windows, transom over the main entrance, and cornice returns on the gable end (see Continuation Sheet). From the early 1890s through the early 1900s, the property was a 2-story dwelling with bay window on front elevation, a single story ell, and an ell porch (Sanborn 1893, 1903). Between 1903 and 1907, owners demolished the rear ell and constructed a new single story addition across the rear elevation. They also constructed a wrap-around porch on the west and north elevations (Sanborn 1907, 1929, 1943). Sometime after 1943, owners raised the rear addition to two full stories an enclosed a portion of the wrap-around porch. In 2004, owners constructed a 112 square-foot addition and substantially remodeled the property. They also constructed a new 254 square-foot detached garage on the property (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Recorded By:

Page 4 of 4
*Resource Name or # 4568 First Street (Assigned by recorder)

⊠ Continuation

□ Update



Architectural Resources Group

Looking SE from First Street, showing rear and side additions



4568 First Street in the late 19th century with members of the Amador Family (Wajnwright 32)

the Amador Family (Walliwinght 32)

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Cod	
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name o	r # (Assigned by recorder) 4584 First Street	
P1. Other Identifier:	- 100 11 mot Otroot	_
*P2. Location: Not for Publication	☐ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	_
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 4584 First Street	T ;R ;	M. Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		
Northeast corner of First Street and East A*P3a. Description: (Describe resource and its major ele	Angela Street	
4584 First Street is a 1.5-story, end-gable form dwel		
Partial-length, engaged front porch with stu		
tiled steps with wood handrails	1 71 1	7 1 3 7 1
 Centered main entrance fitted with a divided 		
Squared bay windows with shed roofs in the	e west bay of the side (north and south) e	levations
Gable wall dormers on both roof slopes Futuring at accorded by the proof of t	antin a	
 Exterior stuccoed chimney on the north ele Semi-hexagonal bay window on the rear (e) 		
Replacement, vinyl 1/1 double hung sash the second se		
Landscape features include extensive, dense landsc		re posts marking the sidewalk to the
main entrance, privacy fencing enclosing the rear ya		
corner lot.		,
(continued on page 2)		
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	Other (legistee
*P4. Resources Present: ⊠Building □Structure	e □Object □Site □District □E	☐ Other (Isolates, Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #)
		Looking SE from First St.
	TO the	January 2015
		*P6. Date Constructed/Age and
	14 A D S S S S S S S S S S S S S S S S S S	Sources: Historic
		□ Prehistoric □ Both
THE WAR AND THE WA		1900, City of Pleasanton
		Btn 1907 and 1929, Sanborn maps
		*P7. Owner and Address:
		Valdis and Lloyce Jaunkalneitis, Trs
	The state of the s	4584 First St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
	THE PARTY OF THE	Elaine Stiles and Katherine Petrin
		Architectural Resources Group
	THE RESERVE TO SERVE THE RESERVE TO SERVE THE RESERVE TO SERVE THE RESERVE THE	Pier 9, The Embarcadero
		San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		☐ Intensive
		— ☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source:	s, or enter "none.") Pleasanton Downtown I	Historic Context Statement, 2013
·	tch Map 🔲 Continuation Sheet 🔲 Build ear Feature Record 🔲 Milling Station Recor	ding, Structure & Object Record d □Rock Art Record
	ther (List)	a Divock Vit (Georg

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING. STRUCTURE AND OB	JECT RECORD

BUI	LUING, 3	IKUL	JIUK	IE AND	OBJE	SI KEU	JKD		
Page 2	2 of 4					*NRH	P Status C	ode	
	Historic Name:								
	Common Name:	o:			D.4	D (11		1 ()	e 1
		Single fam	ily reside	ntial	B4.	Present Use:	Sin	gle family reside	ntial
*B5.	Architectural S			1 . 1					
*B6.	Construction H	istory: (Co	onstruction	n date, alteration	ons, and date of	alterations)			
*D7	See page 3		٦.,	 .	5 .				
*B7. *B8.	Moved? ⊠I Related Feature	_	∐Yes	□Unknown	Date:	Original	Location:		
ь.	Related Feature	<i>;</i> 5.							
B9a.	Architect:					h F	Builder:		
*B10.	Significance:	Theme:	Resido	ential Develor	pment	Area		20th Century Exp	pansions and Additions
	0.g		1100101	<u> </u>	Propert			20 COMMANY EXP	Tarretorio arra 7 taginorio
Perio	od of Significand	:e:			Туре	•	r, end gable	e Appli	cable Criteria:
	uss importance in te		orical or ar	chitectural con			d, and geogra		
									ial subdivision created
									g his property west of
	Street between Di								
									s subdivision plan laid
									santon Historic Context
Staten	nent 2013). The p	oresent bu	liding at	4584 FIRST ST	reet replaced	an earlier dwei	ling on the i	IOT.	
1501	First Stroot was o	anetructad	comotin	no hotwoon 10	007 and 1020	(Sanhara 100	7 1020) TI	no owner of the r	property during this
4584 First Street was constructed sometime between 1907 and 1929 (Sanborn 1907, 1929). The owner of the property during this									
period, and through the early 1940s, was Bertha S. Cope (later Bertha O'Neil). Bertha Cope was married to William H. Cope, the local doctor in Pleasanton. The Copes maintained a home at the corner of Main and Neal streets, which also included Dr. Cope's office. Dr.									
									Cope Family home (US
	ıs 1910, 1920, 19								
contractor. The couple also had a roomer, John Anderson, a local electrician (US Census 1930). By 1940, Bertha Cope, then age 72, had remarried to John J. O'Neil, and the O'Neils and Bertha's brother, John Schwab, lived in this house (US Census 1940). Bertha									
O'Neil was reportedly an avid gardener, and the property retains some evidence of her gardens on this sizable corner lot (Trimingham 16-17).									
,	,-								
4584 F	First Street has so	me hallma	arks of th	e Craftsman	style in its forr	m and extant d	etailing, ho	wever the proper	rty does not display the
4584 First Street has some hallmarks of the Craftsman style in its form and extant detailing, however the property does not display the distinctive characteristics of the style. The property has been altered with window replacement and possibly with new stucco that									
									ssociated with any
									alifornia Register of
	c Resources.		•				•	J	9
B11.	Additional Reso	ource Attrib	outes: (Lis	st attributes an	d codes)				
*B12.	References:	See pag	e 3						
							(Sketch	Map with north arro	ow required.)
						100			
B13.	Remarks:					1			4
							Delucate Park	13	
*B14.	Evaluator: E	laine Stile	es and k	Katherine Pe	etrin	200			***

*Date of Evaluation: April 2015

(This space reserved for official comments.)

Architectural Resources Group Pier 9, The Embarcadero



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 4584 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4584 First Street was constructed sometime between 1907 and 1929. The property has changed little in form since the early 20th century. In 1929 and 1943, the property was a 1.5-story dwelling with an end gable orientation; partial-length, engaged front porch; bay windows on the north and south elevations near the main elevation; a rear extension to the north; and a bay window on the rear elevation. The property also included a single story garage/shed at the northeast corner of the lot (Sanborn 1907, 1929, 1943). Building permit records indicate that the second story of the dwelling was made habitable sometime before 1950, possibly to accommodate a boarder during World War II (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
HRI	

Date: April 2015

Page 4 of 4
*Resource Name or # (Assigned by recorder)

4584 First Street

Recorded By: Architectural Resources Group



Looking NE from E. Angela Street

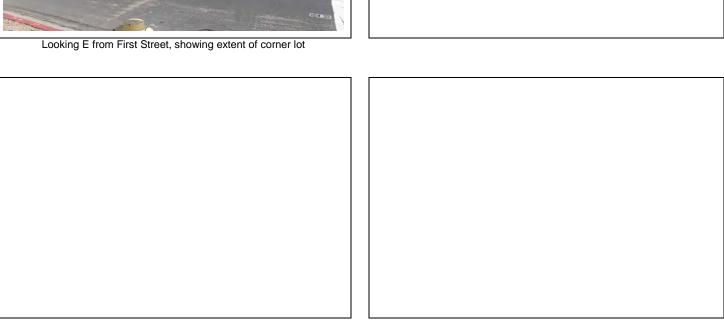


⊠ Continuation

□ Update

Looking SE from First Street





State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI			
PRIMARY RECORD	Trinomial # NRHP Status Code			
Other Listings Review Code R	eviewer	Date		
Page 1 of 4				
rage 1 of 4				
*Resource Name or # (Assigned by recorder)	4614-4622 First Str	eet		
P1. Other Identifier: *P2. Location: □ Not for Publication □ Unrestricted	*a. County	Alameda		
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	a. County	Alameda		
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T;R	;	1/4 of Sec	B. : M.	
c. Address 4614-4622 First Street City Pleasan			Zip <u>94566</u>	
d. UTM: (Give more than one for large and/or linear resources) Zone	;	mE/	_ mN	
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc Southeast corner of First and E. Angela Sts. 	., as appropriate) API	N: 094-0032-001-00		
*P3a. Description: (Describe resource and its major elements. Include design,	materials, condition, alter	ations, size, setting, and I	boundaries)	
4614-4622 First Street is a single-story, 5-unit apartment building with an	L-shaped plan, parape	eted flat roof, and mode	est Pueblo	
Revival styling. The building features: Two units in each bent of the L-shaped plan, and a beveled inte	rior hant to aroota a fift	th unit in the corner of t	the building	
 Two units in each bent of the L-shaped plan, and a beveled inte Unit entrances facing an interior courtyard fitted with replacement 				
 Paired window openings set evenly along courtyard elevation window 	th vinyl replacement w	vindows	·	
Single-set, vinyl replacement double-hung and sliding sash wind There and represent the particle of t	ows on secondary ele	vations		
Engaged rear entry porches for eachtextured stucco				
 Minimal architectural detailing including textured stucco cladding 	, post rounds articulat	ed in stucco on primary	y elevation,	
and window sills on secondary elevations Landscape features include stepped patio along the building on the court	ward intariar a plank p	iakat fanaa analaaina t	ha courtward	
along First and East Angela streets, and a new wood framed patio set at			ne countyard	
*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Fa	mily Property			
*P4. Resources Present: ⊠Building □Structure □Object □Sit	e ∏District ∏Ele	☐Otr ement of District etc.):	ner (Isolates,	
*P5a. Photograph or Drawing (Photograph required for buildings, structures or obj		P5b. Description of Ph	oto: (View, date,	
		accession #) Looking E from First	Qt	
	A PAR	January 2015	Ot.	

	HA MA	*P6. Date Constructe Sources: ⊠Hi	d/Age and istoric	
	1000	☐Prehistoric ☐Bo	oth	
		Between 1929 and 1 Sanborn maps	943	
A MARINE STATE OF THE STATE OF		*P7. Owner and Addr	ess:	
	Saw t	David H. Fair		
		3654 35th Ave		
		Oakland, CA 94619 *P8. Recorded by: Na	ame, affiliation, and	
	0	address)		
		Elaine Stiles and Kat Architectural Resource		
		Pier 9, The Embarca		
		San Francisco, CA 9	4111	
	*	*P9. Date Recorded:		
		*P10. Survey Type: (□ ☑ Intensive	Jescribe)	
		☐ Reconnaissance		
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")	asanton Downtown H	istoric Context Stateme	ent, 2013	
*Attachments: NONE Location Map Sketch Map	uation Sheet 🛮 🖾 Buildi	ng, Structure & Object Re	ecord	
·	☐ Milling Station Record	-	JOULU	
□ Artifact Record □ □ Photographic Record □ □ Other (List)				

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
DIM DING CTRUCTURE AND OR IEST I	DECORD

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:					
B2.	Common Name:					
B3.	Original Use: Multiple family residential	B4.	Present Use:	Multiple family residential		
*B5.	Architectural Style					
*B6.	Construction History: (Construction date, alterations,	and date of a	Iterations)			
	See page 3					
*B7.	Moved? ⊠No □Yes □Unknown [Date:	Original Loc	ation:		
*B8.	Related Features:					
B9a.	Architect:		b. Build	ler:		
*B10.	. Significance: Theme: Residential Developme	ent	Area:	Early 20th Century Expansions and Additions		
Property						
	iod of Significance:	Type:				
(Disc	cuss importance in terms of historical or architectural context	as defined by	y theme, period, ar	nd geographic scope. Also address integrity.)		

4614-4622 First Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013). This building replaced an earlier, single-family residence on the site.

This property was constructed sometime between 1929 and 1943 (Sanborn 1929, 1943). In the early 1940s, Dorothy Davis owned the apartment building and lived on site with her mother, Myra Davis, and her brother, Wilbur. Dorothy Davis taught in the public schools and her brother was a dairy laborer. Davis's father, William T. Davis, was an Alameda County judge; he and Myra Davis divorced in the 1930s, around the time Myra and Dorothy purchased or built and took up residence in this small apartment building (US Census 1930, 1940). Other renters in 1940 included Florence Hodges and her son William; Adolph Andrade, a laborer with the San Francisco Water Department and his wife Anita; Lawrence Woodworth, a mining engineer at an oil well, and his wife Cecille; and Howard Farris, a civil engineer for the state highway department, along with his wife Elsie and mother Hattie (US Census 1940).

4614-4622 First Street is a modest example of the Pueblo Revival style in Pleasanton. The property exhibits features associated with the style, such a square, blocky form; L-shaped plan; flat roof; textured stucco; faux exposed post ends articulated in the stucco along the top of the roofline; and a central courtyard/plaza space. The property has been altered with full door and window replacement, which has eroded some integrity of design, materials, workmanship, and feeling, however the property retains enough of its historic form and materials to convey its significance as a rare example of this eclectic historic style in Pleasanton. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4614-4622 First Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References: See page 3

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

Remarks:

B13.

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	_
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

Page 3 of 4

*Resource Name or # 4614-4622 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

B6. Construction History (continued from page 2)

4614-4622 First Street appears to have changed little in form since construction. In 1943, the property was a 5-unit, single-story apartment building with a footprint identical to the existing building, including the patio platform along the inner courtyard. The property also included a single-story garage at the southeast corner of the property with apparent access from East Angela and First Streets (Sanborn 1943). Later owners replaced all windows and doors in their original openings and constructed a wood patio at the rear corner of the L-shaped plan. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California--- The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or # 4614-4622 First Street (Assigned by recorder)

Recorded By: Architectural Resources Group



Looking SE from corner of First and E. Angela Sts.



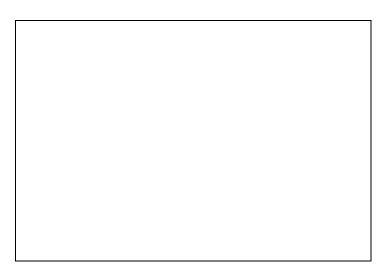
Detail, courtyard, looking S



Detail, courtyard looking SE



Looking NE from First Street





State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Coo	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name o	# (Assigned by recorder) 4678 First Street	
P1. Other Identifier: *P2. Location: Not for Publication *P3. Total Publication *P3. Total Publication *P3. Total Publication *P4. Total Publication *P5. Tota	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a		
*b. USGS 7.5' Quad <u>Livermore</u> Date 2015 To Address 4678 First Street	;R	## B. ## M. Zip 94566
d. UTM: (Give more than one for large and/or linear reso e. Other Locational Data: (e.g., parcel #, directions to		mE/ mN PN: 094 -0032-009-00
*P3a. Description: (Describe resource and its major eler 4678 First Street is a single-story dwelling resulting fr		
An end-gable plan main block (before 1893) single-story addition consisting of two parall Partial-length, attached front porch with she Centered main entrance fitted with new doo Three-part picture windows set south of the Replacement vinyl sliding and double-hung Original wood channel board siding Arched attic vents on both gables ends on note that the property includes a modern garage at the rear of yard.	el end gable blocks across the rear eleval droof on plain post supports r main entrance and on south elevation sash on secondary elevations	tion (between 1907 and 1929)
*P3b. Resource Attributes: (List attributes and codes)		Other (Isolates,
*P1. Report Citation: (Cite survey report and other sources	dings, structures or objects)	Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from First St. January 2015 *P6. Date Constructed/Age and Sources: Historic Both 1900, City of Pleasanton Before 1893, Sanborn maps *P7. Owner and Address: Gladys M. Murray, Tr. Survivors Trust and G. Murray et al 470 Mavis Dr Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive Reconnaissance Historic Context Statement, 2013
☐Archaeological Record ☐ District Record ☐Line	tch Map Continuation Sheet Buil ar Feature Record Milling Station Reco	ding, Structure & Object Record rd Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING. STRUCTURE AND OI	BJECT RECORD

ROI	LDING,	SIRUC	TURE ANI	D ORJE	STREC	JKD			
Page 2	2 of 4				*NRH	P Status	s Code		
B1.	Historic Name	:							
	Common Nam		-				-		-
B3.	Original Use:	Single fami	ly residential	B4.	Present Use:	;	Single family res	sidential	
*B5.	Architectura								
*B6.		n History: (Co	nstruction date, altera	tions, and date of	alterations)				
	See page 3	_	_						
*B7.]Yes □Unknown	Date:	Original	Location			
*B8.	Related Feat	ures:							
B9a.	Architect:				b. B	uilder:			
*B10.	Significanc	e: Theme:	Residential Devel	opment	Area		st Railroad Subo	division and Dev	elopment
	J			Proper	ty				•
	d of Significa			Тур	e: Vernacular			pplicable Criteri	
(Discu	ıss importance i	n terms of histo	rical or architectural co	ontext as defined	by theme, period	l, and ged	ographic scope. A	lso address integri	ty.)
4678 E	iret Straat ie e	ituated on pro	perty that was part	of the 1868 Ne	al Plan for Plaa	canton	an area of recid	lential cubdivicio	o created
			and owners in the v						
			Abbie streets as ear						
			ented his streets an						
			e First, Second, and						
	nent 2013).				3				
			ne before 1892 and						
			ant). T.W. Harris, a I						
			10, 1920). Harris als						
			ng the parcels from						
			sed the property son					the early 1940	s. Frager
was a	rodent inspect	or for Alamed	a County and the St	tate of Californi	a (US Census	1930, 19	940).		
4679 E	iret Stroot is n	ot a distinctive	e example of historic	o architactural f	orms or styles	common	in Placeanton i	in the late 10th or	carly 20th
			storic period altered						
			penings, and replac						
			antly associated wit						
			he California Regist			10 111 1110	Thotory of Flour		n Olloot
400011	or appear to a	o onglolo loi t	no camorna regiot	.01 01 1 11010110 11					
B11.	Additional R	esource Attrib	utes: (List attributes a	and codes)					
*B12.	References	: See page	3						
						(Sket	tch Map with north	n arrow required.)	
							Cigarette City &		
					/		Openicot a		
B13.	Remarks:								
					Larry Westphal - Sta	ie.	15	A SHOPE OF	
*B14.	Evaluator:		es and Katherine F	Petrin	Farm Insurance Age				
			l Resources Group		Thomas Watch Repa				
			Embarcadero		Pleasan Tans 👜				EARRA
		San Francis	co, CA 94111		_	14	3		4
									cycle de la company de la comp
*Date	of Evaluation	: <u>April 2015</u>			_				
	/TL:		f f(:-:	<u> </u>			•		
	(Ihis:	space reserved	for official comments.))	145		4678 1st St		

Google Maps

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
HRI	

□ Update

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*Resource Name or # 4678 First Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015

B6. Construction History (continued from page 2)

4678 First Street was constructed before 1893 as single-story, end-gable dwelling, or what now comprises the core section of the south block of the existing building. By 1898, owners had constructed a narrow, single-story rear addition on the building. By 1903, the building had taken on its current appearance with the addition of a rectangular block to the north elevation of the original section and a front porch set in the intersection of two blocks. By the early 1940s, owners had constructed a narrow addition across the entire rear elevation of the building (Sanborn 1893, 1898, 1903, 1907, 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

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

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

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

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

Haviland, P. A., and Tribune Publishing Company. "Map of Pleasanton Township: Alameda County, California". Oakland: Tribune Publishing Co., 1915. Collection of the Bancroft Library, University of California, Berkeley, CA.

Prather, E. C. "Map of Pleasanton Township: Alameda County, CA." Oakland, CA: Alameda County Surveyor's Office, 1906. Collection of the Bancroft Library, University of California, Berkeley, CA.

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or #

4678 First Street

(Assigned by recorder)

Recorded By: Architectural Resources Group





Looking SE from First Street	Looking E from First St.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
PRIMARY RECORD	Trinomial # NRHP Status Code
Other Listings Review Code	Reviewer Date
Page 1 of 4	
•	
P1. Other Identifier:	signed by recorder) 4734 Harrison Street *a. County Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary	essary.)
c. Address 4734 Harrison Street	Image: square of square in the square in
d. UTM: (Give more than one for large and/or linear resources)e. Other Locational Data: (e.g., parcel #, directions to resour) Zone ; mE/ mN ce, elevation, etc., as appropriate) APN: 094 -0155-019-00
*P3a. Description: (Describe resource and its major elements. 4734 Harrison Street is a single-story, square-plan dwelling property at 4758 Harrison St. 4734 Harrison St. is heavily if features: • Full-length attached front porch with hipped roof at a An off-center main entrance fitted with a new doo on three-part picture window set south of the main of the Fixed, sliding, and double-hung vinyl replacements. • Narrow rear addition with shed roof of the property also includes a secondary dwelling unit at the	Include design, materials, condition, alterations, size, setting, and boundaries) g with a hipped roof. The property is nearly identical in form to the adjacent rehabilitated and retains no discernible exterior historic fabric. The property and all new porch posts and railings rentrance
*P3b. Resource Attributes: (List attributes and codes) H *P4. Resources Present: ⊠Building □Structure □ *P5a. Photograph or Drawing (Photograph required for buildings,	Other (Isolates,
*P11. Report Citation: (Cite survey report and other sources, or ent	#P6. Date Constructed/Age and Sources:
*Attachments: NONE Location Map Sketch Ma	
☐ Archaeological Record ☐ District Record ☐ Linear Fea	tture Record ☐ Milling Station Record ☐ Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

Page 2 of 4 *NRHP Status Code

D4	Lliatavia Navas						
B1.	Historic Name:						
B2.	Common Name:		:1 : :	d = 4! = 1	D.4	Donasantilas	Ois als feasible assistantial
B3.	_	Single fami	ily resid	dentiai	B4.	Present Use:	Single family residential
*B5.	Architectural S	-					
*B6.	Construction I	History: (Co	onstructi	ion date, alteratio	ns, and date o	f alterations)	
	See page 3						
*B7.	Moved? ⊠]No □	∃Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featur	res:					
B9a.	Architect:					b. Build	der:
*B10.	Significance:	Theme:	Resi	dential Develop	ment	Area:	Early 20th Century Expansions and Additions
	_				Proper	ty	
Peri	od of Significan	ce:			Тур	e:	Applicable Criteria:
(Disc	uss importance in t	terms of histo	orical or	architectural cont	ext as defined	by theme, period, a	nd geographic scope. Also address integrity.)

- (100	าtir	านed	page	# ج

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 3 of 4

*Resource Name or # (Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015 ⊠ **Continuation**

□ Update

B12. References: (continued from page 2)

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

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

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

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

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # HRI			
CONTINUATION SHEET					
Page 4 of 4 *Resource Name or #					
(Assigned by recorder) Recorded By: Architectural Resources Group	Date	: April 2015		☐ Update	

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI
PRIMARY RECORD	Trinomial #
Other Listings	NRHP Status Code
Review Code	Reviewer Date
Page 1 of 4	
*Resource Name or # (Assigned	by recorder) 4758 Harrison Street
P1. Other Identifier:	- Harrison Groot
*P2. Location: ☐ Not for Publication ☑ Unrestrand (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary	.)
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T c. Address 4758 Harrison Street City	;R ; ¼of Sec ; M. Pleasanton Zip 94566
d. UTM: (Give more than one for large and/or linear resources) Zone	
e. Other Locational Data: (e.g., parcel #, directions to resource, ele	evation, etc., as appropriate) APN: 094 -0155-018-00
*P3a. Description: (Describe resource and its major elements. Include	le design, materials, condition, alterations, size, setting, and boundaries)
4758 Harrison Street is a single-story, square-plan dwelling with property at 4734 Harrison St. 4758 Harrison St. is heavily rehabit	a hipped roof. The property is nearly identical in form to the adjacent illitated and retains minimal exterior historic fabric. The property
features:	e column sunnorts, and paranet walls
 An off-center main entrance fitted with a new door 	
 Double-hung vinyl replacement sash on all elevation Narrow rear addition with shed roof 	ons
Stucco cladding	
The property also includes a small garage at the rear of the lot. I	Landscape features include mature ornamental, fruit, and palm trees, e lot frontage. Because of substantial alterations, this property does
not retain sufficient integrity to be eligible for the California Regis	
*P3b. Resource Attributes: (List attributes and codes) HP2. S	ingle Family Property
` <u></u>	Other (Isolates,
*P4. Resources Present: ⊠Building □Structure □Objec *P5a. Photograph or Drawing (Photograph required for buildings, structure of the control of the contr	
	accession #)
	Looking SE from Harrison st.
	January 2015
	*P6. Date Constructed/Age and
	Sources: ⊠Historic □Prehistoric □Both
	1900, City of Pleasanton
	Before 1907, Sanborn maps
	*P7. Owner and Address: Donald Barnhill, Tr.
	P.O. Box 2080
	Brentwood, CA 94513
	*P8. Recorded by: Name, affiliation, and
	address) Elaine Stiles and Katherine Petrin
	Architectural Resources Group
	Pier 9, The Embarcadero
	San Francisco, CA 94111
	*P9. Date Recorded: April 2015
	*P10. Survey Type: (Describe) ☑ Intensive
*P11. Report Citation: (Cite survey report and other sources, or enter "non	e.") Pleasanton Downtown Historic Context Statement, 2013
i iii Neport Citation. (Cite survey report and other sources, or enter "non	e. / I leasailloit Downlowit Fisionic Context Statement, 2013
·	☐ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature R ☐ Artifact Record ☐ Photographic Record ☐ Other (List)	ecord Milling Station Record Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCT	ORE AND OBJECT	RECORD
Page 2 of 4		*NRHP Status Code

B1.	Historic Name:						
B2.	Common Name:						
B3.	Original Use: S	Single famil	ly residentia	<u>a</u> l	B4.	Present Use:	Single family residential
*B5.	Architectural S	tyle					
*B6.	Construction H	istory: (Co	nstruction da	te, alteratio	ns, and date	of alterations)	
	See page 3	- `					
*B7.	Moved? ⊠I	No 🗆]Yes □l	Jnknown	Date:	Original Loc	ation:
*B8.	Related Feature	es:					
B9a.	Architect:					b. Build	er:
*B10.	Significance:	Theme:	Residenti	al Develop	ment	Area:	Early 20th Century Expansions and Additions
				•	Prope	rty	
Peri	od of Significanc	e:			Тур	oe:	Applicable Criteria:
(Disc	cuss importance in te	erms of histor	rical or archit	ectural cont	ext as defined	d by theme, period, an	d geographic scope. Also address integrity.)

(continued page #)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # ______HRI

Page 3 of 4

*Resource Name or # (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B12. References: (continued from page 2)

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

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

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

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Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # HRI			
CONTINUATION SHEET					
Page 4 of 4 *Resource Name or #					
(Assigned by recorder) Recorded By: Architectural Resources Group	Date	: April 2015		☐ Update	

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Code	
Other Listings _ Review Code	Reviewer	Date
_		
Page 1 of 4		
*Resource Name or P1. Other Identifier:	# (Assigned by recorder) 4767 Harrison Stre	et
*P2. Location: □ Not for Publication ☑ and (P2c, P2e, and P2b or P2d. Attach a Location Map as	· -	Alameda
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T c. Address 4767 Harrison Street	;R; ¼of City Pleasanton	M. Zip 94566
d. UTM: (Give more than one for large and/or linear resource. Other Locational Data: (e.g., parcel #, directions to re	irces) Zone ;	mE/ mN PN: 094 -0154-001-00
 *P3a. Description: (Describe resource and its major element 4767 First Street is a heavily altered, single-story, cross fabric. The property features: A partial-length, attached front porch with all and incorporated into living space An off-center main entranced fitted with a new A substantial rear ell dating from the second Stucco cladding Replacement vinyl sliding sash windows on a second seco	ss-gable dwelling with substantial addition new materials; the south portion of the pow w door half of the 20 th century	ns and little discernible exterior historic
The property contains a separate auxiliary dwelling un not retain sufficient integrity to be eligible for the California and the California auxiliary dwelling un not retain sufficient integrity to be eligible for the California auxiliary dwelling un not retain sufficient integrity to be eligible for the California auxiliary dwelling un not retain sufficient integrity to be eligible for the California auxiliary dwelling un not retain sufficient integrity to be eligible for the California auxiliary dwelling un not retain sufficient integrity to be eligible for the California auxiliary dwelling un not retain sufficient integrity to be eligible for the California auxiliary dwelling un not retain sufficient integrity to be eligible for the California auxiliary dwelling un not retain sufficient integrity to be eligible for the California auxiliary dwelling un not retain sufficient integrity dwelling un not retain sufficient integrity dwelling un not retain sufficient integrity dwelling un not retain auxiliary dwel	ornia Register of Historic Resources.	antial alterations, this property does
*P3b. Resource Attributes: (List attributes and codes)		Other (Isolates,
*P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for building) *P4. Report Citation: (Cite survey report and other sources,	ngs, structures or objects)	lement of District etc.): P5b. Description of Photo: (View, date, accession #) Looking SW from Harrison St January 2015 *P6. Date Constructed/Age and Sources:
*Attachments: NONE Location Map Sketo	·	ding, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Linea	r Feature Record ☐ Milling Station Recorder (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLIDING STRUCTURE AND O	B IECT RECORD

*NRHP Status Code

BUILDING, STRUCTURE AND OBJECT RECORD

B1.	Historic Name:						
B2.	Common Name:	:					
B3.	Original Use:	Single fam	ilv resid	ential	B4.	Present Use:	Single family residential
*B5.	Architectural S	Style					
*B6.	Construction	History: (Co	onstructio	on date, alteratio	ns, and date	of alterations)	
	See page 3						
*B7.	Moved? ⊠	No [∃Yes	□Unknown	Date:	Original Loc	ation:
*B8.	Related Featu	res:					
B9a.	Architect:					b. Build	der:
*B10.	. Significance:	Theme:	Resid	dential Develop	ment	Area:	Early 20th Century Expansions and Additions
					Prope	rty	
	iod of Significan				Ту		Applicable Criteria:
(Disc	cuss importance in	terms of histo	orical or a	architectural cont	ext as define	d by theme, period, ar	nd geographic scope. Also address integrity.)

(continued page #)

Page 2 of 4

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

*B12. References: See page 3

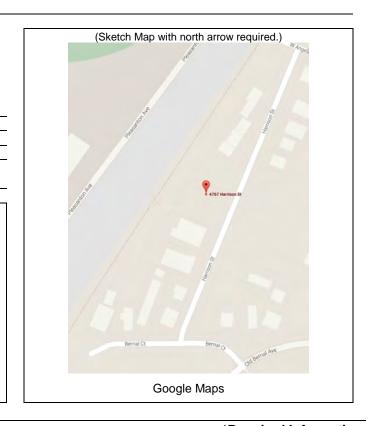
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 3 of 4

*Resource Name or # (Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015 ⊠ **Continuation**

□ Update

B12. References: (continued from page 2)

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

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # HRI			
CONTINUATION SHEET					
Page 4 of 4 *Resource Name or #					
(Assigned by recorder) Recorded By: Architectural Resources Group	Date	: April 2015		☐ Update	

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	Primary # HRI			
PRIMARY RECORD	Trinomial #				
	NRHP Status Co	de			
Other Listings Review Code	Reviewer	Date			
Page 1 of 4					
*Resource Name or # (Ass P1. Other Identifier:	signed by recorder) 4779 Harrison St	reet			
	restricted *a. County	Alameda			
and (P2c, P2e, and P2b or P2d. Attach a Location Map as nece	•				
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; ¼of	B ¼ of Sec ; M.			
·	City Pleasanton	Zip <u>94566</u>			
d. UTM: (Give more than one for large and/or linear resources)		mE/ mN			
e. Other Locational Data: (e.g., parcel #, directions to resource)	ce, elevation, etc., as appropriate) A	PN: 094 -0154-002-00			
*P3a. Description: (Describe resource and its major elements.	Include design, materials, condition, alt	terations, size, setting, and boundaries)			
4779 Harrison Street is a single-story, side gable dwelling					
 Full-length front porch with shed roof, new post su the wall 	ipports, concrete deck, and metal l	orackets applied where the porch meets			
Off-center main entrance fitted with new door					
 New vinyl casement windows with new surrounds 		enings			
Asymmetrical roofline on the ell indicating extensi					
Pergola and concrete block walls enclosing rear p Wood shingle siding	atio on rear elevation of ell				
Wood shingle siding					
*P3b. Resource Attributes: (List attributes and codes) <u>H</u>	P2. Single Family Property				
*P4. Resources Present: ⊠Building □Structure □	Object Site District	☐Other (Isolates, Element of District etc.):			
*P5a. Photograph or Drawing (Photograph required for buildings,		P5b. Description of Photo: (View, date,			
		accession #)			
		Looking SW from Harrison St. January 2015			
		January 2015			
		*P6. Date Constructed/Age and			
		Sources: Historic			
		☐Prehistoric ☐Both 1895, City of Pleasanton			
		1893, City of Fleasanton			
		*P7. Owner and Address:			
A CONTRACTOR OF THE PARTY OF TH		Jonathan Sanchez & Jessica			
		Banuelos 4779 Harrison St			
		Pleasanton, CA 94566			
		*P8. Recorded by: Name, affiliation, and			
		address) Elaine Stiles and Katherine Petrin			
		Architectural Resources Group			
The state of the s		Pier 9, The Embarcadero			
A STATE OF THE STA		San Francisco, CA 94111			
		*P9. Date Recorded: April 2015			
		*P10. Survey Type: (Describe) ☑ Intensive			
		☐ Reconnaissance			
*P11. Report Citation: (Cite survey report and other sources, or ent	er "none.") Pleasanton Downtown	Historic Context Statement, 2013			
*Attochmente: NONE Disease Man Dolling	D Continuation Chart M. D.	Idina Chrystyra 9 Object Decert			
*Attachments: NONE Location Map Sketch Ma		Iding, Structure & Object Record			
□ Archaeological Record □ District Record □ Linear Fea □ Artifact Record □ Photographic Record □ Other (Li	_ 5	rd ☐Rock Art Record			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

*B14. Evaluator: Elaine Stiles and Katherine Petrin

*Date of Evaluation: April 2015

Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111

(This space reserved for official comments.)

Page 2	cof 4			atus Code			
	Historic Name:						
	Common Name:		Donosatilos	Oire alle fermille anni de atiel	<u></u>		
	Original Use: Single family residential	B4.	Present Use:	Single family residential	<u> </u>		
*B5.	·						
*B6.	B6. Construction History: (Construction date, alterations, and date of alterations) See page 3						
*B7.		40.	Original Lag	ation			
*B8.	Related Features:	te:	Original Loc				
Б0.	Related Features.						
B9a.	Architect:		b. Build	er:			
			Area:	Post Railroad Subdivision and Development			
		Property	<u></u>		<u> </u>		
Perio	od of Significance:	Type:		de gable Applicabl	le Criteria: 3	3/C	
	uss importance in terms of historical or architectural context as	s defined b	y theme, period, an	d geographic scope. Also addre	ess integrity.)		
El Ran show t Track (the firs Pleasa south (railroa Early (1912, 1 1920). appea 4779 H 19 th an outline materia integrit	I land owned by Frederick Bernal, likely a member of the necho del Valle de San Jose before 1850 (Thompson 1881) that this land was part of the Nevis Tract, an area of land (now Alameda County Fairgrounds). With the impending the decade of the twentieth century, the Nevis Family laid anton Avenue and Main Street along the proposed path of Division Street and west of Main Street became an add, and other labor-intensive industries in Pleasanton (Powners of 4779 Harrison Street include Manuel R. Louis US Census 1930, 1940). Manuel Louis does not appear to have worked at the Livermore Veterans Hospital as Harrison Street is a distinct example of a single-story, sind early 20th centuries. The property displays characterient, symmetrical façade (as constructed), and full-lengte, original door and window openings, and compatible reals, workmanship, and feeling with porch material replaty to convey its significance as a vernacular dwelling for in the history of Pleasanton.	78). In 19 and associated arrival of out new a for the rate of more area of more area of more area of the front potential area of the area	ato, Spring Valley ated with the Nevi of the Western Pastreets on their pail line (Pleasanto odest, small-scalen Historic Context 910s and Erolinda lived at the propesix children and okeepers (US Cenvernacular form one type, including orch. The propert and door and wind	Water Company property mess Family, once owners of the acific Railroad on the west significant of Rose Street in Historic Context Statement homes for workers at the acidity during his ownership (US ne granddaughter. The Rich sus 1930, 1940). Commonly constructed in Pleoverall form, single-room dely retains readily discernible property has lost some integlow replacement, but retains	naps for the are e Pleasanton Fide of Pleasant t, between at). The Nevis T djacent race trace traces and the second of the places of the place	ea Race ton in Tract ack, anton 0,	
	Harrison Street appears to be eligible for the California		of Historic Resour	ces under Criterion 3.			
B11. * B12.	Additional Resource Attributes: (List attributes and code References: See page 3	<i></i>					
D 12.	References: See page 3			(Sketch Map with north arrow re	equired \		
B13.	Remarks:			ONEICH IVIAP WITH HOLLH AIROW R	aquireu.)		



State of California The Resources Agency				
DEPARTMENT OF PARKS AND RECREATION				
CONTINUATION SHEET				

Primary #	
HRI	

Page 3 of 4

*Resource Name or # 4779 Harrison Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4779 Harrison Street has changed little in form since the early twentieth century. In 1929 and 1943, the property was a single-story dwelling with a narrow, rectangular front block; large rear ell; and a full length front porch. Owners added a small rear porch between 1929 and 1943 (Sanborn 1929, 1943). At some point in the early twentieth-century, owners appear to have extended the main block and ell to the south, as indicated by the asymmetrical façade and ell roofline. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

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

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

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

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

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

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

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

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # HRI
Page 4 of 4 *Resource Name or # 4779 Harrison Street	
(Assigned by recorder) Recorded By: Architectural Resources Group	Date: April 2015 ⊠ Continuation ☐ Update

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #HRI
PRIMARY RECORD	Trinomial # NRHP Status Code
Other Listings Review Code	Reviewer Date
Page 1 of 4	
Tage Total	
*Resource Name or # (Assigned by a P1. Other Identifier: *P2. Location: Not for Publication Unrestrict	
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	В.
	; ¼ of Sec ; M. easanton Zip 94566
 d. UTM: (Give more than one for large and/or linear resources) Zone e. Other Locational Data: (e.g., parcel #, directions to resource, elevations) 	
*P3a. Description: (Describe resource and its major elements. Include of 4812 Harrison Street is a heavily altered, single-story-over-basementarrow rear addition. The property features: New square porch posts and balustrade; concrete entry so Slightly off-center main entrance with new door Aluminum sliding sash windows on main and south elevated Aluminum siding Engaged entry porch on SE corner of rear extension The property also includes an auxiliary dwelling unit addressed as	ent, side gable dwelling with a full-length, attached front porch and steps with parapet walls ions; wood-double-hung sash remain on north elevation
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: Building Structure Object *P5a. Photograph or Drawing (Photograph required for buildings, structures)	lle Family Property ☐ Other (Isolates, ☐ Element of District etc.): ☐ Other (Isolates, ☐ Element of District etc.): ☐ Other (Isolates, ☐ Element of District etc.): ☐ P5b. Description of Photo: (View, date, ☐ accession #) ☐ Looking NE from Harrison St. ☐ January 2015
	*P6. Date Constructed/Age and Sources: ⊠Historic ☐ Prehistoric ☐ Both 1921, City of Pleasanton Btn 1907 and 1929, Sanborn maps *P7. Owner and Address: Carolyn Steele & Eleanor Chesterman, Trs. 766 Emerson Ct Fremont, CA 94539 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") *Attachments: NONE	Continuation Sheet

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:	Manuel an	d Maria	White House			
B2.	Common Name:						
B3.	Original Use:	Single famil	ly reside	ntial	B4.	Present Use:	Single family residential
*B5.	Architectural S	Style					
*B6.	Construction I	History: (Co	nstruction	date, alteratio	ns, and date of	alterations)	
	See page 3	-					
*B7.	Moved? ⊠	No □]Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featur	res: Auxili	iary dwe	lling unit addı	ressed as 481	4 Harrison Street	t
B9a.	Architect:					b. Build	der:
*B10.	Significance:	Theme:	Reside	ential Develop	ment	Area:	Post Railroad Subdivision and Development
					Propert	у	
Peri	od of Significan	ce:			Туре	: Vernacular, s	ide gable Applicable Criteria:
(Disc	uss importance in t	erms of histor	rical or ar	chitectural cont	ext as defined	by theme, period, ar	nd geographic scope. Also address integrity.)

4812 Harrison Street was part of a pattern of increased residential expansion in Pleasanton after 1900. This property was originally part of land owned by Frederick Bernal, likely a member of the Bernal Family who owned large tracts of land in Pleasanton as part of El Rancho del Valle de San Jose before 1850 (Thompson 1878). In 1910, Spring Valley Water Company property maps for the area show that this land was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). With the impending arrival of the Western Pacific Railroad on the west side of Pleasanton in the first decade of the twentieth century, the Nevis Family laid out new streets on their property south of Rose Street, between Pleasanton Avenue and Main Street along the proposed path for the rail line (Pleasanton Historic Context Statement). The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Historic Context Statement).

Manuel and Maria White owned and lived on this parcel from before 1910 through the early 1940s (Pleasanton 1912, 1940). The Whites immigrated to the US from Portugal in 1906. During their time in Pleasanton, Manuel White worked as a laborer doing odd jobs and as a laborer for the Spring Valley Water Company (US Census 1910, 1920, 1930, 1940). The White household included their three children, several boarders, and later grandchildren.

4812 Harrison Street retains its overall form and massing from the historic period, which is consistent with the vernacular side-gable form dwellings commonly constructed in Pleasanton in the late 19th and early 20th centuries. However, extensive removal or replacement of historic exterior materials, including siding, main entry door, porch materials, windows, and window openings has eroded integrity of design, workmanship, feeling, and association to such a degree that the property can no longer convey its significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton. 4812 Harrison Street does not appear to be eligible for the California Register of Historic Resources.

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4812 Harrison Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4812 Harrison Street was originally constructed as single-story-over-basement dwelling with a side gable orientation and full-length front porch. Between 1929 and 1943, the Whites added a narrow, single-story addition along the full length of rear elevation (Sanborn 1929, 1943). In 1966, owners applied aluminum siding to the property, and likely also replaced the windows with aluminum sash. Owners also constructed the rear auxiliary unit in 1966 (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # 4812 Harrison Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015



Looking SE from Harrison St.



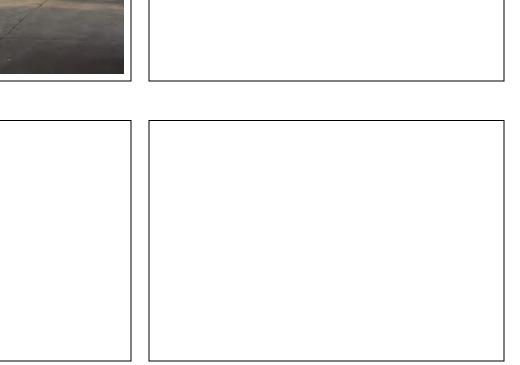
⊠ Continuation

□ Update

Looking E from Harrison St.



4814 Harrison St. Looking NE



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATIO	N	Primary # HRI		
PRIMARY RECORD				
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Other Listi Review Co	-	eviewer	Date	•
1 of 1				
age 1 of 4				
*Resource Na	me or # (Assigned by recorder) 4834 Harrison Str	reet	
1. Other Identifier:				
22. Location: Not for Publication		*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location	Map as necessary.)			В.
· · · · · · · · · · · · · · · · · · ·	5 T ;R		¼ of Sec	M
c. Address 4834 Harrison Street	City Pleasan	ton	· - /	Zip <u>94566</u>
d. UTM: (Give more than one for large and/or lineae. Other Locational Data: (e.g., parcel #, directio		;;	mE/ PN: 094-0155-013-00	mN
5. Other Eocational Data. (e.g., parcel #, unection	is to resource, elevation, etc	, as appropriate) A	111. 094-0133-013-00	
3a. Description: (Describe resource and its major	or elements. Include design,	materials, condition, alt	erations, size, setting, and	d boundaries)
34 Harrison Street is a single-story, side gabl	e form dwelling featuring:			
Attached, full-length front porch with shaped in the			rade, concrete steps w	ith parapet walls
wood deck				
 Slightly off-center main entrance fitted 	<u> </u>			
 1/1 and 2/2 double-hung, wood window 		on, one with pedimer	ited hood	
 Small addition with shed roof on north 				
 Narrow, full-length addition on rear ele 				
 Engaged entry porch on north end of real 				
 Bulkhead door to basement/cellar on r 	orth elevation			
 Wood, channel board siding 				
he property also includes 4840 Harrison Stree	ı, a studio apartment build	ding constructed in 19	983.	
Ook Danasana Attaibastana (1) a sa 1		- th . Dan a set .		
23b. Resource Attributes: (List attributes and c	odes) <u>HP2. Single Far</u>	пііу Ргорепу		Other (Isolates,
P4. Resources Present: ☐ Building ☐ Str	ucture □Object □Sit	e District E	Element of District etc.)	•
5a. Photograph or Drawing (Photograph required for	r buildings, structures or obj	ects)	P5b. Description of F	Photo: (View, date,
	4. 4/1		accession #)	
THE REPORT OF THE PARTY OF THE	Alter		Looking SE from Ha	arrison St
THE RESERVE THE PROPERTY OF THE PERSON OF TH			January 2015	

	Z		*P6. Date Construct	
THE STATE OF THE S	<i>x</i>			Historic Both
A TARREST AND THE STATE OF THE			Between 1907 and	
			Sanborn maps	1020,
	2	The state of the s	*P7. Owner and Add	dress:
			Carolyn and Frank	
			810 Buckingham Pl	
			Danville, CA 94506	
		AL PACE OF THE PROPERTY OF THE	*P8. Recorded by:	
		Was to Shade	address)	
		THE RESERVE	Elaine Stiles and Ka	atherine Petrin
			Architectural Resou	
			Pier 9, The Embard	
			San Francisco, CA	
	The second secon		*P9. Date Recorded	
		OF THE PERSON NAMED IN	*P10. Survey Type: ⊠ Intensive	(Describe)
	The second of the second secon		-	
		110	☐ Reconnaissance	
P11. Report Citation: (Cite survey report and other s	ources, or enter "none.") Pl	easanton Downtown	Historic Context Stater	ment, 2013
Attachments: NONE Location Map	Sketch Map 🛮 🖾 Contine	uation Sheet 🛮 🖾 Buil	ding, Structure & Object F	Record
☐Archaeological Record ☐ District Record ☐	Linear Feature Record	☐ Milling Station Recor	rd ☐Rock Art Record	
☐Artifact Record ☐Photographic Record	Other (List)			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND OBJECT F	RECORD

BOILDING, O	TROOTONE AND	ODUL	TI INECCI	\D		
Page 2 of 4			*NRHP S	tatus Code		
B1. Historic Name: _ B2. Common Name:	Manuel and Mary Pereira House					_
	Single family residential	B4.	Present Use:	Single for	mily residential	
*B5. Architectural St		04.	r resent ose.	Single lai	illy resideritial	
	story: (Construction date, alterations	s. and date of	alterations)			
See page 3	, (-,				
*B7. Moved? ⊠N	lo □Yes □Unknown	Date:	Original Loc	ation:		
*B8. Related Feature						
B9a. Architect:			b. Build	ler:		
*B10. Significance:	Theme: Residential Developm	ment	Area:	Early 20th Ce	entury Expansions and	d Additions
		Propert				
Period of Significanc		Туре			Applicable Criter	
(Discuss importance in te	rms of historical or architectural conte	ext as defined i	by theme, period, an	a geographic so	cope. Also address integi	ity.)
4834 Harrison Street wa	s part of a pattern of increased re	esidential exc	ansion in Pleasar	nton after 1900	0. This property was o	riginally
	ederick Bernal, likely a member o					
	San Jose before 1850 (Thompsor					
	part of the Nevis Tract, an area of					
	unty Fairgrounds). With the impe					
	entieth century, the Nevis Family					
	Main Street along the proposed					
	of modest, small-scale homes for		ne adjacent race ti	rack, railroad,	and other labor-intens	sive
industries in Pleasanton	(Pleasanton Historic Context Sta	tement).				
	(10 11 11 1000	
	a (alternatively Perrari, Prerira) o					
	ed at odd jobs and for the water c					
	a son and daughter; she worked a					
	rrison Street. Victor worked at a lo	ocai gravei p	it and stepson Ma	nuel Medieros	s worked as a gardene	r (US
Census 1930, 1940).						
1831 Harrison Street is	a distinct example of the side-gab	de vernacula	r form dwelling co	mmonly const	tructed in Pleasanton i	n the late
	ries. The property has many char					
	ek Revival detailing, and a slightly					
	and are also typical of patterns of					
	ne construction of the apartment by					
miogray or oothing mar a	to continuously of the apartment t	ounaing on a		. 1000. THO PI	oponty mad look dome i	inoginty
(continued on page 3)						
B11. Additional Reso	urco Attributos: (List attributos and	andon)				
	urce Attributes: (List attributes and	codes)				
DIZ. References.	See page 3			(Sketch Man wi	ith north arrow required.)	
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				190		1
B13. Remarks:					W. Angelo St.	
2.0			Jan 1980			No.
*B14. Evaluator: E	aine Stiles and Katherine Petr	rin			1	the same of
	chitectural Resources Group					
	er 9, The Embarcadero					
	an Francisco, CA 94111		1	/ /		
			4	1		
*Date of Evaluation:	April 2015				9	

Google Maps

(This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4834 Harrison Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4834 Harrison Street has changed in form since the early twentieth century. In 1929 and 1943, the property was a single-story-over-basement dwelling with a centered rear porch (Sanborn 1929, 1943). Sometime after 1943 owners appear to have lowered the basement story, though the dwelling does still have a basement level. Owners also added a full-length front porch, a narrow, full-length addition to the rear elevation, and a small addition to the north elevation. In 1983, owners constructed the small apartment building on the rear of the lot (Pleasanton Building Permits).

B10. Significance (continued from page 2)

of design, materials, workmanship, and feeling with the later addition of the porch, though this feature is also characteristic of the side-gable dwelling form in Pleasanton. Overall, however, the property retains discernable form, shape, and massing; original finish materials; original windows and window openings; and some extant ornament.

The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4834 Harrison Street appears eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

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

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

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

Primary # HRI

CONTINUATION SHEET Page 4 of 4

*Resource Name or # 4834 Harrison Street (Assigned by recorder)

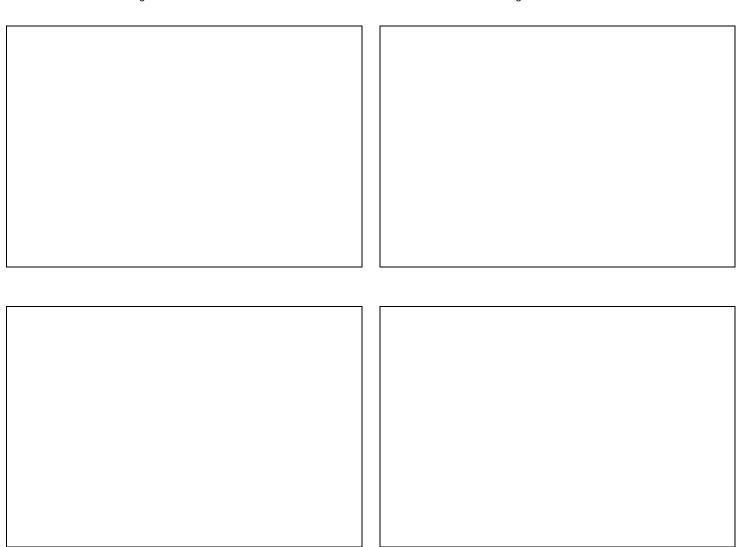
Recorded By: Architectural Resources Group Date: April 2015 **⊠** Continuation □ Update



Looking SE from Harrison Street



Looking E from Harrison Street



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
FRIMART RECORD	Trinomial # NRHP Status Cod	
Other Listings	Reviewer	
Review Code	Keviewer	Date
Page 1 of 4		
*Pasource Name or # //	ssigned by recorder) 100 Neal Street	
P1. Other Identifier:	issigned by recorder)	_
*P2. Location: Not for Publication I	Inrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as ne	cessary.)	В.
	;R ; ¼of	¼ of Sec ; M.
c. Address 100 Neal Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resourcee. Other Locational Data: (e.g., parcel #, directions to reso		mE/ mN
Northeast corner of First and Neal Streets	arce, elevation, etc., as appropriate) A	FN. 094 -0030-009-00
*P3a. Description: (Describe resource and its major element	s. Include design, materials, condition, alt	erations, size, setting, and boundaries)
100 Neal Street is a 1.5-story dwelling with an H-shaped	plan. The property features:	
Concrete foundation Main along the public and public blacks flexible as a second sec	outon side malela a sation	
 Main elevation with end-gable blocks flanking control Porch platform along the full-length of the center 		
Small entry porch consisting of shed roof braced		
 Main entrance in the west elevation of west block 		
Paired windows with replacement 1/1 double-humanals on the and gable blooks.	ng wood windows, flat hoods on brad	ckets, blind transoms, and spandrel
panels on the end gable blocksFour windows on the center side gable section v	with replacement vinvl. double-hung	sash
 1/1 double-hung and casement sash replaceme 		
Shed dormers and shed additions on east roof states.		
Addition on the rear (north) elevation between the second control of the second con	ie east and west blocks (1995)	
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
-		☐Other (Isolates,
*P4. Resources Present: ☑Building ☐Structure [*P5a. Photograph or Drawing (Photograph required for buildings		Element of District etc.): P5b. Description of Photo: (View, date,
		accession #)
THE RESERVE TO SERVE		Looking N from Neal St.
		January 2015
	The state of the s	*P6. Date Constructed/Age and
		Sources: ⊠Historic ☐Prehistoric ☐Both
		1900, City of Pleasanton
		Before 1888, Sanborn maps
		*P7. Owner and Address:
		Marian and Michael Green
		100 Neal St Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
	war Tuest	address)
	THE THE PARTY OF T	Elaine Stiles and Katherine Petrin Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
	7777	-
*P11. Report Citation: (Cite survey report and other sources, or e	nter "none.") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
	•	
*Attachments: NONE	•	ding, Structure & Object Record
	eature Record	rd ☐Rock Art Record
□ Artifact Record □ Photographic Record □ Other (LISI)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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Page 2	2 of 4					*N	IRHP St	tatus Code
D4	I listania Nisasa	. Haita d Das			Observate Dans			
	Historic Name Common Nam		esbyterian Co	ommunity	Church Pars	sonage		
	Original Use:		ly residential		B4.	Present U	lse.	Single family residential
*B5.	Architectura		lianate			1 1030111 0		Chilgle fairing residential
*B6.		n History: (Co		e, alteration	ns, and date o	f alterations)		
	See page 3	• `				,		
*B7.	Moved?]Yes □Uı	nknown	Date:	Orig	inal Loca	ation:
*B8.	Related Fear	ures:						
B9a.	Architect:					ı	o. Build	or:
* B10.	Significanc	e: Theme:	Residentia	l Develon	ment		Area:	Post Railroad Subdivision and Development
5.0.	Oigimioano		residentia	ii bevelop	Proper			1 OSt Italii odd Gabaivision and Development
Perio	od of Significa	ance:			Тур			Applicable Criteria:
			rical or archite	ctural conte			eriod, an	d geographic scope. Also address integrity.)
400 11					4000 N	. D. (D		
								on, an area of residential subdivision created
								. Neal began subdividing his property west of a Central Pacific Railroad route through
								ite of the railroad. Neal's subdivision plan laid
								of Division Street (Pleasanton Historic Context
	nent 2013).	•	,	,		J		,
								ed Presbyterian Community Church in
								gious group in Pleasanton, founded in the mid-
								onated by Joshua Neal at the corner of Neal erian Church for much of the late nineteenth
	y and until the							
Contai	y and antil the	congregation	ion mon ond	TOTT DUTION	ig on real c		iato 15	705.
100 N	eal Street is th	e product of s	everal renova	ation cam	paigns in the	e early 20th	century.	. The property does retain some Italianate
details	s, but overall d	oes not exhibit	t the distinct	characteri	stics of an a	rchitectural	type or	style. The property has also lost integrity of
								ows from the main elevation, window
								main elevation. The property is associated with
								the city, however the property is no longer in
				altered ir	n the late 20	" century. 1	uu nea	I Street does not appear to be eligible for the
Callio	rnia Register o	i historic Rest	ources.					
B11.	Additional R	esource Attrib	utes: (List attı	ributes and	codes)			
*B12.		: See page						
								(Sketch Map with north arrow required.)
								, p ⁴
B13.	Remarks:							
		EL : 0.''		. 5				Array
*B14.	Evaluator:	Elaine Stile			rin	_		Long Wayshor Park
			Resources			_ //		2
			Embarcadero co, CA 9411			_ _		4
		San Francis	, UA 3411	1				*
*Date	of Evaluation	: April 2015						*
_4.0	J. = / a.	- <u>, , p. 11 20 10</u>				Y.a.	1	4
	(This	space reserved	for official com	nments.)		97	V./	•



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 100 Neal Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Wood, channel board siding
- Exterior, sided chimney on east elevation
- Modern scrollwork at apex of end gable blocks
- Solar panels and skylights on east block (2007)

The property also includes a detached garage set north of the dwelling, oriented to First Street. Landscape features include a wood picket fence enclosing the front and side yards and a pergola gate marking the pedestrian entrance from the sidewalk.

B6. Construction History (continued from page 2)

100 Neal Street was originally constructed as a single-story dwelling with a long rectangular plan (short end oriented to Neal Street), and a full-length front porch (Sanborn 1888). By 1898, owners had constructed the west block on the property in its current configuration, with a rectangular bay window on the Neal Street (south) elevation. By 1903, owners constructed the east block, which had a bay window on the east elevation. By 1907, owners had constructed a bay window on the south elevation of the east block. It appears the rooflines were also altered about this time to architecturally unify the property (Sanborn 1907, 1929, 1943). The property maintained this configuration through the late 1970s. In 1983, owners renovated the half-story of east wing for habitation, including adding dormers. In 1998, owners removed an existing carport and replaced it with the current garage on the property. Owners also constructed an addition on the north elevation over an existing patio to create a living room. Solar panels on the roof of the east block date to 2007 (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

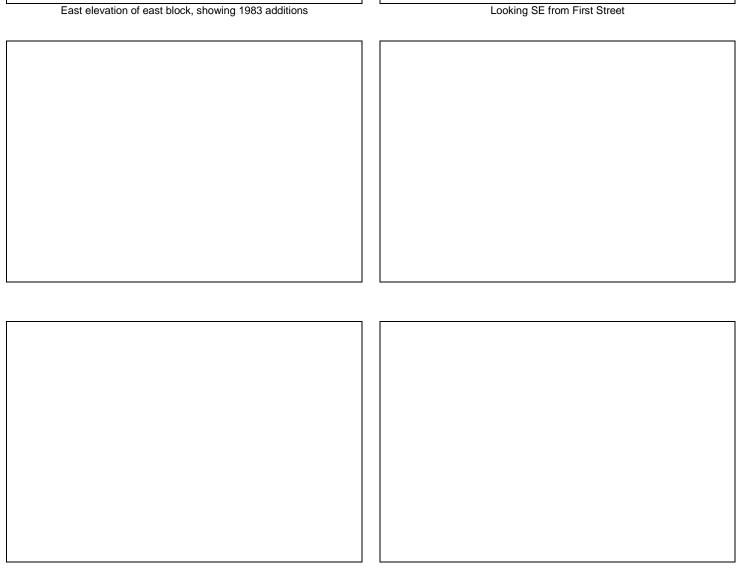
Page 4 of 4

*Resource Name or # 100 Neal Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☑ Continuation ☐ Update







State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
Transfer Resorts	Trinomial # NRHP Status Cod	de
Other Listings Review Code	Reviewer	
Page 1 of 5		
1 490 1 61 9		
*Resource Name or # (Assi	gned by recorder) 101 Neal Street	
P1. Other Identifier:		
*P2. Location: ☐ Not for Publication ☑ Un and (P2c, P2e, and P2b or P2d. Attach a Location Map as nece	restricted *a. County ssary.)	Alameda
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T c. Address 101 Neal Street	;R ; ¼of ity Pleasanton	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear resources)	•	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resourc		PN: 094-0033-001-00
Southeast corner of Neal and First Sts.		
*P3a. Description: (Describe resource and its major elements. I	_	
 Neal Street is a 1.5-story Bay Region Tradition-style dv Full-height projecting central bay on main (north) e 		
deep eave overhang on the second story	levation with porch on first story, i	lared eaves at the first story height and
 Entry porch with paired Tuscan column supports, t 		
Centered main entrance with historic, glazed wood		
Original three-part window with 2/1 and 5/1 double Small, triangular bases with 3/4 fixed each process.		
 Small, triangular bay window with 3/1 fixed sash at Shallow bay window with 2/1 and 5/1 double-hung 		
Similar double-hung and fixed wood sash on second sec		port brackets on west elevation
Broad frieze dividing first and second stories	,	
 Deeply flared eaves creating an overhanging seco 		
 Shed dormer with 5/1 fixed sash on west side of ro 		
 Pointed arch vents at apex of east and west elevat (continued on page 3) 	ions	
, , ,		
*P3b. Resource Attributes: (List attributes and codes) HF	3. Multiple Family Property	Other (Isolates,
*P4. Resources Present: ⊠Building □Structure □C	Dbject □Site □District □	Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings, s		P5b. Description of Photo: (View, date,
		accession #)
		Looking SW from Neal St. January 2015
		Garidary 2010
	*	*P6. Date Constructed/Age and
	The state of	Sources: ⊠Historic □Prehistoric □Both
		☐Prehistoric ☐Both Between 1898 and 1903
		Sanborn maps
		*P7. Owner and Address:
		Cynthia Ostle, Tr.
		P.O. Box 936
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or ente	"none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Sketch Map	Continuation Sheet 🛛 Bui	Iding, Structure & Object Record
□ Archaeological Record □ District Record □ Linear Feat		•
☐ Artifact Record ☐ Photographic Record ☐ Other (Lis	=	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

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→ I	RE	GU	K!	J

BUILDING, STRUCTURE AND OBJECT RECORD
Page 2 of 5 *NRHP Status Code
B1. Historic Name: Dr. Calvin A. and Adeline Case House B2. Common Name: B3. Original Use: Single family residential B4. Present Use: Multiple family residential *B5. Architectural Style Bay Region Tradition *B6. Construction History: (Construction date, alterations, and date of alterations) See page 3 *B7. Moved? No Yes Unknown Date: Original Location: *B8. Related Features: Dwelling addressed as 107 Neal Street
B9a. Architect: b. Builder:
*B10. Significance: Theme: Residential Development Area: Early 20th Century Expansions and Additions
Period of Significance: Type: Bay Tradition Applicable Criteria: 3/C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
101 Neal Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).
101 Neal Street was constructed between 1898 and 1903 and was the home of Dr. Calvin and Adeline Case. Calvin Case was a local physician in Pleasanton in the 1910s and 1920s. His office was adjacent to the house at 107 Neal Street (Pleasanton 1912; US Census 1910, 1920). By 1930, Augusta Frost owned the property and ran a private rooming house in the building (US Census 1930). By the early 1940s, Anna Lehman owned the property, which then contained two apartments. The US Census Isst Anna Lehman as working as a janitress at the Odd Fellows Hall in Pleasanton (US Census 1940, Pleasanton 1940, Sanborn 1943). In the mid-1960s, Helen Kolln, who also owned several adjoining properties on First Street owned the dwelling (Pleasanton Building Permits).
101 Neal Street is a distinct and well-executed example of a Bay Region Tradition-style dwelling in Pleasanton, and the most developed example of the style in the city. Bay Region Tradition is a regional San Francisco Bay area variant of eastern Shingle style architecture. 101 Neal Street embodies most characteristics of the style, such as smooth wall surfaces clad in continuous wood shingles; minimal architectural ornament largely limited to rooflines and door and window openings; a gambrel roof shape with prominent dormers; porch with classical and shingled details; bay windows; and windows set in pairs or tripartite arrangements. 101 Neal Street has lost some integrity of design with additions from the historic period, however the overall form and massing of the building are readily discernible as an example of Bay Region Tradition style and the building retains a high degree of integrity of design, materials, and workmanship with an outstanding degree of preserved historic fabric. The property is not significantly associated with any historic events or persons in the history of Pleasanton. Dr. Case was a local physician in Pleasanton in the early twentieth century, however there is no evidence that Dr. Case made significant contributions to the history of the town or within the field of medicine. 101 Neal appears to be eligible for the California Register of Historic Resources under Criterion 3.
B11. Additional Resource Attributes: (List attributes and codes) *B12. References: See page 3

B13. Remarks: **Evaluator:** Elaine Stiles and Katherine Petrin *B14. Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *Date of Evaluation: April 2015 (This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 101 Neal Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Narrow two-story addition across the rear elevation (ca. 1929) with shed and flat roofs, exposed rafters, ganged square windows, and two secondary entrances fitted with glazed wood doors
- Single-story addition on the SE corner of the house with wood awning sash and a covered roof deck with shed roof, square posts and balustrade (ca. 1943) accessible via a rear, exterior wood staircase

The property also includes a small dwelling addressed as 107 Neal St. Landscape features include mature fruit trees and a picket fence enclosing the rear and west side yard.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 101 Neal Street was constructed sometime between 1898 and 1903 (Sanborn 1898, 1903). As originally constructed the property was a 1.5 story dwelling with a full-height, extended center bay with porch on the main (north) elevation, a bay window on the west elevation, and a small porch on the east end of rear elevation (Sanborn 1903). The property was on the same lot as the adjacent building at 107 Neal Street. The rear porch was enclosed by 1907, which began a series of additions to the southeast corner of the building. By 1929, owners had constructed a single-story addition on the southeast corner of the house, a 2-story addition on the west end of the rear elevation, and a single-story addition on the east end of the rear elevation. Owners had raised the southeast corner addition to two stories by 1943, bringing the building to its current configuration. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Page 4 of 5
*Resource Name or #

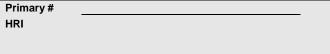
101 Neal Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



Looking S from Neal St.



□ Update

Date: April 2015



Looking SE from corner of Neal and First Sts.



Rear elevation, looking NE from First St.



Porch detail

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 5 of 5
*Resource Name or # (Assigned by recorder)

101 Neal Street

Recorded By:

Architectural Resources Group Date: April 2015 **⊠** Continuation □ Update



101 Neal Street, early 20th century Collection of the Amador-Livermore Valley Historical Society,
Pleasanton

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
PRIMART RECORD	Trinomial # NRHP Status Cod	<u> </u>
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
*Passuras Nama	r # (Assigned by recorder) 107 Neal Street	
P1. Other Identifier:	(Assigned by recorder) 107 Near Street	
*P2. Location: Not for Publication	☐ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015		1/4 of Sec ; M.
c. Address 107 Neal Street	City Pleasanton	Zip 94566
 d. UTM: (Give more than one for large and/or linear reso e. Other Locational Data: (e.g., parcel #, directions to 		mE/ mN PN: 094-0033-001-00
e. Other Educational Data. (e.g., parcel #, unections to	resource, elevation, etc., as appropriate) A	14. 094-0005-001-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alte	erations, size, setting, and boundaries)
107 Neal Street is a small, single-story, end-gable dy		mall cross gable set flush with the
 main (north) elevation (added between 1929 and 19- Off-center rear entry on front-facing gable s 		oor and a gable entry porch braced
against the building	-	
1/1 double-hung wood sash windows on allWood channel-board siding	elevations, some with plank shutters with	decorative clover cut-outs
Louvered attic vents on gable ends		
 Secondary entrance on north elevation with 		os
 Narrow, partial-length addition with shed ro Exposed rafters on main block 	of on rear elevation of main block	
Concrete foundation		
107 Neal Street is on the same parcel as the adjacen	nt Dr. Calvin and Adeline Case House at 1	101 Neal Street.
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property, HP6. 1-	3 Story Commercial Building Other (Isolates,
*P4. Resources Present: Building Structure		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
	7 NO NOTE	Looking SE from Neal St.
		January 2015
		*P6. Date Constructed/Age and
		Sources:
		☐Prehistoric ☐Both Between 1898 and 1903
		Sanborn maps
		*P7. Owner and Address: Cynthia Ostle, Tr.
		P.O. Box 936
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
	10	Architectural Resources Group Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown I	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	tch Map 🔲 Continuation Sheet 🔛 Build	ding, Structure & Object Record
	ear Feature Record	
_	ther (List)	-

State of California T	he Resources Agency	Primary #
DEPARTMENT OF PA	RKS AND RECREATION	HRI
BUILDING, S	TRUCTURE AND OBJECT	RECORD
Page 2 of 4		*NRHP Status Code

B2.	Common Name:			
B3.	Original Use: Single family residential	B4. Preser	nt Use:	Multiple family residential
*B5.	Architectural Style			
*B6.	Construction History: (Construction date, alterate	tions, and date of alteration	ns)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown	Date: O	riginal Lo	cation:
*B8.	Related Features:			
B9a.	Architect:		b. Buil	der:
*B10.	Significance: Theme: Residential Devel	opment	Area:	Early 20th Century Expansions and Additions
		Property	_	
Peri	od of Significance:	Type:		Applicable Criteria: 3/C
(Disc	cuss importance in terms of historical or architectural co	ontext as defined by theme	, period, a	nd geographic scope. Also address integrity.)

107 Neal Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

107 Neal Street was constructed between 1898 and 1903 and was the office of Dr. Calvin Case, who lived in the adjacent house at 101 Neal Street. Calvin Case practiced medicine in Pleasanton in the 1910s and 1920s (Pleasanton 1912; US Census 1910, 1920). By 1930, owners were renting 101 Neal Street to Augusta Frost, who ran a private rooming house on the site. 107 Neal Street was also converted to residential use between 1907 and 1929 (US Census 1930; Sanborn 1907, 1929, 1943). By the early 1940s, Anna Lehman owned the property. The US Census lists Anna Lehman as working as a janitress at the Odd Fellows Hall in Pleasanton (US Census 1940, Pleasanton 1940, Sanborn 1943). By this period, the house at 101 Neal contained two apartments, and 107 Neal was rented to Danish immigrants Siguard and Ruth Thomsen. Siguard Thomsen worked as a local farm laborer (US Census 1940). In the mid-1960s, Helen Kolln, who also owned several adjoining properties on First Street owned the 101/107 Neal Street property (Pleasanton Building Permits).

107 Neal Street is an example of a small-scale, wood-frame commercial building in Pleasanton and an example of a small-scale, modest housing form in Pleasanton in the early 20th century. The property maintains a high degree of physical integrity, retaining form and a full complement of materials from the historic period. The property has some characteristics of vernacular, cross-gable dwellings commonly constructed in Pleasanton in the early 20th century, though it is an adapted rather than distinct example of the type.

(continued on page 3)

B11.	Additional Res	ource Attributes: (List attributes and codes)	
*B12.	References:	See page 3	

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



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*Resource Name or # 101 Neal Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

107 Neal Street was constructed between 1898 and 1903 (Sanborn 1898, 1903). As originally constructed the property was a single-story building with a long, rectangular plan, full length front porch, and small, partial-width rear extension. Between 1907 and 1929, owners enclosed the front porch, constructed a long rear addition and a small addition to the west elevation of the main block to expand the building to its current configuration. These changes were likely undertaken with the transition of the property from doctor's office use to residential use during the same period (Sanborn 1907, 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

107 Neal Street has lost integrity of association with a commercial context due to its conversion from a medical office to residential use in the first quarter of the 20th century. The additions and alterations to the building that resulted from its convert to residential use somewhat diminish its integrity of design and feeling. Because of its high degree of material integrity, 107 Neal Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency		Primary #	
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CONTINUATION SHEET			
Page 4 of 4 *Resource Name or # 101 Neal Street (Assigned by recorder)			
Recorded By: Architectural Resources Group	Date	e: April 2015	☐ Update
Looking SW from Neal St.			

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	ndo.
Other Listings	NATE Status Co	
Review Code	Reviewer	Date
Page 1 of 4		
C		
	# (Assigned by recorder) 113 Neal Street	
P1. Other Identifier:	Unrestricted *a. County	Alamada
P2. Location: □ Not for Publication ⊠ and (P2c, P2e, and P2b or P2d. Attach a Location Map as	-	Alameda
•	• ,	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T c. Address 113 Neal Street	;R ; ¼of City Pleasanton	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear resou		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to re		APN: 094 -0033-002-00
P3a. Description: (Describe resource and its major elem	•	, ,
13 Neal Street is a 1.5-story, end-gable bungalow for		
 Full-length, engaged front porch with square, entrance; square spindle balustrade, wood de 		
 Centered main entrance fitted with decorative 		ipet waiis
Wide, double-hung wood windows flanking the		nn sash
 Three-part window in half-story of the main (r 		
sash; similar, but less elaborate double-hung		windows with accordancely arriada top
Projecting bay with gable roof and two rectangles		
 Exposed rafters on long elevations and false 		ble end and west projecting bay
Exterior brick chimney on east elevation		
Stucco cladding		
he property includes a detached garage at the south	east corner of the lot.	
P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: □ Building □ Structure P5a. Photograph or Drawing (Photograph required for buildi	□Object □Site □District □	Other (Isolates, Element of District etc.): P5b. Description of Photo: (View, date, accession #)
		Looking SE from Neal St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both
		1912, City of Pleasanton
		*P7. Owner and Address:
		Cynthia Ostle, Tr.
		P.O. Box 936
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
THE REAL PROPERTY AND ADDRESS OF THE PARTY AND		Architectural Resources Group
	3	Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		☐ Intensive
		☐ Reconnaissance
P11. Report Citation: (Cite survey report and other sources,	or enter "none ") Pleasanton Downtown	n Historic Context Statement, 2013
Topon on and the following sources,	1 IddaHttil Downtown	
Attachments: NONE Location Map Sketc	h Map 🛮 🖾 Continuation Sheet 🔻 Bu	uilding, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Linea	r Feature Record	ord Rock Art Record
☐Artifact Record ☐ Photographic Record ☐ Oth	er (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

31.	Historic Name:			
32.	Common Name:			
33.	Original Use: Single family residential	B4.	Present Use:	Single family residential
B5.	Architectural Style Craftsman			
В6.	Construction History: (Construction date, alterations See page 3	s, and date of a	alterations)	
ъ7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loc	ation:
В8.	Related Features: Detached garage		<u> </u>	
39a.	Architect:		b. Build	der:
B10.	Significance: Theme: Residential Developr	nent	Area:	Early 20th Century Expansions and Additions
		Property	<u>'</u>	
Peri	od of Significance:	Type:	Craftsman	Applicable Criteria: 3/C
(Disc	cuss importance in terms of historical or architectural conte	xt as defined b	y theme, period, ar	nd geographic scope. Also address integrity.)

113 Neal Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

113 Neal Street was constructed in 1912; before that date the parcel was largely vacant except for a hay barn (Sanborn 1907, 1903, 1898, 1893). Pleasanton assessment records list an O. Abbott as the owner of this parcel in the early 1910s, but US Census records do not record anyone by that name residing in Pleasanton in the early 20th century (Pleasanton 1912, US Census 1910, 1920, 1930). By 1940, John and Theresa Delucchi owned and lived in the house. John was the local chief of police in Pleasanton during the 1940s (and the town's only police officer) (Trimingham 12, US Census 1940, Pleasanton 1940). The Delucchis owned the property into the mid-1960s (Pleasanton Building Permits).

113 Neal Street is a distinct and well-preserved example of the Craftsman style in Pleasanton. The property exhibits common characteristics of the style, including an end gable bungalow form; single-story height with a minimally lit attic story; low-pitched gable roof; wide unenclosed eave overhang, and full-width engaged porch. The property also exhibits exposed rafter ends and false braces at the eaves; square column porch supports; and stucco cladding. 113 Neal retains a high degree of integrity, maintaining its original form, window and door openings and materials, and decorative features. The property has lost some integrity of design, materials, and workmanship with the replacement of two porch posts, but the replacement posts are generally compatible in material and style with the Craftsman design of the building. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

113 Neal Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11.	Additional	Resource	Attributes:	(List attributes	and codes)
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*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

 $(This\ space\ reserved\ for\ official\ comments.)$



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*Resource Name or # 113 Neal Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 113 Neal Street has changed little in form since construction in 1929 and 1943 the property was a single-story dwelling with an end-gable orientation, full-length engaged front porch, and projecting bay on the west elevation. The property was on the same lot as 119 Neal Street as late as 1943 (Sanborn 1929, 1943).

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION		HRI		
CONTINUATION SHEET				
Page 4 of 4 *Resource Name or # (Assigned by recorder) 113 Neal Street				
Recorded By: Architectural Resources Group	Date:	April 2015	□ Continuation	☐ Update
Looking SW from Neal St.				

DEPARTMENT OF PARKS AND RECREATION		Primary # HRI		
PRIMARY RECORD		Trin a mial #		
TRIMINATE REGORD		Trinomial # NRHP Status Co	de	
Other Listings Review Code		riewer	Date	
Page 1 of 4				
	or # (Assigned by recorder)	119 Neal Street		
P1. Other Identifier: *P2. Location: Not for Publication	□ Unrestricted □ Un	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	_	a. County	Alameda	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address <u>119 Neal Street</u>	T ;R ;R City Pleasanto		¼ of Sec	; M. Zip 94566
d. UTM: (Give more than one for large and/or linear res		;	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to Southwest corner of Neal and Second St		as appropriate) A	.PN: 094 -0033-003-00	
*P3a. Description: (Describe resource and its major ele		aterials, condition, al	terations, size, setting, and	boundaries)
 Engaged entry porch on the northwest corr steps and decking; and newer metal handr Main entrance on the east side of the porch Semi-hexagonal bay window centered on the decoratively divided top sash Similar sash of various sizes set singly, in particular bay window with flared hipped Semi-hexagonal bay window and squared Projecting section on the west side of the romain of the rear elevation of the rear elevation of the rear extension (continued on page 3) 	rails h fitted with historic from the main (north) elevation pairs, and in sets of thre d roof, exposed shaped projection set under the ear (south) elevation wi ation of the main block be	at door on with double-hur ee on primary and rafters, and suppose eaves on the eas th hipped roof by one bay (include	g wood sash with diamessecondary elevations or brackets on west elevation ed under an expanded h	ond pattern vation hipped roofline)
*P3b. Resource Attributes: (List attributes and codes	HP2. Single Famil	y Property	По	ther (Isolates,
*P5a. Photograph or Drawing (Photograph required for but		ts)	Prehistoric ☐E 1912, City of Pleasa *P7. Owner and Add Anne and Noel Mes 119 Neal St Pleasanton, CA 945 *P8. Recorded by: N address) Elaine Stiles and Ka Architectural Resou Pier 9, The Embarc San Francisco, CA *P9. Date Recorded *P10. Survey Type: ☐ Reconnaissance	eal St. ed/Age and distoric Both anton iress: senger, Trs. 666 lame, affiliation, and atherine Petrin rces Group adero 94111 : April 2015 (Describe)
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Plea	santon Downtown	Historic Context Staten	nent, 2013
*Attachments: NONE Location Map Sk	etch Map Continuat	tion Sheet 🛛 Bu	Iding, Structure & Object R	lecord
	ear Feature Record Other (List)	Milling Station Reco	rd □Rock Art Record	

State of California The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI		
BUILDING STRUCTURE AND OR IECT RECORD			

	- , -	 	
Page 2 of 4			*NRHP Status Co

Page 2 of 4	
-age 2 or 4	*NRHP Status Code
B1. Historic Name: Herman and Norma Kolln House	
B2. Common Name:	
B3. Original Use: Single family residential B4.	Present Use: Single family residential
*B5. Architectural Style <u>Craftsman</u> *B6. Construction History: (Construction date, alterations, and date of a	alterations)
See page 3	and another
*B7. Moved? ⊠No □Yes □Unknown Date:	Original Location:
*B8. Related Features: Detached garage	
B9a. Architect:	b. Builder:
*B10. Significance: Theme: Residential Development	Area: Early 20th Century Expansions and Additions
Property	y
	: Craftsman Applicable Criteria: 3/C
(Discuss importance in terms of historical or architectural context as defined by	by theme, period, and geographic scope. Also address integrity.)
119 Neal Street is situated on property that was part of the 1868 Neal	
by Joshua Neal, one of the major land owners in the vicinity during the	
Main Street between Division and Abbie streets as early as 1863, but v Pleasanton in the late 1860s, reoriented his streets and lot divisions to	
but the current street pattern for the First, Second, and Third street nei	
Statement 2013).	·
Herman Kolln owned this parcel in the early 1910, around the time the	house annears to have been constructed (Pleasanton
1912).Herman Kolin was one of the proprietors of Cruikshank and Kolli	
which opened at 600 Main Street in 1905. Herman Kolln took over the	
Historical Preservation Committee, 2). In 1910 and 1920, Herman and	
1910, 1920). By 1930, however, the Kolln Family had moved to this ho 1940; Pleasanton 1940).	buse, where they lived through the early 1940s (Us Census 1930,
1340, 1 16a3a11.011 1340).	
119 Neal Street is a distinct example of the Craftsman style in Pleasar	
including a bungalow form; low-pitched hipped roof; wide unenclosed	
asymmetrical façade arrangement. The property also exhibits exposec balustrades; and stucco cladding. 119 Neal retains a good degree of p	
and door openings and materials, and decorative features. The proper	
with the 2003 addition to the rear elevation and additional dormers, bu	It the addition and dormers are generally compatible in scale,
material, and style with the original portions of the building. The proper	
persons in the history of Pleasanton. 119 Neal appears to be eligible for	or the California Register of Historic Resources under Criterion 3.
B11. Additional Resource Attributes: (List attributes and codes)	
*B12. References: See page 3	(0) (1) (1)
	(Sketch Map with north arrow required.)
B13. Remarks:	
	ones on
*B14. Evaluator: Elaine Stiles and Katherine Petrin	_ pater
Architectural Resources Group Pier 9, The Embarcadero	-
San Francisco, CA 94111	Y 119 had it
*Date of Evaluation: April 2015	- 1
	9

Google Maps

DPR 523B (1/95) *Required Information

(This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 119 Neal Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Stucco cladding
- Large hipped dormers with undivided casement sash on south and west roof slopes; smaller hipped dormers with historic, decoratively divided casement sash on north and east roof slopes
- Wide eave overhangs with exposed rafters

The property includes a detached, 2-car garage oriented to Second Street (1977). Landscape features include a picket fence enclosing the front, side, and rear yards and a pergola marking the entrance to the yard from Neal Street.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 119 Neal Street appears to have changed little in form since the early 20th century. In 1929 and 1943, the property was a 1.5-story dwelling with a generally square plan; engaged porch in northwest corner; centered bay window on the main elevation; two bay windows on the east elevation and one on the west; and a small rear extension. The property also included a garage fronting on Second Street in a position similar to the existing garage (Sanborn 1929, 1943). In current garage on the property dates to 1977. In 2003, owners constructed a 277 square-foot addition to the rear elevation, renovated the attic story to make it habitable, and added large hipped dormers to the south and west roof slopes (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Page 4 of 4

*Resource Name or #

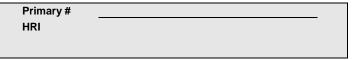
119 Neal Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



Looking SW from corner of Neal and Second Sts.



□ Update

Date: April 2015

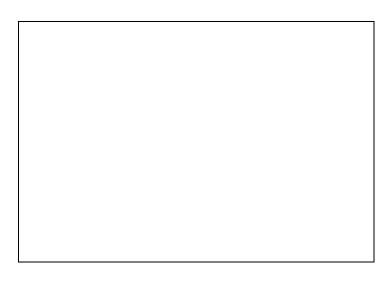


Rear elevation, looking NW from Second St.





Detail, main entrance



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI				
PRIMARY RECORD					
I KIMAKT KECOKD	Trinomial # NRHP Status Co	de			
Other Listings Review Code	Reviewer	Date			
	Reviewer				
Page 1 of 4					
*Resource Name o	or # (Assigned by recorder) 206 Neal Street				
P1. Other Identifier:					
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map	✓ Unrestricted *a. County as necessary.)	Alameda			
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	B ¼ of Sec ; M.			
c. Address 206 Neal Street	City Pleasanton	Zip 94566			
 d. UTM: (Give more than one for large and/or linear res e. Other Locational Data: (e.g., parcel #, directions to 		mE/ mN			
6. Girlor 2000ilorial 2010. (0.9., paroot #, unconorio to	recourse, devaluen, etc., as appropriate,				
*P3a. Description: (Describe resource and its major ele	_	-			
206 Neal Street is a single-story side gable dwelling features:	with a rear ell and modest, early 20 th -cer	ntury period revival details. The property			
A front-facing gable peak on the west end of		all surface			
Partial-length front porch with shed roof anA centered main entrance	d all new materials (1994)				
 A centered main entrance 8/8 double-hung wood sash windows in mo 	est openings; new sliding vinyl sash on we	est elevation of ell			
 Exterior brick chimney with arched cap and 	paneled, shouldered base on west eleva	ation of main block			
 1.5-story addition on the rear elevation of the staircase on rear elevation (1994) 	ne ell with gable roof set parallel to the ell	ridge, multi-story wood deck and			
 Newer stucco cladding 					
The property also includes a detached, two-car gara 4484 and 4492 Second Street. Landscape features					
4404 and 4432 occord offeet. Landscape reatures	include a plaket leffee along the lot fronta	ge and garden in east side yard.			
(continued on page 3)					
*P3b. Resource Attributes: (List attributes and codes	HP2. Single Family Property				
*P4. Resources Present: ⊠Building □Structur	e □Object □Site □District □	☐Other (Isolates,			
*P5a. Photograph or Drawing (Photograph required for bui	Idings, structures or objects)	P5b. Description of Photo: (View, date,			
	AT POUL STAN	accession #) _Looking N from Neal Street			
		January 2015			
		*P6. Date Constructed/Age and			
	NAME OF THE PARTY	Sources: Historic			
	A VALLEY TO SALVEY	☐Prehistoric ☐Both Between 1907 and 1929,			
		Sanborn maps			
		*P7. Owner and Address:			
		Donna Verdeck & Violet Masini			
		*P8. Recorded by: Name, affiliation, and address)			
		Elaine Stiles and Katherine Petrin			
		Architectural Resources Group Pier 9, The Embarcadero			
		San Francisco, CA 94111			
		*P9. Date Recorded: April 2015			
		*P10. Survey Type: (Describe) ☐ Intensive			
		☐ Reconnaissance			
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013			
*Attachments: NONE Location Map Skr	etch Map 🔲 Continuation Sheet 🖂 Bu	ilding, Structure & Object Record			
	ear Feature Record	-			
	ther (List)				

State o	of California	- The Resources Agen	су		Primary #		
		PARKS AND RECREAT	-		HRI		
RIII	I DING	STRUCTURI	E AND OF	RIFC		5 D	_
Page 2	<u>`</u>	OTIVOOTOKI					
Page 2	2 01 4				"NKHP 5	tatus Code	
B1.	Historic Name	:					
	Common Nam						
B3.	Original Use:	Single family resident	ial	B4. P	resent Use:	Single family residential	
*B5.	Architectura		al, unspecified				
*B6.		n History: (Construction of	late, alterations, and	d date of alt	erations)		
*B7.	See page 3	Ma □vaa □	Malanaum Dat		Onimin al I a a	ation.	
ъ7. *В8.	Moved? Related Feat]Unknown Date 184 and 4492 Sec		Original Loc		
ъ.	itelated i eat	uies. Dweilings at 4-	104 and 4432 000	ond offee	i, detached two	-cai garage	
B9a.	Architect:				b. Build	der:	
*B10.	Significanc	e: Theme: Resider	tial Development		Area:	Early 20th Century Expansions and Addition	วทร
	1 . (0) (()		ı	Property	Period Reviva	· ·	
	od of Significa		itactural contact as		unspecified	Applicable Criteria: and geographic scope. Also address integrity.)	
The presentire of John at the John Wells of 1940s, this presenting from the proper	northwest corr and Annie Stoven and Annie Stock, of aised stock, of and served a operty containager extant) (Sty in tandem w	ner of Neal and Second yer in the late nineteenth Stover's daughter, Bess perated a the last rema is the Alameda County A ed two small dwellings fanborn 1907, 1903, 185	streets into the first century, and the century, and the set Stover Wells aroung stable in Pleassessor in the 19 ronting on Neal Street, also on Street, also on	st decades property land her hus asanton live 140s (US Cotreet that a was consi	s of the twentiet ater passed to N band, Lee Wells very stable at the census 1910, 19 appear to have la tructed sometim ae Wells. In 194	Wells Family property, which encompassed th century. Joshua Neal sold this property to Mary Philips (possibly a Stover daughter) and s (ARG 2003; Pleasanton 1912, 1940). Lee ne corner of Main and Division Streets until the geometric street of the geometric street in the	he 907 s
elevati lost int portion remove	on and substa egrity of desig of the building ed or obscured	ntive exterior chimney, n, materials, workmansl g or conjectural element d with replacement of th	nowever, overall to nip and feeling with s. The property e e exterior stucco	he propert th porch ar exhibits no cladding. T	y is not a disting nd rear addition characteristic of the property is i	as a faux cross-gable peak on the main ct example of the style. The property has als in 1994 that are out of scale with the histornament; such ornament may have been not significantly associated with any historic e California Register of Historic Resources.	ric
B11.	Additional R	esource Attributes: (List	attributes and codes	s)			
*B12.	References	: See page 3					
						(Sketch Map with north arrow required.)	
B13.	Remarks:						
*B14.	Evaluator:	Elaine Stiles and Ka	therine Petrin				
		Architectural Resource					
		Pier 9, The Embarcad					
		San Francisco, CA 94	111				

Source

*Date of Evaluation: April 2015

(This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 206 Neal Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates in the early 20th century, 206 Neal Street was a single-story dwelling with a long, rectangular plan (narrow end oriented to Neal Street), and a bay window on the east elevation (Sanborn 1929, 1943). In 1994, owners constructed a partial-length front porch and a 1.5-story addition on the rear elevation. Owners also constructed the adjacent two-car detached garage at an unknown date (Pleasanton Building Permits).

B12. References: (continued from page 2)

Architectural Resources Group. DPR 523 A and B Forms for 4466 Second Street, Pleasanton, CA. 2003.

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

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

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

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

CONTINU	OF PARKS AND RECREATION JATION SHEET	Primary # HRI						
Page 4 of 4 *Resource Name or # 206 Neal Street								
(Assigned by recor Recorded By:	rder) Architectural Resources Group	Date	: April 2015	⊠ Continuation	☐ Update			

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI				
PRIMARY RECORD	Trinomial #				
	NRHP Status Code				
Other Listings Review Code	Reviewer	Date			
Page 1 of 4					
	OAE Neel Otreet				
*Resource Name or # (/	Assigned by recorder) 215 Neal Street				
	Unrestricted *a. County	Alameda			
and (P2c, P2e, and P2b or P2d. Attach a Location Map as ne	ecessary.)	В.			
*b. USGS 7.5' Quad Livermore Date 2015 T					
c. Address 215 Neal Street	City Pleasanton	Zip 94566			
 d. UTM: (Give more than one for large and/or linear resource e. Other Locational Data: (e.g., parcel #, directions to reso 		mE/ mN PN: 094 -0034-009-02			
e. Other Educational Bata. (c.g., parcel #, directions to reso	urce, elevation, etc., as appropriate)	11.034 0034 003 02			
*P3a. Description: (Describe resource and its major element	s. Include design, materials, condition, all	erations, size, setting, and boundaries)			
205 Neal Street is a 1.5-story side gable dwelling with re					
 Partial-length attached porch with shed roof and wrapping around to west elevation, fitted with no 		section at northwest corner and			
A slightly off-center entrance fitted with a new g					
 New semi-hexagonal bay window with hipped remains a semi-hexagonal bay window window with hipped remains a semi-hexagonal bay window window with hipped remains a semi-hexagonal bay window win	oof on east elevation				
1/1 double-hung replacement windows Cff contact public degrees are region (north) repfield.					
 Off-center gable dormer on main (north) roof slo Exterior brick chimney on east elevation of ell 	ope				
Wood channel board siding					
Pergola on east elevation of ell					
Landscape features include wood privacy fencing enclos	ing the rear yard.				
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	□Other (Isolates,			
		Element of District etc.):			
*P5a. Photograph or Drawing (Photograph required for building	s, structures or objects)	P5b. Description of Photo: (View, date,			
		accession #) Looking SW from Neal St.			
		January 2015			
		*P6. Date Constructed/Age and			
		Sources: ⊠Historic □Prehistoric □Both			
		1895, City of Pleasanton			
		*P7. Owner and Address:			
		Francine and David Cunningham, Trs.			
		215 Neal St, Pleasanton, CA 94566			
		*P8. Recorded by: Name, affiliation, and			
		address)			
		Elaine Stiles and Katherine Petrin Architectural Resources Group			
Widnesday - State of the state		Pier 9, The Embarcadero			
		San Francisco, CA 94111			
		*P9. Date Recorded: April 2015			
		*P10. Survey Type: (Describe)			
		☐ Intensive			
*P11. Report Citation: (Cite survey report and other sources, or e	optor "nono ") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013			
i iii Nepoli Citationi (Cite survey report and other sources, of 6	Fleasaillon Downlown	THISTOTIC CONTEST STATEMENT, 2013			
*Attachments: NONE		lding, Structure & Object Record			
	eature Record	rd ☐Rock Art Record			
☐ Artifact Record ☐ Photographic Record ☐ Other	(List)				

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
BUILDING, STRUCTURE AND	OBJECT RECORD	
Page 2 of 4	*NDUD Ctatus	Cada

Page	2 of 4					*NRHP \$	Status Code		
B1.	Historic Name:	Donahu	ıe-Hall Ho	use					
B2.	Common Name			-					
B3.	Original Use:	Single far	mily reside	ential	B4.	Present Use:	Single fan	nily residential	
*B5.	Architectural	_							
*B6.	Construction	History: (Construction	on date, alteratio	ns, and date of	alterations)			
	See page 3	_	_	_					
*B7.		⊠No	□Yes	□Unknown	Date:	Original Lo	cation:		
*B8.	Related Featu	res:							
B9a.	Architect:					b. Buil	dar:		
*B10.		: Theme	: Resid	dential Develop	ment	Area:		d Subdivision and De	velopment
	3				Propert				<u>, , , , , , , , , , , , , , , , , , , </u>
	od of Significar				Туре			Applicable Crite	
(Disc	uss importance in	terms of his	storical or a	architectural conf	text as defined	by theme, period, a	nd geographic so	ope. Also address integ	ırity.)
by Jos Main S Pleas out th States The fo	shua Neal, one of Street between I anton in the late e current street prent 2013).	of the majo Division an 1860s, rec pattern for ed with this	or land ow nd Abbie s oriented h the First, property	rners in the vici streets as early nis streets and Second, and T claims that atto	inity during the as 1863, but lot divisions to Third street ne orney and late	e late 19th centur with the surety of a align with the ro eighborhood south er judge W. H. Do	y. Neal began s f a Central Paci oute of the railro n of Division Str onahue purchas	residential subdivision subdividing his proper fic Railroad route throad. Neal's subdivision feet (Pleasanton Histored the underlying langer	rty west of ough n plan laid oric Context d for \$10 in
2003) house 1920) grain H. Are completheir e paren Trimir mid-1	The Donahue I (Pleasanton 19). By 1930, Fran and hay mercha endt & Co., Chacany's properties earlier home on St in 1944 and ongham 20). In 19	Family was 12). The Zi and Emma nts in Plea dbourne, a sometime Second Strated th 140, Beaufe had sold the Indian	s living els iegenfuss a Hall had asanton in held lin before 19 reet to this e Hall Fee ord was lin he proper	sewhere by 19 th Family lived of purchased the the late 19 th and the Central Po7 (Pleasanto s property (US ed Store/B.H. It wing in the houty to Marguerit	12 when local on Second Strue property (US and early 20 th of local of loc	butcher and later eet and likely rent S Census 1930). centuries. By the cific Railroad trace Historic Context S D). Son Beauford ed in the old Aren arents and aunt, E	r, car dealer The ted the property The Hall Family late 1880s, largests; the Halls to Statement). Fram "Boo" Hall took dt Building at 4. Elizabeth Sweer	the house in the 1890 omas Ziegenfuss own to others (US Censury were among the three gegrain warehouses ook over the Chadbourn and Emma Hall moover the family busin 50 Main Street (ARG ney (US Census 1940 property included land	ned the us 1910, see largest operated by rne ve from ess from his 2003, D). By the
centu cente the de	ry. The property r main entrance,	has hallma and attack	arks of the hed porch	e form, includir n. However, 21	ng a single-roo 5 Neal Street	om depth; minima has been heavily	al ornament; syr altered during	on in the late 19 th and mmetrical façade with and after the historic window, new porch n	slightly off- period with
B11.	Additional Re	source Att	ributes: (L	ist attributes and	d codes)				
*B12.	References:	See pa	ge 3						
							(Sketch Map wit	th north arrow required.))
						To the state of th	7		
B13.	Remarks:						4	10	
ப்ப்.	Remarks.							1	
*B14.	Evaluator:	Elaine Stil	les and K:	atherine Petrin			Apply .		
				rces Group		Colonia Colonia		Y 215 Need IN	
	-	Pier 9, The				-4	A. C.	100	
	_	San Franc				4			
	_					17.		A.P.	
*D-1-	at Evaluation:	A: I	4 -						

Date of Evaluation: April 2015 (This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 215 Neal Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

215 Neal Street is the product of numerous campaigns of renovation, demolition, and addition. In the late nineteenth and early twentieth century, the property consisted of a 1.5 or 2-story main block with a single story wing. The dwelling had a full-length porch on the west elevation of the main block and on the north side of the ell (Sanborn 1893, 1898). By 1907, the property had a wraparound porch on the main block. The property also included a barn, shed, and tank house (Sanborn 1907). Between 1907 and 1929, owners demolished the wing and extended the wrap around porch to a portion of the east elevation. The house also had an engaged entry porch on the southeast corner; all outbuildings had also been demolished (Sanborn 1929, 1943). The existing property appears to be the main block of the historic dwelling with some of the wrap around porch removed and other portions enclosed and incorporated into living space. Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

and window and door replacement. The property no longer retains any historic materials and has lost integrity of design, materials, workmanship, and feeling. The property is associated with the Hall Family, prominent grain merchants in Pleasanton, however it was not the Hall's main residence during the time they were building their business. The property is not significantly associated with any historic events in the history of Pleasanton.

215 Neal Street does not appear to be eligible for the California Register of Historic Resources.

B12. References: (continued from page 2)

Architectural Resources Group. DPR Form 523 A and B for 215 Neal Street, Pleasanton, CA. 2003.

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

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

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

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # (Assigned by recorder)

215 Neal Street

Recorded By: Architectural Resources Group





⊠ Continuation

☐ Update

Looking SE from Neal St

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI			
PRIMARY RECORD				
FRIMART RECORD	Trinomial # NRHP Status Code			
Other Listings				
Review Code _	Reviewer	Date		
Page 1 of 6				
*Resource Name or P1. Other Identifier: Benedict-Gale House	# (Assigned by recorder) 303 Neal Street			
*P2. Location:	Unrestricted *a. County	Alameda		
and (P2c, P2e, and P2b or P2d. Attach a Location Map as	•			
*b. USGS 7.5' Quad Livermore Date 2015 T	;R; ½of	B. 1/4 of Sec : M.		
c. Address 303 Neal Street	City Pleasanton	Zip 94566		
d. UTM: (Give more than one for large and/or linear resou		mE/ mN		
e. Other Locational Data: (e.g., parcel #, directions to re Northeast corner of Neal and Third Sts.	esource, elevation, etc., as appropriate) A	APN: 094-0014-043-00		
*P3a. Description: (Describe resource and its major elem	ents. Include design, materials, condition, al	terations, size, setting, and boundaries)		
303 Neal Street is a 1.5-story, Queen Anne style dwe				
story wing with hipped roof extending west from the m	nain block; an octagonal corner tower or	n the northwest corner of the main block		
with bell-shaped roof; and a small, square-plan, 2-stofeatures:	ry block inserted in the intersection of th	ne main block and ell. The property		
Wrap-around porch on northwest corner of management of the second corner of management of the second corner o	nain block with square column supports	, square-spindle wood balustrade and		
railings, brick steps, segmented roof, and ga				
 Off-center main entrance fitted with historic, Bay window with hipped roof east of main en 		aturing lattice work top sash		
 Windows set singly, in pairs, and in sets of for 	our on secondary elevations with historic			
double-hung wood windows, many with lattic				
 Flared hood over ganged windows on first st top story of front-facing gable 	ory of west elevation of wing and slight	flare in wall surface over windows on		
 Narrow, pointed arch, 1/1, double-hung wood 	d sash window with architrave surround	and prominent sill with bracket		
(continued on page 3)				
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property			
*P4. Resources Present: Building Structure	☐Object ☐Site ☐District ☐	Other (Isolates,		
*P5a. Photograph or Drawing (Photograph required for build	ings, structures or objects)	P5b. Description of Photo: (View, date,		
	No.	accession #)		
		Looking SE from corner of Neal and Third Sts., January 2015		
		<u> </u>		
		*P6. Date Constructed/Age and Sources:		
		□ Prehistoric □ Both		
		1890, City of Pleasanton		
		*P7. Owner and Address:		
		Kevin G & Kadi G Montler		
		303 Neal St		
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and		
		address)		
		Elaine Stiles and Katherine Petrin Architectural Resources Group		
		Pier 9, The Embarcadero		
		San Francisco, CA 94111		
		*P9. Date Recorded: April 2015		
	¥)	*P10. Survey Type: (Describe) ☑ Intensive		
		Reconnaissance		
*P11. Report Citation: (Cite survey report and other sources,	or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013		
*Attachments: NONE Location Map Sketo	ch Map 🛛 Continuation Sheet 🔲 Bu	ilding, Structure & Object Record		
_ ' _	r Feature Record	•		
	ner (List)			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND OBJECT F	RECORD

	ILDING, STRUCTURE AND OF 2 of 6			tatus Code
_				
B1.	Historic Name: Benedict-Gale House			
B2. B3.	Common Name: Original Use: Single family residential	B4.	Present Use:	Single family regidential
во. * B5.	Original Use: Single family residential Architectural Style Queen Anne	D4.	Present use.	Single family residential
*B6.	Construction History: (Construction date, alterations, an	nd date of	alterations)	
	See page 3		,	
*B7.	Moved? ⊠No □Yes □Unknown Dat	te:	Original Loc	ation:
*B8.	Related Features:			
B9a.	Architect: Charles Bruce		b. Build	er: Charles Bruce
*B10.		t	Area:	Post Railroad Subdivision and Development
		Property		-
	od of Significance:	Туре		Applicable Criteria: 3/C
(Disc	tuss importance in terms of historical or architectural context as	s defined b	y theme, period, an	d geographic scope. Also address integrity.)
303 N	leal Street is situated on property that was originally own	ned by th	e Neal family, one	e of the major land owners in the vicinity of the
	anton town site in the late nineteenth century. Angela B			
	de San Jose and wife of Joshua Neal, owned this prope			
	le the bounds of the 1868 Neal Plan for Pleasanton, an			
	streets. The Neals began subdividing and selling prope			
	c Railroad route through Pleasanton in the late 1860s, road. Neal's subdivision plan laid out the current street pat			
	t (Pleasanton Historic Context Statement 2013). The Ne			
	and this property, including this parcel. The Neal Family			
	e 1890 (ARG 2003).	,		pp, = =
	enedict Family commissioned and constructed 303 Nea			
	(ARG 2003). Edward Benedict was the owner of the Ba			
	series of housekeepers in the early 20 th century. By 194 (US Census 1910, 1920, 1930, 1940). The Benedict Fa			
	anton 1940). Charles A. Gale was a local attorney and j			
	w partner, William Gale followed in his footsteps and also			
	(Trimingham 20; Pleasanton Downtown Association His			
the pr	operty by the early 1960s, and they sold the house to the	ne presen	t owners, the Kird	chbaums, in the mid -1970s (ARG 2003).
_	(1 1 0 A D (4055)			
	enter-builder Charles A. Bruce (d. 1955) was one of Plea			
	nd early 20 th centuries. Bruce began constructing home ential buildings in town over the course of his career as v			
	nued page 3)	well as se	verai prominent p	dubile and commercial buildings and bridges.
	,			
B11.	Additional Resource Attributes: (List attributes and code	es)		
*B12.	References: See page 3		Γ	(- 1)
				(Sketch Map with north arrow required.)
B13.	Remarks:			14
				P 333 Marie 9
*B14.	Evaluator: Elaine Stiles and Katherine Petrin			
	Architectural Resources Group			1
	Pier 9, The Embarcadero			
	San Francisco, CA 94111		- 8	
*D. 1	of Frankrich and April 0045			***
~Date	of Evaluation: April 2015		- 3	
	(This space reserved for official comments.)			
	(This space received for official confinions.)		F. (6)	

Google Maps

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

Page 3 of 6

*Resource Name or # 303 Neal Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Replacement 1/1 vinyl windows on northwest corner of first story of main block and on south end of east elevation
- New bay window with shed roof and 6/6 double-hung wood
- Series of blocky additions with flat and hipped roofs on second story of southeast corner of dwelling with secondary entrances accessing braced balcony
- Hipped dormers on east roof slope, one converted to entrance to second-story balcony
- French doors and sliding doors on rear elevation of wing and main block accessing wood deck across rear elevation
- Brick chimney on south roof slope of wing
- Wood channel board siding on first story and wood shingle siding on second story

303 Neal Street is set on a large corner lot. Landscape features include mature palms in the front yard, wood privacy fencing enclosing the rear yard and swimming pool (1988). Secondary buildings on the property include a pool house and detached 2-car garage accessible via Third St. (both 1988).

B6. Construction History (continued from page 2)

Sanborn map research indicates that 303 Neal Street has changed little in form since the early 20th century. In 1907, the property was a 2-story dwelling a rectangular main block with a wrap-around porch on the northwest corner, a bay window on the north elevation, a square-plan wing on the southwest corner of the main block, and a single-story section in the southeast intersection of main block and wing (Sanborn 1907). In 1929 and 1943 the property remained consistent with the 1907 form. Outbuildings included a 1.5-story barn with single story shed addition, a second single-story building used as a chauffeur's quarters, and a garage with an underground gas tank (Sanborn 1929, 1943). Historic photographic evidence shows that at some point in the mid-20th century, the roof of the corner tower on the property had been removed; it was later replaced in kind. At some point in the mid-late 20th century, owners also raised the single-story block at the intersection of main block and wing to two stories and added a balcony to the east elevation. In 1988, owners installed a swimming pool, constructed a new two-car garage and a new pool house and replaced an old guest cottage on the property. In 2006, owners replaced four windows on the second story of the house (Pleasanton Building Permits).

B10. Significance (continued from page 2)

His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Historic Context Statement).

303 Neal is a distinct and highly-developed example of the Queen Anne style in Pleasanton and one of the most elaborate and well-preserved examples of the style in the community. The dwelling exhibits many hallmarks of the Queen Anne style including a complex compound roof form, asymmetrical plan, corner tower, and decorative wall surface treatments, wrap-around porch, and complex window forms with decorative sash. The property has lost some integrity of design, materials, and workmanship with additions to the southeast corner of the building and limited window replacement. However, the overall physical integrity of the building is substantial, and the property has not lost its ability to convey it significance as an example of the Queen Anne style. 303 Neal Street is also associated with the Benedict and Gale families, two prominent families in Pleasanton banking and law, respectively. However, there is no evidence that members of either family made significant contributions to the development of Pleasanton in the course of their professional lives or to their respective professions. The property is not significantly associated with any historic events in the history of Pleasanton.

303 Neal appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

Architectural Resources Group. DPR 523 A and B Form for 303 Neal Street, Pleasanton, CA. 2003.

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

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

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

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

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 4 of 6

*Resource Name or # 303 Neal Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Date: April 2015

CONTINUATION SHEET

Page 5 of 6

*Resource Name or #

303 Neal Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



Looking SW from Neal St. January 2015



☐ Update

Looking SW from Neal St. January 2015



Rear (south) elevation Looking NE from Third St. January 2015



Ca. 1900 Collection of the Amador-Livermore Valley Historical Society

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

CONTINUATION SHEET

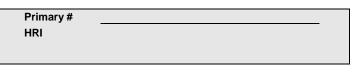
Page 6 of 6
*Resource Name or # 303 Neal Street

(Assigned by recorder)

Recorded By: Architectural Resources Group

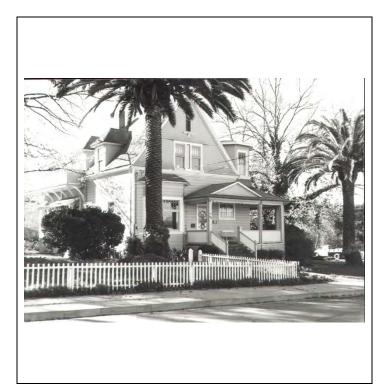


Mid-late 20th century Collection of the Amador-Livermore Valley Historical Society



☐ Update

Date: April 2015



Mid-late 20th century Collection of the Amador-Livermore Valley Historical Society

DEPARTMENT OF PARKS AND RECREATION		Primary # HRI			
PRIMARY RECORD					
I KIMAKI KEGOKE	Trinomial # NRHP Status Code				
Other Listings					
Review Code	Rev	iewer	Date	·	
Page 1 of 4					
*Resource Name (or # (Assigned by recorder)	4239 Pleasanton	Avenue		
	□ Unrestricted	*a. County	Alameda		
and (P2c, P2e, and P2b or P2d. Attach a Location Map	_	an obanity	7 II amoud		
*b. USGS 7.5' Quad Livermore Date 2015	т .р	· 1/.of	1/4 of Sec	В. : М.	
c. Address 4239 Pleasanton Avenue	City Pleasanton	•	/4 OI Sec	Zip 94566	
d. UTM: (Give more than one for large and/or linear res	·	•	mE/	mN	
e. Other Locational Data: (e.g., parcel #, directions to		as appropriate) A	PN: 094 -0119-002-01	_	
SW corner of Pleasanton Ave. and St. Jo		storiolo condition al	torotiono oizo oottina on	d houndaries)	
*P3a. Description: (Describe resource and its major ele	•			,	
4239 Pleasanton Avenue is a 2-story, Tudor Reviva property features:	ii dweiiing with a substai	ntiai new rear add	ition. The historic main	block of the	
 Cross-gable form with steeply-pitched roof 	lines; shingle ornament	and narrow louve	red vent in prominent fr	ont-facing gable	
 Centered main entrance recessed under a 					
 Original window openings fitted with replace some openings 	ement vinyl casement s	ash, some with tra	ansom lights; articulated	d lintels over	
 Entry porch with steeply pitched gable roof 	line resting on shaped b	rackets, faux half	-timbering in the gable,	new paneled	
wood door, brick steps and low stuccoed p	arapet walls			•	
Slight overhang to second story on the sou			ter ends		
 Gable wall dormer with clapboard in the ap Small single-story gable section extending 			s as main elevation		
Extension of roofline on north end of the ga			o do main ciovation		
(continued on page 3)					
*P3b. Resource Attributes: (List attributes and codes	HP2. Single Famil	y Property			
*P4. Resources Present: Building Structure	re Dobject Dite	□District □	☐C Element of District etc.	Other (Isolates,	
*P5a. Photograph or Drawing (Photograph required for bu	ildings, structures or object		P5b. Description of F	,	
		A STATE OF THE STA	accession #)	N	
			Looking NW from F January 2015	reasanton Ave.	
			dandary 2010		
			*P6. Date Construct		
				Historic Both	
			1930, City of Pleas		
			*D7. O		
			*P7. Owner and Ad Westerhoff David A &		
			Theresa L Trs		
			4239 Pleasanton Ave Pleasanton, CA 9456		
		-	*P8. Recorded by: 1		
			address) Elaine Stiles and K	athorina Batrin	
	- I Walter Second		Architectural Resou		
			Pier 9, The Embaro		
	- MARIE		San Francisco, CA		
			*P9. Date Recorded *P10. Survey Type:		
			Intensive	(Describe)	
1014 B 4014 C			Reconnaissance		
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleas	santon Downtown	Historic Context Stater	nent, 2013	
*Attachments: NONE Location Map Sk	etch Map 🔲 Continuat	ion Sheet 🛛 Bu	ilding, Structure & Object F	Record	
	·	Milling Station Reco	•		
	Other (List)	-			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:	Brenner H	louse				
B2.	Common Name	: <u></u>					
B3.	Original Use:	Single fam	ly resid	dential	B4.	Present Use:	Single family residential
*B5.	Architectural	Style Tu	dor Re	evival			
*B6.	Construction	History: (Co	nstruct	ion date, alteratio	ns, and date o	f alterations)	
	See page 3						
*B7.	Moved? ∑	No []Yes	□Unknown	Date:	Original Loc	ation:
*B8.	Related Featu	res:					
B9a.	Architect:					b. Build	der:
*B10.	Significance:	Theme:	Resi	idential Develor	oment	Area:	Early 20th Century Expansions and Additions
					Proper	ty	
	od of Significan				Тур		
(Disc	cuss importance in	terms of histo	rical or	architectural con	text as defined	by theme, period, ar	nd geographic scope. Also address integrity.)

4239 Pleasanton Avenue is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. Pleasanton Avenue, originally laid out as Downey Street, was not officially opened until that time (Pleasanton Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early twentieth century, and many of them built substantial period revival homes in the district.

In the 1910s, James Downing owned the land associated with this property, though Downing does not appear to have lived in Pleasanton (Pleasanton 1912; US Census 1910, 1920). In the 1940s, Francis William Brenner and his wife Zelda owned the dwelling at 4239 Pleasanton Ave. Brenner was a bookkeeper at a local winery (US Census 1940; Pleasanton 1940). At that time, the dwelling was on the same parcel as the adjacent property at 4251 Pleasanton Ave. (Sanborn 1943). The Brenners may have been the original builders of the house; they owned the property until at least the mid-1960s (Pleasanton Building Permits).

4239 Pleasanton Avenue is a distinct example of the Tudor Revival style in Pleasanton and one of the most highly-developed examples of the style in the downtown area. The property exhibits characteristic features of the style such as a cross-gable plan with a prominent cross gable on the main elevation; steeply pitched gable rooflines; stucco wall cladding; decorative half-timbering; and groupings of narrow windows, often with casement sash. The property has lost some integrity of design, materials, workmanship, and feeling with window replacement and a large addition to the property in 1997. However, the property retains most of its character defining-features, including readily-discernible Tudor Revival form and architectural ornament, and original door and window openings. (continued on page 3)

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

*B12. References: See page 3

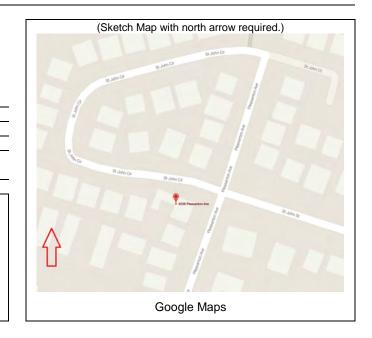
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

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*Resource Name or # 4239 Pleasanton Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The rear additions to the building include living space and an attached two-car garage with living space above. The additions echo many features of the historic portion of the dwelling, including patterns of window arrangement, articulated lintels, and faux half-timber ornament. The addition appears to include an extension of the north elevation of the main block, a large gable dormer on the north roof slope, and a hyphen between house and garage with arched secondary entry door. The property also appears to rise to a full two stories on the rear elevation of the main block. All portions of the property feature stucco cladding and slate shingle roofing. Landscape features include a stone pillar and plank fence enclosing the north side yard, an arbor marking the north entrance, and wood privacy fencing around the rear yard.

B6. Construction History (continued from page 2)

4239 Pleasanton Avenue has changed substantially in form since construction. In 1943, the property was a 2-story dwelling with a footprint consistent with the main block of the existing building; the footprint included a single-story section centered on the rear elevation (Sanborn 1943). In 1997, owners carried out a large-scale rehabilitation of the property interior and constructed an 800 square-foot side and rear addition, a 400 square-foot attached garage addition, and a detached cabana (Pleasanton Building Permits). The historic main block of the property also appears to have been expanded to a full two stories on the rear elevation.

B10. Significance (continued from page 2)

The rear additions to the property are compatible in scale and massing to the historic portion of the property, and appear to generally meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4239 Pleasanton Avenue appears eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or #
(Assigned by recorder)

4239 Pleasanton Avenue

Architectural Resources Group Recorded By: Date: April 2015





⊠ Continuation

☐ Update

Looking SW from corner of Pleasanton Ave and St. John St.	Looking SE from St. John St.		
	1		
	1		
<u> </u>			

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Cod	No.
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
	1054 Fl	•
*Resource Name of P1. Other Identifier:	or # (Assigned by recorder) 4251 Pleasanton	Avenue
	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ; 1/4 of	B. ¹ / ₄ of Sec ; M.
c. Address 4251 Pleasanton Avenue	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear res		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	PN: 094 -0118-003-02
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	erations, size, setting, and boundaries)
4251 Pleasanton Avenue is a heavily-altered, 2-stor	y dwelling with a low-pitched hipped roof.	Owners added the second story to the
original, small bungalow form dwelling in 1998 (Plea		
 A projecting rectangular block with pent, hip Engaged entry porch with single square po 		
 Off-center main entrance fitted with newer, 		an .
Projecting rectangular block on the second		
 Windows set in pairs on the main elevation sliding vinyl replacement sash 	and singly and in pairs on secondary elev	vations fitted with double-hung and
 Single awning sash on south elevation of m 	nain block, flanking a rebuilt exterior brick	chimney
The property also includes a detached, two-car gara	ge with pyramidal hipped roof at the NW	corner of the lot. Because of substantial
alterations, this property does not retain sufficient in	tegrity to be eligible for the California Reg	ister of Historic Resources.
References: City of Pleasanton, Planning Department	nt. Building Permit Records. Pleasanton,	CA.
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
		Other (Isolates,
*P4. Resources Present: ☐ Building ☐ Structurn *P5a. Photograph or Drawing (Photograph required for builties)		Element of District etc.): P5b. Description of Photo: (View, date,
		accession #)
		Looking W from Pleasanton Ave.
		January 2015
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
		1938, City of Pleasanton
		*P7. Owner and Address: Atkinson, Brian & Alyson
		4251 Pleasanton Ave
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
cit in the second secon		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
Manufacture of the second seco		San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
To see		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive
*P11 Papart Citation: (Cita agreement and all	Placeartes Deumteur	San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive ☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive
		San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive ☐ Reconnaissance Historic Context Statement, 2013

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary	#

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:						
B2.	Common Name	:					
B3.	Original Use:	Single fami	ly resid	lential	B4.	Present Use:	Single family residential
*B5.	Architectural	Style					
*B6.	Construction	History: (Co	nstruction	on date, alteratio	ns, and date	of alterations)	
	See page 3						
*B7.	Moved? ∑	∐No □]Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featu	res:					
B9a.	Architect:					b. Build	der:
*B10.	Significance:	Theme:	Resid	dential Develop	oment	Area:	Early 20 th Century Expansions and Additions
					Prope	erty	
Peri	od of Significan	nce:			Ту	pe:	Applicable Criteria:
(Disc	cuss importance in	terms of histo	rical or a	architectural con	text as define	d by theme, period, a	nd geographic scope. Also address integrity.)

(continued page #)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

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*Resource Name or # 4251 Pleasanton Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B12. References: (continued from page 2)

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

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

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

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

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

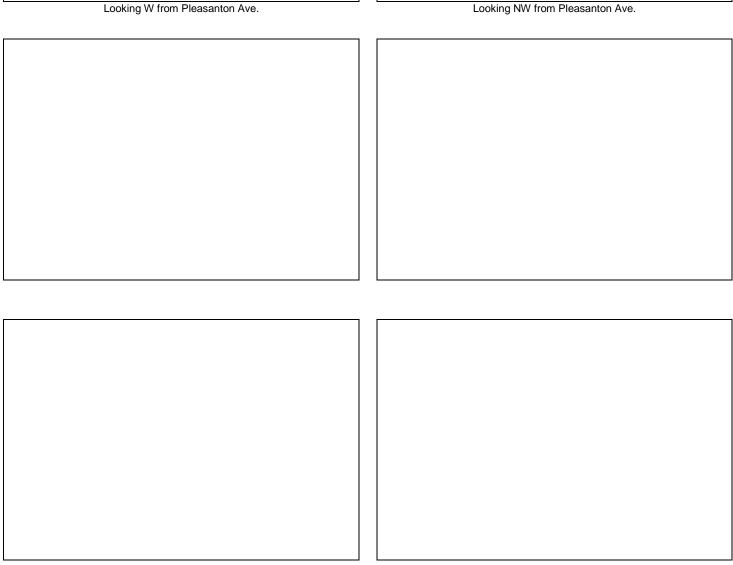
Page 4 of 4
*Resource Name or # 4251 Pleasanton Avenue (Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015 **⊠** Continuation □ Update







DEPARTMENT OF PARKS AND RECREATION	Primary #				
PRIMARY RECORD	Trinomial #				
	Trinomial # NRHP Status Code				
Other Listings Review Code	Reviewer	Date			
Page 1 of 4					
	or # (Assigned by recorder) 4260 Pleasar	nton Avenue			
P1. Other Identifier: *P2. Location: Not for Publication	□ Unrestricted *a. Cour	nty Alameda			
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	B.			
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address <u>4260 Pleasanton Avenue</u>	T ;R ; ¼o	f ¼ of Sec ; M. Zip 94566			
d. UTM: (Give more than one for large and/or linear res		mE/ mN			
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate)	APN: 094 -0120-010-00			
*P3a. Description: (Describe resource and its major ele	ements. Include design, materials, conditio	n, alterations, size, setting, and boundaries)			
Revival detailing. The property features: An engaged, partial-length front porch with Main entrance set on the north elevation of Arched, three-part wood window with fixed Lattice vent with quatrefoil surround at ape Double-hung, 6/1 and 1/1 wood windows s Porte-cochere with arched openings and he Narrow rear addition with gable roof on sou Deep overhanging eaves with exposed pla Wood deck (1970) on rear elevation The property also includes a detached garage with or	f the porch and fitted with a newer dood center sash, side casement sash, and ex of gable set singly, in pairs, and in one group of hipped roof set flush with the main elevath end of rear elevation attends	or d decorative iron balustrade f three on secondary elevations vation and extending south			
*P3b. Resource Attributes: (List attributes and codes *P4. Resources Present: Building Structur	-	□Other (Isolates,			
*P4. Resources Present: \Building \Structur *P5a. Photograph or Drawing (Photograph required for building) *P5a. Photograph o	re Object Site District ildings, structures or objects)	□ Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking E from Pleasanton Ave. January 2015 *P6. Date Constructed/Age and Sources: □ Historic □ Prehistoric □ Both 1926, City of Pleasanton *P7. Owner and Address: Nickeson, Robert 4260 Pleasanton Ave Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111			
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasanton Downto	*P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe) ☑ Intensive ☐ Reconnaissance own Historic Context Statement, 2013			
•	•				
□ Archaeological Record □ District Record □ Line	etch Map ⊠ Continuation Sheet ⊠ near Feature Record ☐ Milling Station F Other (List)	I Building, Structure & Object Record Record □Rock Art Record			

State of California The Resources Agency	Primary #				
DEPARTMENT OF PARKS AND RECREATION	HRI				
BUILDING, STRUCTURE AND OBJECT RECORD					
Page 2 of 4	*NRHP Statu	s Code			

		IRUC	JIURE AN	D ORJE	ST RECOR	מא
Page 2	2 of 4				*NRHP Sta	atus Code
B1.	Historic Name:	Hansen F	louse			
	Common Name:					
	_		ily residential	B4.	Present Use:	Single family residential
*B5.	Architectural S	-	panish Colonial Rev			
*B6.	See page 3	listory: (Co	onstruction date, altera	ations, and date of	alterations)	
*B7.	Moved?	No [∃Yes □ Unknow	n Date:	Original Loca	tion:
*B8.	Related Featur				0ga. 2004	
B9a.	Architect:				b. Builde	
*B10.	Significance:	Theme:	Residential Deve		Area: _	Early 20th Century Expansions and Additions
Dorio	od of Significand			Propert Type		al Revival Applicable Criteria: 3/C
			orical or architectural o			I geographic scope. Also address integrity.)
•	·				•	
continu the vic Kotting Valle c in antic was re origina St. Joh citizen: This d the eal parcel from D Thoma partne (Davis	uance of the Westinity of the Pleas ger laid out a region the north, and cipation of continually laid out as Donn St., St. Mary St. in the early twe welling was constructed by 1970s (Pleasa at 541 St. Mary St. Mary St. St. Mary	stern (later anton towr ular grid of Main Stree uance of the the arrival wney Streett., and the ntieth cent tructed in 1 anton 1940 St. The Hailford War I thers even d the Hans	Central/Southern) In site began rapidly streets on his irregist on the east, creat the grid south of Divit of the Western Paret, was not officially north end of Pleasaury, and many of the 1926, most likely by the Pleasanton Buildinsens owned one of and worked at the strually owned three sens continued open	Pacific Railroad of subdividing propularly shaped pating a series of resision Street at a locific Railroad on anton Avenue appearance built substant the Hansen Faring Permits). Harof the largest dail local Heath-Day separate dairy ra	through Pleasanton perty into house lots arcel of land betwee egular, square properties the west side of Pleasanton opear to have attractial period revival hamily who owned the as and Della Hanser by farms in the regions Dairy. Hansen be anches totaling abo	City of Pleasanton. With the confirmed in the late 1860s, large property holders in and laying out streets. In 1868, John in Division Street on the south, the Arroyo delecty blocks and various partial blocks and lots ment in this portion of the Kottinger Plan area easanton around 1910. Pleasanton Avenue, Historic Context Statement). The west end of ted some of Pleasanton's most prominent omes in the district. property from the early 1940s through at least n's home (1921) was located on an adjoining on. Hans Hansen immigrated to Pleasanton ought out the dairy in 1921 with co-worker out 5,000 acres. Orloff and Hansen ended their in Howard Hansen and Bill Giger (or Geiger)
(continu	ued on page 3)					
B11.	Additional Pass	ource Attrik	outes: (List attributes	and codes)		
*B12.	References:	See pag	•	and codes)		
		occ pag			(1	Sketch Map with north arrow required.)
					St John Cir	St John Cir
D40	Damanda					
B13.	Remarks:					St John St
*B14.	Evaluator: E	laine Stile	es and Katherine	Petrin		
			al Resources Group			
			Embarcadero			46
		an Francis	sco, CA 94111			Peterson
*Date	of Evaluation:	April 2015	5			4250 Planaroton Ave
	/Thio area	00 r000m/=	I for official sommerts			
	(i nis spa	ice reserved	I for official comments	i -)		

Google Maps

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #	
HRI	

Page 3 of 4

*Resource Name or # 4260 Pleasanton Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4260 Pleasanton Avenue has changed little in form since the early 20th century. In 1943, the property was a single-story dwelling with a rectangular plan; engaged porch on the southwest corner of the façade; and a small portecochere extending from the south elevation. The property included a garage at the southeast corner of lot (Sanborn 1943). The Hansens constructed a deck on the rear elevation in 1970 (Pleasanton Building Permits).

B10. Significance (continued from page 2)

No information on the occupants of the property in 1930 is available via public records, however in 1940, Edwin Orloff, son of the Hansens' partner Thomas Orloff and dairy foreman, was renting the house with his wife Amy (US Census 1940). At that time, the property was on an L-shaped lot that extended north to St. John Street (including property now associated with 670 St. John St.) (Sanborn 1943). Later in the 1940s, Hans Hansen's son Harold Hansen owned the property with his wife Anne. Harold worked as an Alameda County Sheriff's Deputy in 1930 and later purchased and ran an auto garage at the corner of Rose Avenue and Main Street (Hagemann 44). Harold Hansen lived at the property into the early 1970s (Pleasanton Building Permits).

4260 Pleasanton Avenue is a distinct and well-preserved example of a modest Spanish Colonial Revival style dwelling in Pleasanton. The property has many characteristic features of the style including a low-pitched gable roof line, arched window openings; arched porch openings; the quatrefoil latticework vent at the apex of the gable; and stucco cladding. The property retains a high degree of integrity of setting, workmanship, design, materials, and feeling with intact historic form, materials, and ornamental scheme. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4260 Pleasanton Avenue appears eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

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

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # (Assigned by recorder) 4260 Pleasanton Avenue		
Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking NE from Pleasanton Ave.		
Looking NE from Pleasanton Ave.		

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Cod	e
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
•		
*Resource Name or P1. Other Identifier: *P2. Location: Not for Publication	# (Assigned by recorder) 4336 Pleasanton A Unrestricted *a. County	Avenue
and (P2c, P2e, and P2b or P2d. Attach a Location Map as	s necessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015 T c. Address 4336 Pleasanton Avenue d. UTM: (Give more than one for large and/or linear resource. Other Locational Data: (e.g., parcel #, directions to re	City Pleasanton ;; esource, elevation, etc., as appropriate) AF	½ of Sec ; M. Zip 94566 mE/ mN PN: 094 -0125-004-00
Southeast corner of Pleasanton Ave and S *P3a. Description: (Describe resource and its major elem	,	erations size setting and houndaries)
 4336 Pleasanton Avenue is a single-story, hollow clay An engaged entry porch on the NW corner w Main entrance set on the west elevation of the sidelights Projecting bay with hipped roof on the east end window Windows openings set singly, in pairs, and in Secondary entrance on the rear elevation Exterior, shaped stuccoed chimney on the east end window Below-grade basement. The property includes a detached two-car garage with	w tile dwelling with a rectangular plan and with arched openings and parapet walls are porch fitted with a historic, glazed wood and of the St. Mary St. elevation fitted with a sets of three fitted with 1/1 vinyl replace ast elevation piercing the roofline	hipped roof. The property features: d door and full-length, divided a shallow bay window with fixed sash ment double-hung and casement sash
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: ⊠Building □Structure *P5a. Photograph or Drawing (Photograph required for build		□Other (Isolates, lement of District etc.): P5b. Description of Photo: (View, date, accession #) Looking S from St. Mary St. January 2015
		*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1920, City of Pleasanton
*P11. Report Citation: (Cite survey report and other sources,	or enter "none.") Pleasanton Downtown H	*P7. Owner and Address: Apperson, William W & Ann D Trs 530 St Mary St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive Reconnaissance distoric Context Statement, 2013
*Attachments: NONE Location Map Sketo		ling, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Linea	r Feature Record Milling Station Record	

	#
DEPARTMENT OF PARKS AND RECREATION HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:				
B2.	Common Name:				
B3.	Original Use: Single family	y residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style Cra	nftsman			
*B6.	Construction History: (Cor	nstruction date, alteration	s, and date of	alterations)	
	See page 3				
*B7.	Moved? ⊠No □	Yes ☐Unknown	Date:	Original Loc	eation:
*B8.	Related Features: Detact	ched garage			
B9a.	Architect:			b. Build	der:
*B10.		Residential Developr	ment	Area:	Early 20th Century Expansions and Additions
	o.g	Trooladitial Borolopi	Propert		Early 20 Contary Expansions and Additions
Peri	od of Significance:		Тур	•	Applicable Criteria: 3/C
(Disc	uss importance in terms of histor	ical or architectural conte	ext as defined	by theme, period, ar	nd geographic scope. Also address integrity.)

4336 Pleasanton Avenue is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910 (Pleasanton Historic Context Statement).

The original builder and owner of the property is unknown, but by the early 1940s, George A. and Cora M. Patterson owned the property. George Patterson was a local teacher and the football coach at Amador High School (US Census 1940; Trimingham, 4). The Apperson Family has owned the property for much of the later 20th and early 21st centuries, along with all the parcels on the block bounded by St. Mary Street, Pleasanton Avenue, Division Street, and the Western Pacific Railroad tracks.

4336 Pleasanton Street is a well-preserved example of a bungalow form dwelling with modest Craftsman styling in Pleasanton. The property exhibits characteristic features of the form and style including a low-pitched hipped roof; wide unenclosed eave overhangs; partial-width, off-center engaged porch; asymmetrical facade arrangement; and stucco cladding. The property has lost some integrity of design, materials, and workmanship with window replacement, but the property retains its historic form, original cladding materials, original window openings and configurations, and original ornament. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

(continued on page 3)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary #	
HRI	

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*Resource Name or # 4336 Pleasanton Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4336 Pleasanton Avenue retains its historic form and footprint. In 1929 and 1943, the property was a single-story dwelling with footprint consistent with existing. The property also included a single-story garage behind the house also consistent with the existing garage building (Sanborn 1929, 1943).

B10. Significance (continued from page 2)

4336 Pleasanton Avenue appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

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

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

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

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California--- The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Page 4 of 4

*Resource Name or # 4336 Pleasanton Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group



Looking SW from St. Mary St.





Looking NE from Pleasanton Ave.

Looking of Hom Ca Mary Ca	Economy NE Hom Floadanton / No.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
	Trinomial # NRHP Status Cod	de
Other Listings Review Code	Reviewer	Date
Page 1 of 3		
. 490		
	Assigned by recorder) 4372 Pleasanton	Avenue
P1. Other Identifier: *P2. Location: Not for Publication	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as n	-	
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; 1/4 o f	¼ of Sec ; M.
c. Address 4372 Pleasanton Avenue	City Pleasanton	Zip 94566
 d. UTM: (Give more than one for large and/or linear resource e. Other Locational Data: (e.g., parcel #, directions to resource) 		mE/ mN PN: 094 -0125-006-02
e. Other Locational Data. (e.g., parcer #, directions to resc	ource, elevation, etc., as appropriate) A	FN. 094 -0123-000-02
*P3a. Description: (Describe resource and its major elemen	ts. Include design, materials, condition, alt	erations, size, setting, and boundaries)
4372 Pleasanton Avenue is a single-story, end gable dw		
with access via Pleasanton Avenue, Division Street, and		es:
 Main block and attached front section with hipp Centered main entrance with glazed, paneled v 		
 Rows of divided, wood awning sash on front ex 		
 Secondary entrance on north elevation with ne 		-length sidelights
 Narrow rear addition with shed roof 	,	5 5
 Wood shingle siding 		
Exposed rafters along the roofline on all elevations are already as a second residual to the second residual		and a many beam an evidence lating
The lot also contains an in-ground pool which appears a	issociated with 530 St. Mary's Street a	and a new barn or outbuilding.
*DOL December Attailertess (I'm a I'm a	LIDO Circula Familia Duan anta	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	□Other (Isolates,
*P4. Resources Present: ⊠Building □Structure		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for building	s, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking SE from Pleasanton Ave.
		January 2015
		canadiy 2010
		*P6. Date Constructed/Age and
	WWW.	Sources: ⊠Historic □Prehistoric □Both
		1900, City of Pleasanton
		Btn 1907 and 1929, Sanborn maps
		*P7. Owner and Address:
		Apperson, William W & Ann D Trs
		530 St Mary St Pleasanton, CA 94566
	4552	* P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
THE RESIDENCE OF THE PARTY OF T		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
	D. 1975年1月19日 1月1日 1月1日 1月1日 1月1日 1月1日 1月1日 1月1日	
		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or	enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE		ding, Structure & Object Record
□ Archaeological Record □ District Record □ Linear F □ Artifact Record □ Photographic Record □ Other	Feature Record	rd ☐Rock Art Record
□ Armaci Necord □ Filologiaphic Record □ Other	(LISI)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

B1.	Historic Name:	
B2.	Common Name:	_
B3.	Original Use: Single family residential B4. Present Use: Single family residential	
*B5.	Architectural Style	
*B6.	Construction History: (Construction date, alterations, and date of alterations)	
	See page 3	
*B7.	Moved? ⊠No □Yes □Unknown Date: Original Location:	
*B8.	Related Features:	
B9a.	Architect: b. Builder:	
*B10.	D. Significance: Theme: Residential Development Area: Early 20th Century Expansions and Additions	
	Property	
	riod of Significance: Type: _Vernacular, end gable Applicable Criteria:	
(Disc	scuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)	

4372 Pleasanton Avenue is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910 (Pleasanton Downtown Historic Context Statement).

4372 Pleasanton Avenue was constructed sometime between 1907 and 1929, likely by the Apperson Family, who owned all of the property on the block bounded by St. Mary St., Pleasanton Ave, Division St. and the Western Pacific Railroad tracks. In 1930, Christian and Minnie Jensen rented the property. Elizabeth and R.W. Apperson are listed as the owners of the property in the early 1940s (Pleasanton 1940). In 1940, Mary Mancezes and her daughter Virginia rented the property. Mary worked as an ironer in a local laundry (US Census 1940).

4372 Pleasanton Avenue is a modest end gable dwelling that does not embody the distinctive characteristics of a type or period of construction. The property has an end gable form, but is not consistent with other vernacular end gable dwellings of the period in Pleasanton. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4372 Pleasanton Avenue does not appear to be eligible for the California Register of Historic Resources.

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: _April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 3

*Resource Name or # 4372 Pleasanton Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4372 Pleasanton Ave has changed little since construction in the early 20th century. In 1929 and 1943 the property was a single story dwelling with footprint consistent with the existing building (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

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

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

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

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

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

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

DEPARTMENT OF PARKS AND RECREATION	Pr HI	rimary # RI		
PRIMARY RECORD	т.	inomial#		
		rinomial # RHP Status Code	e	
Other Listings Review Code	Reviewe	er	Date	
Page 1 of 4				
	or # (Assigned by recorder) 444	49 Pleasanton A	Avenue	
P1. Other Identifier: *P2. Location: Not for Publication	✓ Unrestricted	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map		a. County _	Alameua	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address <u>4449 Pleasanton Avenue</u>	T ;R ; City Pleasanton	¼of	¼ of Sec	; M. Zip 94566
d. UTM: (Give more than one for large and/or linear res	sources) Zone	;	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as a	ppropriate) AF	PN: 094 -0127-076-00	
*P3a. Description: (Describe resource and its major ele	ements. Include design, materia	als, condition, alte	erations, size, setting, and	boundaries)
 Slightly off-center main entrance with histo 1/1 double-hung vinyl sash in all window operated in the infection of the sear ell with two parallel gable ridges; norther reaction with flat roof situated in the infection of the sear addition with flat roof situated in the infection of the search of t	penings h section extends past rear ntersection of the rear ells	elevation of the	e south section	
*P3b. Resource Attributes: (List attributes and codes *P4. Resources Present: ☑Building ☐Structur *P5a. Photograph or Drawing (Photograph required for bui	re Dbject Dsite D		lement of District etc.)	
Psa. Photograph of Drawing (Photograph required for but	ildings, structures of objects)		_	ed/Age and distoric
		A A	*P7. Owner and Add Shawver, Mark & Do 4449 Pleasanton Av Pleasanton, CA 945 *P8. Recorded by: Naddress) Elaine Stiles and Ka Architectural Resou Pier 9, The Embarc	enise Trs. //e //666 lame, affiliation, and atherine Petrin rces Group
			San Francisco, CA *P9. Date Recorded *P10. Survey Type: Intensive Reconnaissance	94111 : April 2015
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasant	on Downtown H	Historic Context Statem	nent, 2013
·	etch Map		ding, Structure & Object R	ecord
_	ear Feature Record	ing Station Record	d ☐Rock Art Record	

State of	of California The Resources Agency	Primary #				
DEPAI	RTMENT OF PARKS AND RECREATION	HRI				
BUI	BUILDING, STRUCTURE AND OBJECT RECORD					
Page 2	Page 2 of 4 *NRHP Status Code					
B1.	Historic Name:					

B1. B2.	Historic Name: Common Name								
B3. * B5.	Original Use: Architectural	Single famil	y reside	ential	B4.	Present Use:	Single far	mily residential	
*B6.	Construction See page 3	History: (Co	nstructio	n date, alteratio	ns, and date of	f alterations)			
*B7.	Moved?	∐No □	Yes	□Unknown	Date:	Original Lo	ocation:		
*B8.	Related Featu	res:							
B9a.	Architect:					b. Bu	ilder:		
*B10.	Significance	Theme:	Resid	ential Develop	ment	Area:	Early 20th Ce	entury Expansions and A	dditions
					Proper	ty			
	od of Significar				Тур			Applicable Criteria:	
(Disc	cuss importance in	terms of histor	rical or a	rchitectural con	ext as defined	by theme, period,	and geographic so	cope. Also address integrity.)

The property associated with 4449 Pleasanton Avenue was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. The Nevis Tract south of Division Street and west of Main Street became an area of modest, small-scale homes for workers at the adjacent race track, railroad, and other labor-intensive industries in Pleasanton (Pleasanton Downtown Historic Context Statement).

4449 Pleasanton Avenue was constructed before 1907. Research did not identify early inhabitants, but in 1912, Anna G. Donahue owned the property; she does not appear to have lived in Pleasanton at that time (Pleasanton 1912, US Census 1910, 1920). By 1930, Peter and Anne Koopman owned and lived in the dwelling. Peter worked as a carpenter and painter. They lived in the house through at least the early 1940s.

4449 Pleasanton Avenue is an example of a vernacular, side-gable dwelling commonly constructed in Pleasanton in the late 19th and early 20th centuries. The property is consistent with the form, measuring a single room deep, exhibiting minimal or no ornament, an asymmetrical façade with a slightly off-center main entrance, and a full-length, attached front porch. 4449 Pleasanton Avenue has a slightly diminished level of integrity of design, materials, workmanship and feeling with porch and window replacement, but the property retains its overall historic form, door and window openings, and exterior siding. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4449 Pleasanton Avenue appears to be eligible for the California Register of Historic Resources under Criterion 3.

B11. * B12.	, , , , , , , , , , , , , , , , , , , ,	esource Attributes: (List attributes and codes) See page 3				
2.2.		. Occ page o				
B13.	Remarks:					
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin				
		Architectural Resources Group				
		Pier 9, The Embarcadero				
		San Francisco, CA 94111				
*Date	*Date of Evaluation: April 2015					
	(This space reserved for official comments.)					



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

Page 3 of 4

*Resource Name or # 4449 Pleasanton Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn maps indicate that 4449 Pleasanton Avenue remains fairly consistent with its historic form. For much of the early 20th century, the property was a single-story dwelling with a rectangular plan, full-length front porch; and small rear porch (Sanborn 1907, 1929, 1943). In 2001, owners constructed a 384 square-foot addition to the rear elevation. In 2011, owners replaced seven windows (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

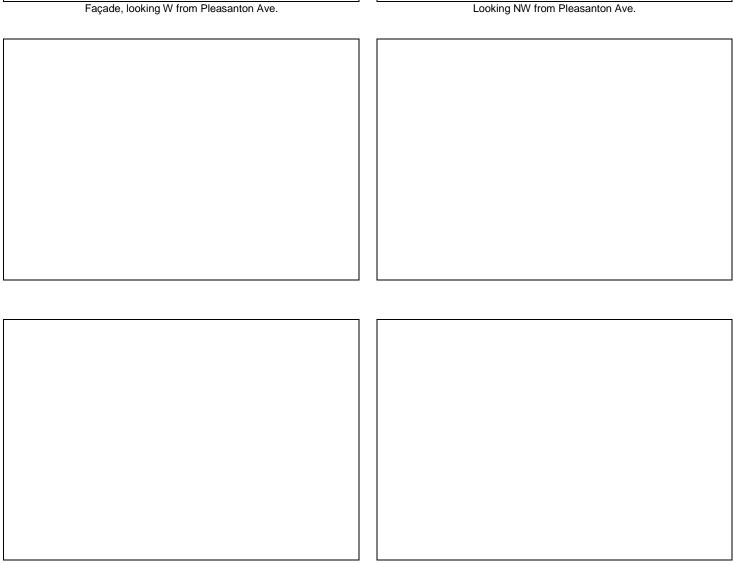
Page 4 of 4

*Resource Name or # 4449 Pleasanton Avenue (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☑ Continuation ☐ Update







State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI		
PRIMARY RECORD	_		
I KIMAKT KEGOKE	Trinomial # NRHP Stat		
Other Listings Review Code	Reviewer	Date	
		Date	
Page 1 of 4			
*Resource Name or # (Assig	ned by recorder) 4463 Pleas	anton Avenue	
P1. Other Identifier:	1100 1 1000	artori / tvorido	
*P2. Location: \square Not for Publication \boxtimes Unrelative	estricted *a. Cou	unty Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necess	sary.)		В.
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ;	4of ¼ of Sec	; M.
	ty Pleasanton	 /	Zip 94566
 d. UTM: (Give more than one for large and/or linear resources) Z e. Other Locational Data: (e.g., parcel #, directions to resource 		mE/ a) APN: 094 -0127-075-00	mN
c. Other Educational Bata. (c.g., parcer #, directions to resource	, cicvation, ctc., as appropriate	71 N. 10. 004 0127 070 00	
*P3a. Description: (Describe resource and its major elements. In	clude design, materials, condit	ion, alterations, size, setting, and	d boundaries)
4463 Pleasanton Avenue is a single-story, end gable dwellin			
 Projecting gable bay on the main elevation with pen Partial-length, attached front porch with flared hippe 			aluetrado
handrails	a roor, column supports, po	arapet walls, and pillar and ba	aiustiaue
 Main entrance fitted with new glazed, paneled wood 	d door		
 Wood product clapboard siding 1/1 double-hung wood sash with decorative mullion 	e in upper each: porch colu	mns on front elevation	
 Addition to rear elevation with hipped roof (2007) 	s in apper sasii, porcii colu	mins on none elevation	
 Attached two-car garage with hipped roof on south 			
The property includes a detached garage converted to other	use.		
*P3b. Resource Attributes: (List attributes and codes) HP2	<u> </u>		ther (Isolates,
*P4. Resources Present: ⊠Building □Structure □OI *P5a. Photograph or Drawing (Photograph required for buildings, str	bject Site District	Element of District etc.) P5b. Description of P	
our long to provide the second of the second	detailed on objecte)	accession #)	·
	Looking SW from P January 2015		
		January 2015	
		*P6. Date Construct	
		Name of the Control o	Historic Both
		1907, City of Pleasa	
		Btn 1907 and 1929, *P7. Owner and Add	
		Litvinoff, Eugene	uicss.
		4463 Pleasanton Av	
		Pleasanton, CA 945 *P8. Recorded by: N	
		address)	
		Elaine Stiles and Ka Architectural Resou	
		Pier 9, The Embarc	
Talk . The first		San Francisco, CA	94111
		*P9. Date Recorded	
		*P10. Survey Type: ⊠ Intensive	(Describe)
	Service State	☐ Reconnaissance	
*P11. Report Citation: (Cite survey report and other sources, or enter	"none.") Pleasanton Dowr	ntown Historic Context Statem	nent, 2013
*Attachments: NONE Location Map Sketch Map	☐ Continuation Sheet	⊠ Building, Structure & Object R	Record
□ Archaeological Record □ District Record □ Linear Feature		•	Coola
☐ Artifact Record ☐ Photographic Record ☐ Other (List)			

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
BUILDING, STRUCTURE AN	ID OBJECT RECORD	
Page 2 of 4	*NRHP Status Code	

Page	2 of 4			*NRHP S	tatus Code
B1.	Historic Name: Frank and	d Tillie Peters House			
B2.	Common Name:				
B3.	Original Use: Single fam	ily residential	B4. Pro	esent Use:	Single family residential
*B5.	Architectural Style				
*B6.	Construction History: (Co	onstruction date, alteration	s. and date of alte	rations)	
	See page 3	, , , , , , , , , , , , , , , , , , , ,	-,	,	
*B7.	'	∃Yes □Unknown	Date:	Original Loc	ation:
*B8.	Related Features:			_ 0.1.ga. 200	
	riolatoa i oatarooi				
B9a.	Architect:			b. Build	er:
*B10.	Significance: Theme:	Residential Developr	ment	Area:	Early 20th Century Expansions and Additions
	_		Property		•
Peri	od of Significance:		Type:		Applicable Criteria:
		orical or architectural conte	ext as defined by the	eme, period, an	d geographic scope. Also address integrity.)
			-		
					area of land associated with the Nevis Family,
once	owners of the Pleasanton Ra	ace Track (now Alamed	a County Fairgro	ounds). In the I	ate 1870s, Joshua Nevis began subdividing
land b	petween the Pleasanton Rac	e Track and Division St	reet. The Nevis	Tract south of	Division Street and west of Main Street
becar	me an area of modest, small-	scale homes for worker	rs at the adjacen	t race track, ra	nilroad, and other labor-intensive industries in
Pleas	anton (Pleasanton Downtow	n Historic Context State	ement).		

4463 Pleasanton Avenue was constructed between 1907 and 1929. The owner in 1912 was John Peters. By 1920, Peter and Tillie Peters owned and lived at the property. Frank Peters worked as a superintendent for the Spring Valley Water Company and a superintendent for the San Francisco Agricultural Division (US Census 1920, 1930, 1940; Pleasanton 1940).

4463 Pleasanton Avenue is an end gable dwelling with some modest features of Queen Anne styling such as the projecting bay, bay window, and porch details. The property has lost integrity of design, materials, workmanship, and feeling with residing, apparent removal of original ornament, and substantive additions. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

4463 Pleasanton Avenue does not appear to be eligible for the California Register of Historic Resources.

B11.	Additional Resource Attributes: (List attributes and codes)				
*B12.	References	: See page 3			
B13.	Remarks:				
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin			
		Architectural Resources Group			
		Pier 9, The Embarcadero			
San Francisco, CA 94111					
*Date	*Date of Evaluation: April 2015				

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 4463 Pleasanton Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4463 Pleasanton Avenue was originally constructed as a single-story dwelling with a projecting front bay and partial-length front porch on the main elevation, a bay window on north elevation (Sanborn 1929, 1943). In 2007, owners constructed a rear addition containing a master bedroom, new bath, and kitchen. Owners also constructed a 348 square-foot garage addition on the south elevation and replaced the foundation (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # 4463 Pleasanton Avenue (Assigned by recorder)		
Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking W from Pleasanton Ave.		
LOOKING W from Pleasanton Ave.		

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI		
PRIMARY RECORD	Trinomial # NRHP Status Code		
Other Listings Review Code	Reviewer	Date	
Page 1 of 4			
*Resource Name or	# (Assigned by recorder) 4482 Pleasanton	Avenue	
P1. Other Identifier: *P2. Location: Not for Publication *Base *P3. *P3. *P4. *P5. *P5. *P5. *P5. *P5. *P5. *P6. *P6. *P7. *P7. *P8. *P8. *P9. *P9.	Unrestricted *a. County	Alameda	
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map a	•		
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> To. Address 4482 Pleasanton Avenue	;R ; ¼of City Pleasanton	¼ of Sec ; M. Zip 94566	
d. UTM: (Give more than one for large and/or linear reso e. Other Locational Data: (e.g., parcel #, directions to r	urces) Zone ;;	mE/ mN PN: 094 -0151-019-00	
*P3a. Description: (Describe resource and its major elen	nents. Include design, materials, condition, alt	terations, size, setting, and boundaries)	
 Centered entrance fitted with glazed, panele Gable door hood with shaped verge board a Sets of three narrow window openings flank 1/1 double-hung wood sash on side elevation Narrow redwood clapboard siding Small extension on south elevation with finist Large gable façade dormer on rear elevation The property also includes an outbuilding with end gas similar to the dwelling. Landscape features include a 	and massive scrolled brackets ing entry fitted with divided wood casements sh materials consistent with the main bloch (later addition) able orientation; glazed sliding door; and	ck narrow redwood clapboard siding	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	Other (Isolates,	
*P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for build *P11. Report Citation: (Cite survey report and other sources)	dings, structures or objects)	Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking SE from Pleasanton Ave. January 2015 *P6. Date Constructed/Age and Sources:	
☐ Archaeological Record ☐ District Record ☐ Lines	ch Map Continuation Sheet Bui Feature Record Milling Station Reco	Iding, Structure & Object Record	

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

BUI	LDING,	STRU	CTUI	RE ANI	D OBJE	CT RE	COR	D
Page 2 of 4							atus Code	
B2. (Historic Name Common Nam Original Use: Architectura Construction	ne: Single far I Style			B4.			Single family residential
*B7. *B8.	See page 3	⊠No	∐Yes	□Unknown			/ ginal Locat	tion:
B9a.	Architect:					_	b. Builder	
*B10.	Significanc	e: Theme	: Resid	dential Devel		4	Area: _	Early 20th Century Expansions and Additions
	od of Significa uss importance i		torical or a	architectural co	Prope Typ ontext as define	pe:	period, and	Applicable Criteria: 3/C geographic scope. Also address integrity.)
once o land be becam Pleasa Resea house not app	owners of the Fetween the Plene an area of nanton (Pleasanarch did not ide is a kit home pear to have li	Pleasanton Feasanton Randest, smanton Downto entify the origoroduced by ived in Pleas	Race Track ace Track all-scale h wn Histor ginal own a Los Ar santon (P	ck (now Alam and Division omes for wor ric Context S er or builder ngeles-based leasanton 19	neda County For Street. The Norkers at the actatement). of 4482 Pleased company. In 1940, US Censu	Fairgrounds; Nevis Tract s dijacent race santon Ave. the 1940s, us 1940).). In the lat south of Di track, raili Oral histo Peter Holz	rea of land associated with the Nevis Family, ate 1870s, Joshua Nevis began subdividing Division Street and west of Main Street Iroad, and other labor-intensive industries in any given by the current owner states that the zreiter owned the property, though he does
physica		taining a disc	cernible h	nistoric form a	and historic ar	rchitectural o		vival details. The property has a high degree of d materials. The property is not significantly
4482 F	³leasanton Av	enue appea	rs to be e	ligible for the	e California Re	egister of Hi	storic Res	sources under Criterion 3.
B11. * B12.	Additional R References		•	ist attributes a	and codes)		(\$	Sketch Map with north arrow required.)
B13.	Remarks:							
*B14.	Evaluator:		ral Resou e Embarc		Petrin		1,0	

*Date of Evaluation: April 2015

(This space reserved for official comments.)

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

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*Resource Name or # 4482 Pleasanton Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that in1943 the property was a single story dwelling with a side gable orientation, an engaged porch on the northeast corner, and a stepped rear elevation (Sanborn 1943). The property appears to have had an addition to the rear elevation after 1943 that infilled the stepped rear elevation to create a squared plan. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

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

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

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

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

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

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

DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET		Primary # _ HRI	
Page 4 of 4 *Resource Name or # 4482 Pleasanton Avenue			
(Assigned by recorder) Recorded By: Architectural Resources Group	Date:	: April 2015	☐ Update

EPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
TAIM/ART REGORD	Trinomial # NRHP Status C	Code
Other Listings Review Code	Reviewer	Date
age 1 of 4		
.90 01		
*Resource Name or # (Ass	signed by recorder) 159 Ray Street	<u> </u>
. Other Identifier:		
2. Location: □ Not for Publication ☑ Ur and (P2c, P2e, and P2b or P2d. Attach a Location Map as nece	nrestricted *a. County essary.)	
	;R ; ¼of	B
d. UTM: (Give more than one for large and/or linear resources)	·	mE/ mN
. Other Locational Data: (e.g., parcel #, directions to resource		
Ba. Description: (Describe resource and its major elements.	Include design materials condition	alterations size setting and boundaries)
 1/1 double-hung wood windows and selected 1/1 Scrollwork ornament at the apex of front-facing ga Wood channel board siding Secondary entrance fitted with French doors, acce Deck on the rear elevation property also includes a detached garage with a flat ar 	able essing porch double door to porc	
3b. Resource Attributes: (List attributes and codes) H 4. Resources Present: ⊠Building □Structure □		☐Other (Isolates, ☐Element of District etc.):
5a. Photograph or Drawing (Photograph required for buildings, s	structures or objects)	P5b. Description of Photo: (View, date accession #)
		Looking N from Ray St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both 1900, City of Pleasanton
		1900, Oily of Fleasamon
		*P7. Owner and Address:
		Michael, Jeffrey D & Cherie A
		Michael, Jeffrey D & Cherie A 159 Ray St
The state of the s		Michael, Jeffrey D & Cherie A 159 Ray St Pleasanton, CA 94566
		Michael, Jeffrey D & Cherie A 159 Ray St Pleasanton, CA 94566
		Michael, Jeffrey D & Cherie A 159 Ray St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, an address) Elaine Stiles and Katherine Petrin
		Michael, Jeffrey D & Cherie A 159 Ray St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, an address)
		Michael, Jeffrey D & Cherie A 159 Ray St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, an address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero
		Michael, Jeffrey D & Cherie A 159 Ray St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, an address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111
		Michael, Jeffrey D & Cherie A 159 Ray St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, an address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		Michael, Jeffrey D & Cherie A 159 Ray St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, an address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive
	prilinger II) Plagganter Douglas	Michael, Jeffrey D & Cherie A 159 Ray St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, an address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe) ☐ Intensive ☐ Reconnaissance
1. Report Citation: (Cite survey report and other sources, or enter	er "none.") Pleasanton Downtow	Michael, Jeffrey D & Cherie A 159 Ray St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, an address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive
	p 🛮 Continuation Sheet 🔻 E	Michael, Jeffrey D & Cherie A 159 Ray St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, ar address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive Reconnaissance vn Historic Context Statement, 2013

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING. STRUCTURE AND (OBJECT RECORD

BUILDING,	STRUC	TURE AND	OBJECT	RECORD
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BUILDING, STRUCTURE AND OBJECT RECORD	
Page 2 of 4 *NRHP Status Code	
B1. Historic Name: Sinclair House	
B2. Common Name: B3. Original Use: Single family residential B4. Present Use: Single family residential	_
*B5. Architectural Style *B6. Construction History: (Construction date, alterations, and date of alterations)	
See page 3	
*B7. Moved? ⊠No □Yes □Unknown Date: Original Location: *B8. Related Features:	
B9a. Architect: b. Builder:	
*B10. Significance: Theme: Residential Development Area: Early 20th Century Expansions and Additions	_
Period of Significance: Type: Vernacular, cross gable Applicable Criteria:	
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)	
159 Ray Street is situated on land originally owned by John Kottinger, son-in-law to Juan Bernal, title holder to the Rancho del Valle de San Jose (Thompson 1878, Pleasanton Downtown Historic Context Statement). The area east of Main Street between Spring Street and the Arroyo del Valle was part of Kottinger's home site in Pleasanton as late as 1878. After the Kottinger Family moved to San Jose in the 1880s, they sold the remaining portions of their holdings in Pleasanton (Pleasanton Downtown Historic Context Statement).	
159 Ray Street was constructed sometime before 1907. In 1912, Hugh and Mary Sinclair owned and lived on the property. Hugh Sinclair worked as a janitor in the local schools, but in 1920 and 1930 was the city engineer for Pleasanton. He also served on the town Board of Trustees in 1902 (Hagemann 43). By the 1940s, Hugh Sinclair's son, Leonard Sinclair and his wife Joy owned the house and lived on site. Leonard Sinclair also worked as the city engineer for Pleasanton (US Census 1900, 1910, 1920, 1930, 1940; Pleasanton 1912; Pleasanton 1940).	
159 Ray was originally constructed as a vernacular, cross-gable dwelling but the property no longer retains its historic form because of numerous campaigns of addition in the late 20 th century (see Construction History). The property has lost integrity of design and materials with window replacement, the reconfiguration of some window openings, and porch construction. The property is associated with Hugh and Leonard Sinclair, two of Pleasanton's city engineers, however research does not indicate that either person made significant contributions to Pleasanton in their respective roles or to the field of engineering. The property is not significantly associated with any important events or broad patterns of events in the history of Pleasanton.	
(continued on page 3)	
B11. Additional Resource Attributes: (List attributes and codes)	
*B12. References: See page 3 (Sketch Map with north arrow required.)	
(Sketch Map with horth allow required.)	
B13. Remarks:	
*B14. Evaluator: Elaine Stiles and Katherine Petrin Architectural Resources Group	
Pier 9, The Embarcadero San Francisco, CA 94111	
•	
*Date of Evaluation: April 2015	
(This space reserved for official comments.)	

Google Maps

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
HRI	

Page 3 of 4

*Resource Name or # 159 Ray Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☑ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that between 1907 and 1943, 159 Ray Street consisted only of the front portion of the main block of the present dwelling. As then configured, the property had a projecting front gable bay with engaged entry porch and a small porch along the set-back section of the main block. Between 1929 and 1943, the Sinclairs enclosed the second porch and incorporated it into living space (Sanborn 1907, 1929, 1943). In 1982, owners constructed a family room addition on the rear elevation. In 1995, owners installed two skylights. In 2006-2007, owners constructed a 428 square-foot addition on the east elevation and the present wrap-around porch on the building. The renovation included removal of three existing windows, replacement windows in other openings, and a new vinyl and wood patio door (Pleasanton Building Permits).

B10. Significance (continued from page 2)

159 Ray Street does not appear to be eligible for the California Register of Historic Resources.

B12. References: (continued from page 2)

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

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

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

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

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET		Primary # HRI		
Page 4 of 4 *Resource Name or # 159 Ray Street (Assigned by recorder) Recorded By: Architectural Resources Group	Date	: April 2015	⊠ Continuation	□ Update
Looking NE from Ray St.				
Ecoking NE Hom Nay Oc.				

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	ndo.
Other Listings	NRIF Status Co	
Review Code	Reviewer	Date
Page 1 of 4		
-		
*Resource Name of P1. Other Identifier:	r # (Assigned by recorder) 315 Rose Avenu	IE .
	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	-	
*b. USGS 7.5' Quad Livermore Date 2015	Γ ;R ; ¼of	B. ¼ of Sec : M.
c. Address 315 Rose Avenue	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to Northwest corner of Rose and Peters aver		APN: 094 -0151-032-00
*P3a. Description: (Describe resource and its major eler		Iterations, size, setting, and boundaries)
315 Rose Avenue is a single-story, side gable dwelling	ng with a rear ell. The property features:	
 Projecting gable bay on the west end of the 	main (south) elevation with paired wind	ow openings
 Partial-length, attached front porch with she Slightly off-center main entrance fitted with r 		ood balustrade
Fixed, divided wood picture window set eas		
 6/1 and 2/2 double-hung wood sash 		
Wood channel board horizontal siding and v Caroll should addition on record leveling of all	ertical, scalloped board siding in all gab	le ends and along the eaves
 Small shed addition on rear elevation of ell The property also includes a detached, two-car garage 	ge (2000). Landscape features include a	a wood picket fence enclosing the front
and side yards.	, · (,	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
,		☐Other (Isolates,
*P4. Resources Present: ☐ Building ☐ Structure *P5a. Photograph or Drawing (Photograph required for build	e	Element of District etc.): P5b. Description of Photo: (View, date,
Tod. Triologicapit of Drawing (Triologicapit Toquitod Tot Build	alligo, structures of objects)	accession #)
		Looking NW from corner of Rose
		and Peters avenues , January 2015
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
		1915, City of Pleasanton
		Before 1888, Sanborn maps
		*P7. Owner and Address: Ribovich, John & Alba, Lisa
		315 Rose Ave
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
*P11 Papart Citation: (Cita aumanus and addard	or enter "none ") Placement Description	Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE	tch Map 🔲 Continuation Sheet 🔲 Bu	uilding, Structure & Object Record
_	ar Feature Record	ord ☐Rock Art Record
☐Artifact Record ☐ Photographic Record ☐ Ot	her (List)	

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
RIIII DING STRUCTURE AND OR IECT RECORD		

ROI	LDING,	STRUCTURE AN	ID ORJE	ST RECOR	KD	
Page 2	of 4			*NRHP St	tatus Code	
B1. H	Historic Name	:				
B2. (Common Nam	e:				
B3. (Original Use:	Single family residential	B4.	Present Use:	Single family residential	
*B5.	Architectura	I Style				
*B6.		History: (Construction date, alte	erations, and date of	alterations)		
	See page 3					
*B7.		⊠No □Yes □Unkno	wn Date:	Original Loca	ation:	
*B8.	Related Feat	ures:				
B9a.	Architect:			b. Build	or.	
*B10.	Significanc	e: Theme: Residential Dev	/elopment	Area:	Post Railroad Subdivision a	and Development
	o.g	Tresidential De	Proper		T dot i tam dad Gabarriolom	and Bovolopinion
Perio	d of Significa	ınce:	Тур		de gable Applicable	e Criteria: 3/C
(Discu	ıss importance i	n terms of historical or architectura			d geographic scope. Also addre	ss integrity.)
				201 01 NJ : E	" (d D)	. 5
		ort of the Nevis Tract, an area o County Fairgrounds). In the la				
		treet. He laid out Rose Street a				
		out on the north side of Rose				
	ioto i to vio iaio		tvorido, noriding c	mat mas mon a	io race track (mempeen re-	0).
315 Rc	se Street app	ears to have been constructed	before 1888, mak	ing it one of the ea	arliest extant properties in the	e downtown area of
		ch did not reveal the original bui				
		t appear to have lived in Pleas				
		the dwelling. Joseph is listed in				
		mother, Rose Caito (US Censu				ate 60s, owned
the pro	perty, but live	d down the street at 367 Rose	Avenue (US Cens	ius 1940, Pleasant	on 1940).	
24 <i>E</i> Da	A	a originally constructed as a w	rnagular aida ga	ble dwelling form	nommon in Diagonton in the	late 10th and early
		as originally constructed as a veroperty has had additions and a				
		der, local trends. Later, 20 th cei				
		orkmanship, and association. O				
		ed with any historic events or p				
		nton's earliest extant properties				
Criterio			,	9	3 2 3	
B11.		esource Attributes: (List attribute	s and codes)			
*B12.	References	See page 3				
					(Sketch Map with north arrow re	quired.)
				\wedge	Ohio	Christesen's 👸
B13.	Remarks:			4 2	12 00000	
ыз.	Remarks.				\$ X	
*B14.	Evaluator:	Elaine Stiles and Katherine	Potrin		Gia.	
D 14.	Evaluator:	Architectural Resources Grou		_	12.000.01	Olive Agrive Club. 11
		Pier 9, The Embarcadero	Υ	_	By Professiona SCL Professiona SCL	Museum on Main Cotte
		San Francisco, CA 94111		_	Verifiers Priza Park	Ornision c
		23.7.10.0000, 07. 01111		- /	de It's Only Natural	Main St
*Date	of Evaluation	: April 2015				Chase Bank \$

Google Maps

(This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 315 Rose Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn research indicates that 315 Rose Avenue was originally constructed as a single-story, side gable dwelling with a full-length front porch, and a small shed addition on the west side of the rear elevation (Sanborn 1888, 1893, 1898, 1903, 1907). Sometime between 1907 and 1929, owners constructed a rear ell and a small shed addition in the intersection of the ell and main block. Sometime after 1943, owners removed the front porch and constructed the projecting gable bay and small entry porch on the main elevation. They also appear to have enlarged the rear ell to span the entire rear elevation of the main block and updated the architectural ornament in a common mid to late 20th century scheme of scalloped vertical boards. The current garage on the property dates to 2000 (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

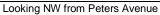
Page 4 of 4

*Resource Name or # 315 Rose Avenue (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015

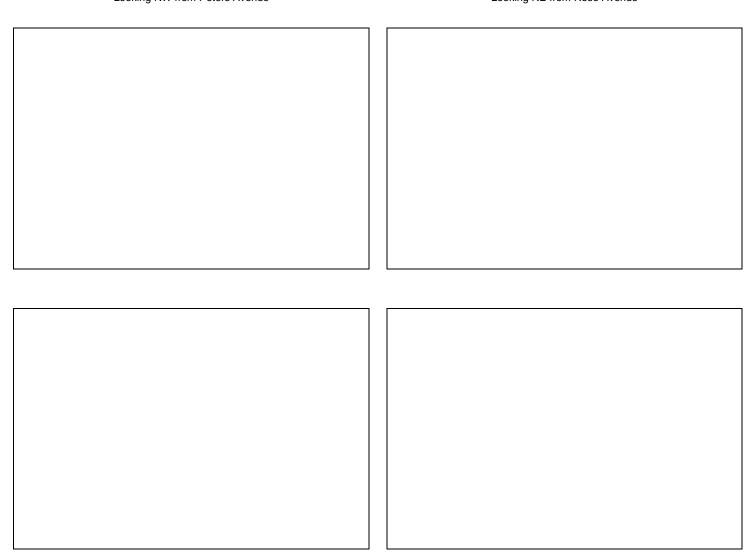
 $oxed{oxed}$ Continuation $oxed{\Box}$ Update







Looking NE from Rose Avenue



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
Other Listings Review Code	NRHP Status Cod	Date
Page 1 of 4		
*Resource Name or # ((Assigned by recorder) 339 Rose Avenue	
P1. Other Identifier:	Assigned by recorder) 333 Nose Avenue	
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map as n	Unrestricted *a. County necessary.)	Alameda
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T _c. Address 339 Rose Avenue	;R ; ¼of	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear resource	es) Zone ;	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to reso	ource, elevation, etc., as appropriate) Al	PN: 094 -0151-011-00
*P3a. Description: (Describe resource and its major elemen	its. Include design, materials, condition, alto	erations, size, setting, and boundaries)
 Three-part aluminum sash replacement window metal sliding sash replacement windows on set Projecting bay window with gable roof on west Small extension on rear elevation with hipped replacement of the set of the se	condary elevations elevation with exterior brick chimney roof	end bays and gable of the façade;
*P3b. Resource Attributes: (List attributes and codes)	Center/ Social Hall	. Religious building; HP13. Community
*P4. Resources Present: ⊠Building Structure *P5a. Photograph or Drawing (Photograph required for building		Element of District etc.): P5b. Description of Photo: (View, date,
		accession #) Looking NW from Rose Ave.
		January 2015
		*P6. Date Constructed/Age and Sources:
		☐Prehistoric ☐Both
		1915, City of Pleasanton
		*P7. Owner and Address: Isaacs, Randolph & Aldrich, Wanda G
		Tr. 408 Division St, Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
		Pier 9, The Embarcadero
TNOTE		San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or	enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Sketch		ding, Structure & Object Record
□ Archaeological Record □ District Record □ Linear F □ Artifact Record □ Photographic Record □ Other	Feature Record	rd □Rock Art Record

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

31.	Historic Name: St. Augustine's Social Hall, American L	_egion Ha	all	
32.	Common Name:			
33.	Original Use: Religious building, social hall	B4. F	Present Use:	Multiple family residential
B5.	Architectural Style Craftsman			
B6.	Construction History: (Construction date, alterations, and	date of alf	terations)	
	See page 3			
ъ7.	Moved? ⊠No □Yes □Unknown Date	:	Original Loc	eation:
В8.	Related Features:			
39a.	Architect:		b. Build	der:
	Civic, Religious, and Institu	utional		Religious Organizations, Civic and Fraternal
B10.	Significance: Theme: Development		Area:	Organizations
	P	roperty		
	od of Significance:	Type:	Social Hall, C	
(Disc	cuss importance in terms of historical or architectural context as o	defined by	theme, period, ar	nd geographic scope. Also address integrity.)

The property associated with 339 Rose Avenue was originally part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold of parcels off in various acreages (Thompson 1878). The property remained vacant until after World War I when the American Legion constructed the building as their social hall (Sanborn 1907, 1929). With the construction of the Pleasanton Veterans Memorial on Main Street in 1933, the American Legion vacated this building (Pleasanton Downtown Historic Context Statement).

The local Roman Catholic parish, St. Augustine's, appears to have taken over the building from the American Legion in the 1930s, using it as a social hall. The Catholic community in Pleasanton organized as the St. Augustine Mission in 1882. The congregation constructed a one-and-a-half-story, wood-frame, Gothic Revival church just across Rose Avenue from the future site of 339 Rose Avenue the same year. Clergy from Mission San Jose in Fremont served the congregation until Pleasanton became a parish in 1901. Shortly after that time, the church constructed a rectory on Rose Avenue (moved to 471 St. Mary Street in 1978). The St. Augustine's church building on Rose Avenue remained in use until 1968 when the parish constructed a new church east of downtown on Bernal Avenue and demolished earlier church building (Pleasanton Downtown Historic Context Statement).

Historic photographic evidence indicates that 339 Rose Avenue continued in religious use after 1968 as an Episcopal mission named St. Clare's. The mission, which later became St. Clare's Episcopal Church of the Valley, opened in 1974 (St. Clare's 2014). The property was converted into a residential duplex in 1982 (Pleasanton Building Permits).

339 Rose Avenue exhibits some characteristics of the Craftsman style, including a partial-length attached porch with parapet walls, deep eave overhangs, and shaped joist ends along the gable rooflines. The building retains its historic form and massing, but has lost integrity of association, design, workmanship, and feeling with alterations to convert the property to multiple family residential use,

(continued on page 3)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 339 Rose Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 339 Rose Avenue has remained consistent in form since construction in the early 20th century. In 1929 and 1943 the property had a 1.5 story rear block and a single-story front section, a centered entry porch, a bay window on the west elevation, and a single-story extension addition on the west end of the rear elevation (Sanborn 1929, 1943). In 1982, owners converted the building to a residential duplex (Pleasanton Building Permits). This included full window replacement, reconfiguration of many window openings, reconfiguration of the entrance alcove, and sealing of the original hall entrance. Roof replacement also eliminated the exposed rafter ends on all side gable elevation rooflines.

B10. Significance (continued from page 2)

window replacement, the reconfiguration of many window openings, and removal of Craftsman-style exposed rafter ends. 339 Rose is associated with the history of civic and religious institutional development in Pleasanton, but has lost association with these contexts through conversion to residential use and erosion of physical integrity. The property is not associated with any important persons in the history of Pleasanton.

339 Rose Avenue does not appear eligible for the California Register of Historic Resources.

B12. References: (continued from page 2)

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

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

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

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

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

St. Clare's Episcopal Church. "About St. Clare's, Congregation History." http://www.stclarespleasanton.org/about-st-clares/. Accessed May 2015.

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4

*Resource Name or # 339 Rose (Assigned by recorder)

339 Rose Avenue

Recorded By: Architectural Resources Group



Looking N from Rose St. January 2015

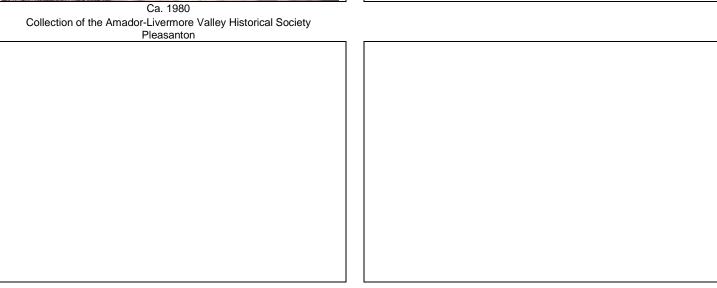


⊠ Continuation

☐ Update

Ca. 1970 Collection of the Amador-Livermore Valley Historical Society Pleasanton





State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI
PRIMARY RECORD	Trinomial #
Other Listings	NRHP Status Code
Review Code	Reviewer Date
Page 1 of 4	
*December Name on # //	267 Daga Avanua
*Resource Name or # (Assigned by rec P1. Other Identifier:	order) 367 Rose Avenue
*P2. Location: Not for Publication Unrestricted	d *a. County Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T;R	; 1/4 of Sec ; M.
c. Address 367 Rose Avenue City Plea	
 d. UTM: (Give more than one for large and/or linear resources) Zone e. Other Locational Data: (e.g., parcel #, directions to resource, elevation 	
*P3a. Description: (Describe resource and its major elements. Include des	
367 Rose Avenue is a heavily-altered, single-story-over-basement du features:	veiling with a rectangular plan and hipped roof. The property
 Centered main entrance fitted with a newer wood door and 	
 Remnants of bay window on the west side of the main eleva Three-part, aluminum picture window east of main entrance 	
 Three-part, aluminum picture window east of main entrance Aluminum sliding sash and three-part windows on secondar 	
 Stucco cladding and no visible architectural trim 	•
 New secondary entrance on west end of basement story on Attached two-car garage with flat roof on west elevation 	main elevation
Attached two-car garage with hat roof on west elevation	
Due to a series of expansions and additions, 367 Rose Avenue does	not retain sufficient integrity to be eligible for the California
Register of Historic Resources.	
that have a second of the seco	5 1 D
*P3b. Resource Attributes: (List attributes and codes) HP2. Single	Family Property Other (Isolates,
	Site □District □Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings, structures o	probjects) P5b. Description of Photo: (View, date, accession #)
	Looking NE from Rose Avenue
	January 2015
	*P6. Date Constructed/Age and
	Sources: ⊠Historic
	□ Prehistoric □ Both
AN MARINE NEW YORK	1912, City of Pleasanton
	*P7. Owner and Address:
A SERVENIA POR SER	Busier, Gilman R
	367 Rose Ave
	Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
	address)
	Elaine Stiles and Katherine Petrin
	Architectural Resources Group
	Pier 9, The Embarcadero
	San Francisco, CA 94111
	*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
The section was a second	☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")	Pleasanton Downtown Historic Context Statement, 2013
*Attachments: NONE Location Map Sketch Map	ontinuation Sheet
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record	, ,
☐ Artifact Record ☐ Photographic Record ☐ Other (List)	

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #	
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BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1. B2.	Historic Name: Common Name						
B3. * B5.		Single fami	ily resid	lential	B4.	Present Use:	Single family residential
*B6.	Construction See page 3		onstructi	on date, alteratio	ns, and date o	f alterations)	
*B7. *B8.			∃Yes	□Unknown	Date:	Original Loc	eation:
B9a.	Architect:					b. Build	der:
*B10.	Significance	Theme:	Resi	dential Develop		Area:	Early 20th Century Expansions and Additions
	od of Significar		orical or	architectural cont	Proper Typ text as defined	é:	Applicable Criteria: nd geographic scope. Also address integrity.)

(continued page #)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 3 of 4

*Resource Name or # (Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015 ⊠ **Continuation**

□ Update

B12. References: (continued from page 2)

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

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

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

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Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary #	
CONTINUATION SHEET			
Page 4 of 4 *Resource Name or #			
(Assigned by recorder) Recorded By: Architectural Resources Group	Date	: April 2015	☐ Update

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
Other Listings Review Code	NRHP Status Coo	Date
Page 1 of 4		
*Resource Name or	# (Assigned by recorder) 380 Rose Avenue	a a
P1. Other Identifier:	(todgiod 2) 1000 del,	
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map a	•	Alameda
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T c. Address 380 Rose Avenue	;R ; ¼of City Pleasanton	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear reso	urces) Zone ;	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to r Southeast corner of Rose Avenue and Aug		PN: 094 -0152-020-02
*P3a. Description: (Describe resource and its major elem		erations, size, setting, and boundaries)
 380 Rose Avenue is a single-story, side gable dwellin Projecting gabled bay on east end of main e 		
 Stepped setback along main elevation creat 	ing partial length, recessed porch	
 Main entrance set on west elevation of one of Exterior, stepped brick chimney continuing the 		
Replacement vinyl and sash slider windows	nough the overhanging eave on west er	d of main elevation
 Rear porch recessed between pair of gabled 	I, projecting bays at rear	
Stucco cladding		
The property includes a detached, single-car garage		
features include picket fence enclosing front and side constructed after 1943 as it does not appear on the S		ard. 380 Rose Avenue was
constructed after 1343 as it does not appear on the o	anbom map of that year.	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
,		Other (Isolates,
*P4. Resources Present: ⊠Building □Structure *P5a. Photograph or Drawing (Photograph required for build		Element of District etc.): P5b. Description of Photo: (View, date,
L A CONTRACTOR OF THE PARTY OF		accession #)
		Looking SW from Rose Ave.
Will all the second sec		January 2015
	The second secon	*P6. Date Constructed/Age and
		Sources: Alistoric
		☐Prehistoric ☐Both 1940, City of Pleasanton
		After 1943, Sanborn maps
		*P7. Owner and Address:
	W WANT DE	Woodward, Kimberly M
		380 Rose Ave
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
THE RESERVE OF THE PERSON OF T	A CONTRACTOR OF THE PROPERTY O	Architectural Resources Group
		Pier 9, The Embarcadero
	BEST STEED BEST SEE STEED BEST SEEDS BOOK STEEL	San Francisco, CA 94111
THE REAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN T		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
	The second secon	☐ Intensive
Harry Control of the		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources,	or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attackments: NONE The Committee of the	ah Mar	Idia a. Christiana 9. Oktob Dec.
*Attachments: NONE	ch Map ⊠ Continuation Sheet ☐ Buil ar Feature Record ☐ Milling Station Reco	lding, Structure & Object Record rd □Rock Art Record
	ner (List)	III TIVON VII VECOIO

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

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:						
B2.	Common Name):					
B3.	Original Use:	Single fami	ly resid	dential	B4.	Present Use:	Single family residential
*B5.	Architectural	Style			<u> </u>		
*B6.	Construction	History: (Co	nstruct	ion date, alteratio	ns, and date of	of alterations)	
	See page 3						
*B7.	Moved?	⊠No □	Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featu	ires:					
B9a.	Architect:					b. Build	der:
*B10.	Significance	: Theme:	Resi	idential Develop	ment	Area:	Early 20th Century Expansions and Additions
					Prope	rty	
Peri	od of Significar	nce:			Тур	e:	Applicable Criteria:
(Disc	uss importance in	terms of histo	rical or	architectural con	text as defined	d by theme, period, ar	nd geographic scope. Also address integrity.)

(continued page #)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # ___

Page 3 of 4

*Resource Name or # 380 Rose Avenue (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☑ Continuation ☐ Update

B12. References: (continued from page 2)

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

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

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Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # 380 Rose Avenue (Assigned by recorder)

Recorded By: Architectural Resources Group

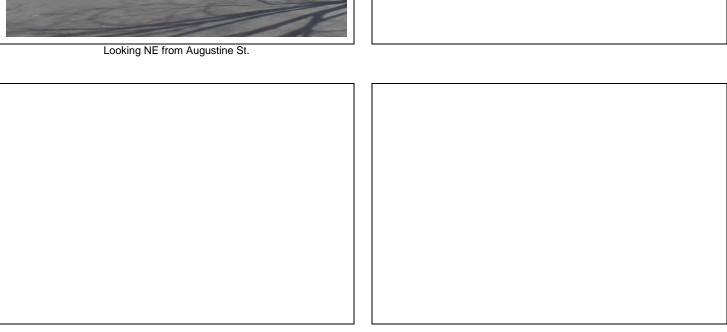


Looking S from Rose Avenue



Looking NE from Augustine St.





State of California The Resources DEPARTMENT OF PARKS AND REC			Primary # HRI		
PRIMARY RECORD			Trinomial #		
			NRHP Status Co	ode	
	ther Listings eview Code	Rev	viewer	Date	
age 1 of 4					
*Reso	ource Name or #	(Assigned by recorder)	434 Rose Avenu	ie	
2. Location: □ Not for Publi	cation 🖂	Unrestricted	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a	Location Map as	necessary.)	•		_
b. USGS 7.5' Quad Livermore Da	ite 2015 T	;R	; ¼of	1/4 of Sec	; M
: Address 434 Rose Avenue		City Pleasanto			Zip 94566
. UTM: (Give more than one for large an			;;	mE/	_ mN
e. Other Locational Data: (e.g., parcel #	‡, directions to res	source, elevation, etc.,	as appropriate)	APN: 094 -0153-011-00	
Ba. Description: (Describe resource ar	nd its major eleme	ents. Include design, m	aterials, condition, a	Iterations, size, setting, and	boundaries)
Rose Avenue is a heavily-altered, s					
Partial-length attached porch vNarrow addition with shed roof			ustrade, and stair i	materials	
 Small gable addition on west experiences. 					
Off-center main entrance fitted					
Vinyl sliding, double-hung, and Styless all dding.	d picture windov	vs on all elevations			
Stucco cladding					
3b. Resource Attributes: (List attributes)	tes and codes)	HP2. Single Famil	ly Property	ΠOt	her (Isolates,
4. Resources Present: Building		□Object □Site		Element of District etc.):	
5a. Photograph or Drawing (Photograph re	equirea for buildin	igs, structures or object	ors)	P5b. Description of Phaccession #)	noto: (View, date
				Looking SW from Ro	ose Ave.
	10.		. Via	January 2015	
	4			*P6. Date Constructe	ed/Age and
		The state of the s			listoric
				☐Prehistoric ☐B 1905, City of Pleasa	

		part of the same o		*P7. Owner and Add	ress:
				Ruth Edwards 434 Rose Ave	
			201	Pleasanton, CA 945	66
				*P8. Recorded by: Na	
			A CONTRACTOR	address)	therine Detrie
				Elaine Stiles and Ka Architectural Resour	
			The second	Pier 9, The Embarca	
			Charles The Control of the Control	San Francisco, CA 9	94111
				*P9. Date Recorded:	
				*P10. Survey Type: (☑ Intensive	Describe)
				_	
11. Report Citation: (Cite survey report a	and other sources of	or enter "none ") Dioc	esanton Downtown	│ □ Reconnaissance □ Historic Context Statem	ent 2013
Roport Ortation. (One survey report a	and other sources, 0	r cinter none. j Flea	ISAIROIT DOWNLOW	i i natono Context Statem	IOIII, 2013
tachments: NONE Location N	Map Sketch	h Map 🔲 Continua	tion Sheet	uilding, Structure & Object Ro	ecord
Archaeological Record District Re			Milling Station Rec	ord Rock Art Record	
Artifact Record ☐Photographic Re	ecord 🔲 Othe	er (List)			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:						
B2.	Common Name	:					
B3.	Original Use:	Single far	nily resid	dential	B4.	Present Use:	Single family residential
*B5.	Architectural	Style					
*B6.	Construction	History: (0	Construct	ion date, alteratio	ns, and date o	f alterations)	
	See page 3						
*B7.	Moved?	No	∐Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featu	res:					
B9a.	Architect:					b. Build	der:
*B10.	Significance:	Theme	: Res	idential Develop	oment	Area:	Early 20th Century Expansions and Additions
					Proper	ty	
Peri	od of Significan	ice:			Тур	e:	Applicable Criteria:
(Disc	cuss importance in	terms of his	torical or	architectural con	text as defined	by theme, period, a	nd geographic scope. Also address integrity.)

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

*B12. References: See page 3

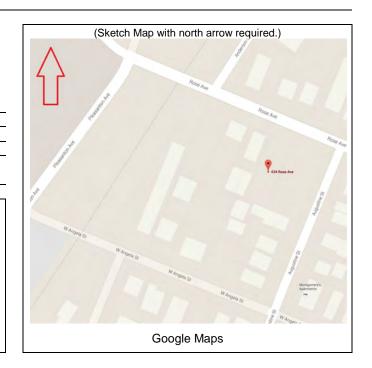
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

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State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 3 of 4

*Resource Name or # (Assigned by recorder)

Recorded By: Architectural Resources Group

Date: April 2015 ⊠ **Continuation**

n 🗆 Update

B12. References: (continued from page 2)

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

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State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary #	
CONTINUATION SHEET			
Page 4 of 4 *Resource Name or #			
(Assigned by recorder) Recorded By: Architectural Resources Group	Date	: April 2015	☐ Update

Trinomial # NRHP Status Code Other Listings Review Code Reviewer Date *Resource Name or # (Assigned by recorder) 1. Other Identifier: 2. Location: Not for Publication Image of the Identifier is and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)			jency EATION			Primary # HRI		
ther Listings Review Code Reviewer Date	I THE							
age 1 of 4 "Resource Name or # (Assigned by recorder) ASO Rose Avenue							ode	
*Resource Name or # (Assigned by recorder) 450 Rose Avenue 1. Other Identifier: 2. Location:					Revie	ewer	Date	
*Resource Name or # (Assigned by recorder) 450 Rose Avenue 1. Other Identifier: 2. Location:	age 1 of 4							
. Other Identifier: 2. Location: Not for Publication Description: Unrestricted Text County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) b. USS 57.5 Quad Livermore Date 2015 Text Research Researc	190 1 01 1							
2. Location:		*Resour	rce Name or #	(Assigned by re	corder)4	450 Rose Aveni	ue	
And (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Livermore Date 2015 T R		at for Dublica	tion =	l lous atulate		*- C	Alamada	
th. USGS 7.5° Quad Livermore Date 2015 T City Pleasanton Zip 94566 d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN 3. Other Locational Data: (e.g., parcel it, directions to resource, elevation, etc., as appropriate) APN: 094-0153-010-00 3. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 3. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 3. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 3. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 3. Centered main entrance fitted with replacement door 4. Virily double-hung and sliding sash windows on all elevations, many in reconfigured openings 5. Shallow bay window on east elevation 5. Palse braces at apex and eaves of main elevation roofline 6. Deep eave overhang 6. Stucco cladding 8. Stucco cladding 9. Structore Attributes: (List attributes and codes) 6. PPR accordading 9. Structore Attributes: (List attributes and codes) 6. PPR accordading 9. Shallow bay window on east elevation 9. Structore Attributes: (List attributes and codes) 1. HP2. Single Family Property 4. Resources Present: 5. Seption of Photograph required for buildings, structures or objects) 1. PSD. Description of Photo: (View, date accession #) 1. Cooking XW from Rose Avenue 2. January 2015 1. PSD. Description of Photo: (View, date accession #) 1. Cooking XW from Rose Avenue 2. January 2015 1. PSD. Description of Photo: (View, date accession #) 1. Cooking XW from Rose Avenue 2. Peleasanton, CA 94566 1. PSR. Description of Photo: (View, date accession #) 1. PSD. Date Address: 2. Alves, Jose F. Tr. 4. 458 Rose Ave 2. Peleasanton, CA 94566 1. PSR. Date Constructed/Age and Peleasanton 3. A					ea	a. County	Alameda	
3a. Description: (Describe resource and/or linear resources) Zone : mE/ mN a. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094-0153-010-00 3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 0 Rose Avenue is a single-story, end-gable, bungalow-form dwelling. The property features: • Full-length, engaged front porch with square, stuccoed column supports and parapet walls • Centered main entrance fitted with replacement door • Vinyl double-hung and sliding sash windows on all elevations, many in reconfigured openings • Shallow bay window on east elevation • False braces at apex and eaves of main elevation rooffline • Deep eave overhang • Stucco cladding • Stucco cladding • Stucco ladding • The property also includes a detached, multi-car shelter at the SW corner of the lot. Landscape features include picket fencing closing the front yard. 3b. Resource Attributes: (List attributes and codes) • PRESOURCE Attributes: (List attributes and codes) • PRESOURCE Present: Building Structure Object Site District District Chicago Sw from Rose Avenue January 2015 • P6. Date Constructed/Age and Sources: Shistoric Both • P6. Date Constructed/Age and Sources: Shistoric Both • P7. Owner and Address: • Alves, Jose F. Tr. • 458 Rose Avenue • P168 Recorded by: Name, affiliation, and address: • P7. Owner and			2015 T			½of	¼ of Sec	; M
3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 0 Rose Avenue is a single-story, end-gable, bungalow-form dwelling. The property features: • Full-length, engaged front porch with square, stuccoed column supports and parapet walls • Centered main entrance fitted with replacement door • Vinyl double-hung and sliding sash windows on all elevations, many in reconfigured openings • Shallow bay window on east elevation • Palse braces at apex and eaves of main elevation roofline • Deep eave overhang • Stucco cladding • property also includes a detached, multi-car shelter at the SW corner of the lot. Landscape features include picket fencing closing the front yard. 3b. Resource Attributes: (List attributes and codes) • A. Resource Attributes: (List attributes and codes) • PSb. Description of Photo: (View, date accession #) • Poble pescription of Photo: (View, date access			or linear resour			;	mE/	
O Rose Avenue is a single-story, end-gable, bungalow-form dwelling. The property features: Full-length, engaged front porch with square, stuccoed column supports and parapet walls Centered main entrance fitted with replacement door Vinyl double-hung and sliding sash windows on all elevations, many in reconfigured openings Shallow bay window on east elevation Palse braces at apex and eaves of main elevation roofline Deep eave overhang Stucco cladding e property also includes a detached, multi-car shelter at the SW corner of the lot. Landscape features include picket fencing closing the front yard. B. Resource Attributes: (List attributes and codes) HP2. Single Family Property 4. Resources Present: Building Structure Object Site District Element of District etc.) P5b. Description of Photo: (View, date accession #) Looking SW from Rose Avenue January 2015 "P6. Date Constructed/Age and Sources: Historic Both 189, City of Pleasanton After 1907, Sanborn maps 197. Owner and Addres: Alves, Jose F. Tr. 458 Rose Ave Pleasanton, CA 94566 1989, City of Pleasanton, CA 94566 1991, Survey Type: (Describe) Fig. Date Recorded by: Name, stiffation, and address) Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 199. Date Recorded April 2015 P10. Survey Type: (Describe) P10. Survey Type: (Describe) Reconnaissance	. Other Locational Data:	(e.g., parcel #, d	lirections to res	source, elevation	on, etc., as	s appropriate)	APN: 094 -0153-010-00	
4. Resources Present:	 Vinyl double-hung Shallow bay windo False braces at apo Deep eave overhand Stucco cladding property also includes a 	and sliding sas w on east elev ex and eaves ong	sh windows o vation of main eleva	on all elevation				et fencing
accession #) Looking SW from Rose Avenue January 2015 *P6. Date Constructed/Age and Sources: ☐ Historic ☐ Prehistoric ☐ Both 1890, City of Pleasanton After 1907, Sanborn maps *P7. Owner and Address: Alves, Jose F. Tr. 458 Rose Ave Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☐ Intensive ☐ Reconnaissance	4. Resources Present:	` ⊠Building	Structure		e Family	Property		
□ Prehistoric □ Both 1890, City of Pleasanton After 1907, Sanborn maps *P7. Owner and Address: Alves, Jose F. Tr. 458 Rose Ave Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) □ Intensive □ Reconnaissance		5h - t h	Constitution In a Station	∐Object	□Site	□ District □		•
*P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☐ Intensive ☐ Reconnaissance	5a. Photograph or Drawing (l	Pnotograph requ	alred for building				P5b. Description of P accession #) Looking SW from R January 2015 *P6. Date Construct	: Photo: (View, date, ose Avenue ed/Age and
*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive ☐ Reconnaissance	5a. Photograph or Drawing (I	Photograph requ	alled for building				P5b. Description of P accession #) Looking SW from R January 2015 *P6. Date Construct Sources: □Prehistoric 1890, City of Please After 1907, Sanborn *P7. Owner and Add Alves, Jose F. Tr. 458 Rose Ave	ed/Age and Historic Both Both Both Both Both Both Both Both
	5a. Photograph or Drawing (I	Photograph requ	illed for building				P5b. Description of Paccession #) Looking SW from R January 2015 *P6. Date Construct Sources: Sh Prehistoric B90, City of Please After 1907, Sanborr *P7. Owner and Add Alves, Jose F. Tr. 458 Rose Ave Pleasanton, CA 945 *P8. Recorded by: Naddress) Elaine Stiles and Ka Architectural Resouriers	ed/Age and Historic Both Banton The maps Heartes: Historic Both Historic H
Pleasanton Downtown Historic Context Statement, 2013	5a. Photograph or Drawing (I	Photograph requ	illed for building				P5b. Description of Paccession #) Looking SW from R January 2015 *P6. Date Construct Sources: □Prehistoric □E 1890, City of Pleasa After 1907, Sanborn *P7. Owner and Add Alves, Jose F. Tr. 458 Rose Ave Pleasanton, CA 945 *P8. Recorded by: Naddress) Elaine Stiles and Ka Architectural Resou Pier 9, The Embarc San Francisco, CA *P9. Date Recorded *P10. Survey Type: □ Intensive	ed/Age and Historic Both Banton The maps Heart and Historic Both Historic H
				ngs, structures	or objects		P5b. Description of Paccession #) Looking SW from R January 2015 *P6. Date Construct Sources: □Prehistoric □E 1890, City of Pleasa After 1907, Sanborn *P7. Owner and Add Alves, Jose F. Tr. 458 Rose Ave Pleasanton, CA 945 *P8. Recorded by: N address) Elaine Stiles and Ka Architectural Resou Pier 9, The Embarc San Francisco, CA *P9. Date Recorded *P10. Survey Type: □ Intensive □ Reconnaissance	ed/Age and distoric Both anton n maps dress: 666 Jame, affiliation, and atherine Petrin arces Group adero 94111 : April 2015 (Describe)
]Archaeological Record ☐ District Record ☐Linear Feature Record ☐ Milling Station Record ☐Rock Art Record	11. Report Citation: (Cite tachments: NONE		other sources, o	or enter "none.")	Pleasa Continuation	anton Downtown	P5b. Description of Paccession #) Looking SW from R January 2015 *P6. Date Construct Sources: □Prehistoric □E 1890, City of Please After 1907, Sanborn *P7. Owner and Add Alves, Jose F. Tr. 458 Rose Ave Pleasanton, CA 948 *P8. Recorded by: N address) Elaine Stiles and Ka Architectural Resou Pier 9, The Embarc San Francisco, CA *P9. Date Recorded *P10. Survey Type: □ Reconnaissance In Historic Context Staten wilding, Structure & Object F	ed/Age and Historic Both Both Both Both Both Both Both Both

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
DIW DIVIS STRUCTURE AND SPRING		

BUILDING, STRUCTURE AND OBJECT RECORD

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style Craftsman	•		
*B6.	Construction History: (Construction date, alterations, and	date of	alterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown Date):	Original Loc	ation:
*B8.	Related Features:			
B9a.	Architect:		b. Build	
*B10.	Significance: Theme: Residential Development	·	Area:	Early 20th Century Expansions and Additions
	F	ropert	у	
	od of Significance:	Туре		Applicable Criteria:
(Disc	cuss importance in terms of historical or architectural context as	defined b	by theme, period, an	d geographic scope. Also address integrity.)

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

450 Rose Avenue appears to have been constructed between 1907 and 1929 on property owned by the partnership of Cruikshank and Kolln. Cruikshank and Kolln owned a local hardware store on Main Street (Sanborn 1907, 1929; Pleasanton 1912). Early owners of the property, and likely builders, were Joseph and Maria Secada. Joseph was a hardware salesman, possibly at Cruikshank and Kolln (US Census 1910, 1920, 1930). The Secadas owned the property through the early 1940s, but later rented it to Manuel and Margaret Azevido (US Census 1940, Pleasanton 1940). Manuel worked as a gardener at a local country club.

450 Rose Avenue is an example of an end-gable bungalow with Craftsman details in Pleasanton. The property has many hallmarks of the form, including low-pitched gable roof, wide unenclosed eave overhangs, full-width engaged porch, false braces at the eaves, square column porch and solid balustrade, and stucco cladding. However, the property has lost integrity of design, materials, and workmanship with extensive window replacement and removal of most historic exterior details with new stucco cladding. The property is not significantly associated with any important events or broad patterns of events in the history of Pleasanton.

450 Rose Avenue does not appear to be eligible for the California Register of Historic Resources.

	B11.	Additional Resource Attributes:	(List attributes and codes)
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*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 450 Rose Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 450 Rose Avenue has changed little in form since the early 20th century. In 1929 and 1943, the property was a single-story dwelling with a full-length front porch and a single-story addition along full length of rear elevation. Sometime after 1943, owners extended the rear elevation of the building. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

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

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

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

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

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

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

Spring Valley Water Company. "Property Owners in the Vicinity of Pleasanton", 1910. Collection of the Earth Sciences and Map Library, University of California, Berkeley, CA.

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

State of California The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI		
CONTINUATION SHEET			
Page 4 of 4 *Resource Name or # (Assigned by recorder) 450 Rose Avenue			
Recorded By: Architectural Resources Group	Date:	April 2015	☐ Update
Looking SE from Rose Avenue			
Looking SE from Rose Avenue			

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
PRIMARY RECORD	Trinomial #
Other Listings	NRHP Status Code
	Reviewer Date
Page 1 of 4	
*December Name on # (A	A60 Paga Avanua
*Resource Name or # (Assigned by recorde P1. Other Identifier:	
*P2. Location: ☐ Not for Publication ☐ Unrestricted and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	*a. County Alameda
*b. USGS 7.5' Quad Livermore Date 2015 T ;R	B. ; ¼of ¼ of Sec ; M.
c. Address 469 Rose Avenue City Pleasar	· -
d. UTM: (Give more than one for large and/or linear resources) Zone e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, et	
Northwest corner of Rose Avenue and Anderson Street	c., as appropriate) APN. 094-0151-018-00
*P3a. Description: (Describe resource and its major elements. Include design,	materials, condition, alterations, size, setting, and boundaries)
469 Rose Avenue is a two-story, multiple family dwelling with a hipped ro	oof and long, single-story gable ell. The property features:
 Off-center main entrance with replacement door Asymmetrical arrangement of windows on main elevation 	
 Asymmetrical arrangement of windows on main elevation All windows fitted with replacement vinyl sliding or double-hung 	sash
 Unit entrances set unevenly on east and west elevations of the 	
Wood clapboard siding Original above at the control of th	
 Original shaped rafter ends on the eaves of the main block The property also includes a detached garage with gable roof now convergence. 	erted to an ancillary dwelling unit. Landscape features
include a large paved parking area at the rear of the lot.	у д д д
*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple F	amily Property; HP6. 1-3 Story Commercial Building
·	☐Other (Isolates,
*P4. Resources Present: ☑Building ☐Structure ☐Object ☐Si *P5a. Photograph or Drawing (Photograph required for buildings, structures or ob	
	accession #)
	Looking NE from Rose Avenue
	January 2015
	*P6. Date Constructed/Age and
	Sources: ⊠Historic □Prehistoric □Both
	Prior to 1907, Sanborn Maps
	*P7. Owner and Address:
	Aldrich, Wanda G Tr 381 Rose Ave
	Pleasanton, CA 94566
	*P8. Recorded by: Name, affiliation, and address)
	Elaine Stiles and Katherine Petrin
	Architectural Resources Group
	Pier 9, The Embarcadero San Francisco, CA 94111
	*P9. Date Recorded: April 2015
	*P10. Survey Type: (Describe)
	☐ Intensive
*D11 Penort Citation: (Cite auriculand atheres)	Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") P	easanton Downtown Historic Context Statement, 2013
*Attachments: NONE	uation Sheet
□ Archaeological Record □ District Record □ Linear Feature Record	☐ Milling Station Record ☐ Rock Art Record

B2.	Common Name	e:					
		Multiple fan	nily res	sidential,			
B3.	Original Use:	Commercia	l .		B4.	Present Use:	Multiple family residential
*B5.	Architectural	Style					
*B6.	Construction	History: (Co	nstructi	on date, alteratio	ns, and date o	f alterations)	
	See page 3						
*B7.	Moved?	⊠No □]Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featu	ıres: Form	er gar	age, now conve	erted to ancill	ary dwelling unit	
B9a.	Architect:					b. Build	der:
*B10.	Significance	: Theme:	Resi	dential Develop	oment	Area:	Early 20th Century Expansions and Additions
					Proper	ty	
Peri	od of Significat	nce:			Тур	e:	Applicable Criteria:
(Disc	cuss importance in	terms of histo	rical or	architectural cont	text as defined	by theme, period, a	nd geographic scope. Also address integrity.)
					•		on after 1900. This property was originally part of of land in Pleasanton as part of El Rancho del

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

469 Rose Street was constructed sometime before 1907 near the Western Pacific Railroad line, just across the tracks from the station at the corner of Pleasanton and Rose avenues. In 1907, the main block of the property was a saloon (Sanborn 1907). By 1929, the building had been converted to residential use (Sanborn 1929). In the 1930s and 1940s, Louis and Louisa Glazer (alternatively Glaser) owned the property. The Glaser Family operated Glaser's Saloon on Main Street (Pleasanton 1940, Trimingham 15). In 1940, Robert and Anna Spichtig rented 469 Rose Avenue. Robert was a dairy laborer (US Census 1940). The property contained three apartments in 1943, but other renters could not be identified. The Glasers owned 469 Rose Avenue until at least the mid-1960s (Pleasanton Building Permits).

469 Rose Avenue is an example of a modest, 1-3 story commercial or mixed use building in Pleasanton, constructed adjacent to the Western Pacific Railroad line. The property has been heavily altered and no longer retains any historic features aside from overall form and massing and remnant eave brackets. The property has lost integrity of design, materials, workmanship, and feeling due to materials replacement, reconfiguration of window and door openings, and conversion to multi-family residential use. The property has also lost association with a commercial context with this conversion. The property is not significantly associated with any important events or broad patterns of events in the history of Pleasanton.

(continued on page 3)

B11.	Additional Resource Attributes:	(List attributes and codes)
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*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: _April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 469 Rose Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 469 Rose Avenue has changed little in form since the early 20th century. From 1907 to 1943, the property was a two-story structure with a long, single-story ell. The property had a single-story addition on the east side of the main block, which has since been removed (Sanborn 1907, 1929, 1943). The ancillary dwelling on the property was constructed sometime between 1907 and 1929 and was originally used as a garage (Sanborn 1929, 1943). By 1964, the main property contained four apartments, and by 2001, contained five apartments. Owners replaced all windows, re-sided the building, and constructed new brick porches in 2001 (Pleasanton Building Permits).

B10. Significance (continued from page 2)

469 Rose Avenue no longer appears to be eligible for the California Register of Historic Resources.

B12. References: (continued from page 2)

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

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

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

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

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

Trimingham, Bill, ed. *A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946.* Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or #

469 Rose Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group

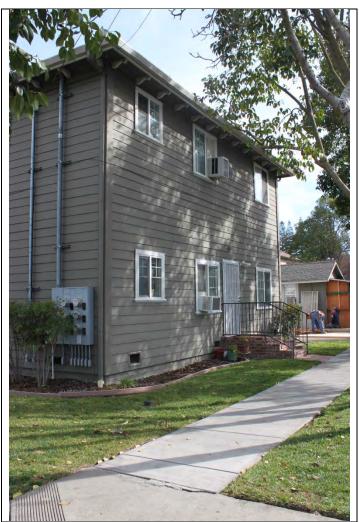


Looking NW from Rose Ave.



⊠ Continuation

☐ Update



Looking NE from Rose Avenue



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Code	
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name or # (Assigned by recorder) 482 Rose Avenue		
P1. Other Identifier: *P2. Location: Not for Publication Unrestricted *a. County Alameda		
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 482 Rose Avenue	T ;R ; ¼of City Pleasanton	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear rese e. Other Locational Data: (e.g., parcel #, directions to		mE/ mN I: 094 -0153-008-00
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)		
 Main entry set on side elevation of entry porch, fitted with new door Vinyl replacement three-part picture window east of porch Vinyl replacement sliding sash in other window openings Asbestos tile siding Rear, single-story addition with low-pitched gable roof, newer double-leaf doors, rear door to deck, and wood siding (1978) The property also includes a detached garage at the southwest corner of the lot. Landscape features include metal sidewalk railing and privacy fencing enclosing the rear of the lot. 		
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property Other (Isolates,		
*P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for buil		rement of District etc.): P5b. Description of Photo: (View, date, accession #) Looking SE from Rose Avenue January 2015 *P6. Date Constructed/Age and Sources:
		*P10. Survey Type: (Describe) ☑ Intensive ☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013		
*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure & Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photographic Record ☐ Other (List)		

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR LECT	DECODD

	BUILDING,	STRUCTURE AN	ND OBJECT REC	ORD
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<u>BU</u>	ILDING,	STRUCTURE	AND OBJE	CI RECO	RD
Page	2 of 4			*NRHP S	status Code
B1.	Historic Name:				
B2.	Common Name				
B3.	Original Use:	Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural				
*B6.		History: (Construction date	e, alterations, and date o	f alterations)	
*B7.	See page 3 Moved?	⊠No □Yes □Un	nknown Date:	Original Loc	eation:
*B8.	Related Feat		Millowii Bate.	Original Loc	
B9a.	Architect:	Thomas Desidential	I Day and a manager	b. Build	
*B10.	Significance	: Theme: Residential	l Development Proper	Area:	Early 20th Century Expansions and Additions
Peri	od of Significa	nce:	Тур	•	d gable Applicable Criteria:
					nd geographic scope. Also address integrity.)
400 5) A			naine in Dianameta	n often 4000. This property was enisingly part of
					on after 1900. This property was originally part of tracts of land in Pleasanton as part of El
					associated with the Nevis Family, owners of the
					ing arrival of the Western Pacific Railroad on
					y laid out new streets on their property south of
					the rail line (Pleasanton Downtown Historic
					rned this property and the land between this
					Pleasanton 1912, US Census 1910, 1920). In and dwelling. They rented the house to George
		1940 (US Census 1940; Pl		viied tilis parcei ai	id dwelling. They reflied the flouse to George
	3.	,	,		
					ngalow. The property is not a distinct example of
					, materials, workmanship, and feeling with
		century additions and reno ed with any important even			any historic materials. The property is not
sigiiii	icarily associate	u with any important even	its of bload patterns t	or events in the ms	tory of Fleasariton.
482 F	Rose Avenue do	es not appear eligible for tl	he California Register	of Historic Resou	rces.
B11.	Additional Do	occurso Attributos: /List attr	ibutes and sadas)		
* B12 .		esource Attributes: (List attri See page 3			
		occ page o			(Sketch Map with north arrow required.)
					1 4
B13.	Remarks:				
*D44	F l	Flains Ctiles and Kath	ovina Datvin	/./	Rose Aye
*B14.	Evaluator: _	Elaine Stiles and Kathe Architectural Resources		-	
	-	Pier 9, The Embarcadero	•		Rose Ave
	-	San Francisco, CA 9411		- //	
	_			*	ROSE Ave
*Date	of Evaluation:	April 2015			
				1	
	(This s	pace reserved for official com	iments.)	/	5



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 482 Rose Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 482 Rose Avenue has been substantially altered since construction. In the early 20th century, the dwelling was a single-story structure with a full-length front porch. After 1929, owners constructed a single-story addition along the full length of the rear elevation (Sanborn 1907, 1929, 1943). In 1969 owners constructed a front addition on the dwelling with a gable roof and aluminum windows. In 1978 owners added another rear addition with a bedroom and utility room (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	
Page 4 of 4	

*Resource Name or # 482 Rose Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 □ Update **⊠** Continuation

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
	NRHP Status Cod	de
Other Listings Review Code	Reviewer	Date
Page 1 of 3		
*December Name of H (A		
*Resource Name or # (Ass P1. Other Identifier:	igned by recorder) 607 Rose Avenue	2
	restricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as nece	ssary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015 T		¼ of Sec ; M.
c. Address 607 Rose Avenue 6 d. UTM: (Give more than one for large and/or linear resources)	City Pleasanton	Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource		PN: 094 -0127-031-00
*P3a. Description: (Describe resource and its major elements.	Include design, materials, condition, alt	erations size setting and boundaries)
607 Rose Avenue is a 2-story, side-gable dwelling with an		·
 Centered, enclosed gable section on first story wit 	h dimensional lumber braces at the	
 new door, and replacement vinyl sliding sash wind Undivided picture windows flanking entry bay on fi 		
Replacement vinyl double-hung sash windows set		y of main elevation and all openings on
secondary elevations		
Wide eave overhang with false braces at eaves atNewer stucco cladding	nd apex of gable ends	
 vinyl windows 		
Wood double-hung windows on offset ell		
The property also includes a large detached building at the include metal fencing with brick piers enclosing the front ya		
additional parking.	, a c p a	and opened, and participation and go to
*P3b. Resource Attributes: (List attributes and codes) Hi	P2. Single Family Property	
*P4. Resources Present: \(\text{Building} \) \(\text{Structure} \)	Object □Site □District □I	☐ Other (Isolates, Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings, s	structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking N from Rose Ave.
		January 2015
		*P6. Date Constructed/Age and Sources:
	WILL STATE OF THE	☐Prehistoric ☐Both
The state of the s		1930, City of Pleasanton
	70	*P7. Owner and Address:
		Wong, Chui K & Diana M Trs.
		P.O. Box 2902 Dublin, CA 94568
		*P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe)
		☐ Intensive
		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter	er "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE	p 🛮 Continuation Sheet 🔻 Buil	ding, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feat	<u> </u>	rd ☐Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List	اذ	

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #	
HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code

nown Date: g, not visible from sevelopment; Civic, d Institutional	Original Lostreet b. Buil	
nown Date:	Original Lo	
nown Date:	Original Lo	cation:
•	,	
ilterations, and date c	of alterations)	
	f 1:	
B4.	Present Use:	Single family residential
	B4.	B4. Present Use:

The property associated with 607 Rose Avenue was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold of parcels off in various acreages (Thompson 1878, Pleasanton Downtown Historic Context Statement).

In the early 1910s, this property was owned by Colonel John C. Kirkpatrick (1856-1914) of San Francisco who used the site as a country residence (Pleasanton 1912). Kirkpatrick was the managing director of the holding company that operated the Fairmont and Palace hotels in San Francisco and an avid race horse breeder and trainer. Kirkpatrick kept a stable of trotters and pacers at the Pleasanton Racetrack, just across Rose Avenue from his country home. Kirkpatrick was well-connected politically in northern California, and served as a San Francisco Harbor Commissioner and Park Commissioner. He also served as a directory of the Southern Pacific Railroad, Wells Fargo Bank, and Associated Oil Company. Kirkpatrick also chaired the California Agricultural District Fairs committee in the 1910s (Well Known Hotel Man, 1914). The Kirkpatricks occupied the adjacent property at 620 Rose Avenue.

The property at 607 Rose Avenue was constructed sometime between 1907 and 1929, most likely in connection with the Home for Unusual Problematical Children (also known as the Rose Avenue Cottages) that occupied the Kirkpatrick site from 1924 until the late 1930s (US Census 1930; Pleasanton 1940). The facility was a residential program for children suffering from mental illness. The house at 607 Rose Avenue may have served as the residence for the facility director and physician, Dr. Vaclav H. Podstata and his family, and later for other facility supervisory staff. Dr. Podstata founded the Rose Avenue Cottages in Pleasanton after tenure at the Livermore Sanitarium, a cottage-style hospital also dedicated to the treatment of mental illness. Dr. Podstata began his psychiatric career in Illinois where he supervised and modernized several mental health institutions in the state. After arriving in California in 1910, he also lectured in psychiatry at the University of California. Dr. Podstata and his family lived on site on Rose Avenue until at least 1940 (US Census 1940). (continued on page 3)

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

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 607 Rose Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 607 Rose Avenue was originally constructed as a two-story dwelling with a centered, enclosed entry porch and a narrow, single-story addition along the rear elevation. Sometime after 1943, owners constructed a single-story, off-set rear block with a hipped roof on the northwest corner of the main block (Sanborn 1929, 1943).

B10. Significance (continued from page 2)

By the early 1940s, Arthur and Hazel Hansen owned the dwelling, and the property was on a separate lot from the adjacent Kirkpatrick property. Arthur Hansen owned one of the local automobile garages in Pleasanton. The Hansens do not appear to have lived on the property in 1940 (US Census 1940, Pleasanton 1940).

607 Rose Avenue exhibits some hallmarks of the Craftsman style, including a wide eave overhang and bracing at the roofline, but is not a distinctive example of the style. The property has also been altered with new stucco cladding, possible removal of original architectural ornament and trim, and window and door replacement. The property no longer retains enough integrity of design, materials, workmanship, or feeling to convey its association with Craftsman style architecture. The property may be associated with the Home for Unusual Problematical Children that operated on the former Kirkpatrick property in the 1920s and 1930s, but given the loss of physical integrity it is unlikely the property would contribute to a historic district associated with the facility. The home may also be associated with Dr. Vaclav H. Podstata, a prominent psychiatrist in California specializing in the treatment of mental illness in children. If the Podstatas lived in this house while operating the Home for Unusual Problematical Children, the property may be eligible under this context. However, the property has lost integrity of design, materials, workmanship, and feeling since the end of the period of significance for this context in the early 1940s.

607 Rose Avenue does not appear eligible for the California Register of Historic Resources.

B12. References: (continued from page 2)

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

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

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

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

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

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

"To Hold Benefit Garden Party." *Livermore Journal*, Volume 8, Number 38, June 8, 1927, p. 2. California Digital Newspaper Collection. http://cdnc.ucr.edu/cgi-bin/cdnc?a=d&d=LMJ19270608.1.2#. Accessed 6/1/2015.

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

"Well Known Hotel Man Passes Away: Colonel John C. Kirkpatrick of Palace Company Succumbs to a Brief Illness." San Francisco Chronicle, November 6, 1914, p. 16.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	<u></u>
Other Listings	NKHF Status Co	
Review Code	Reviewer	Date
Page 1 of 6		
•		
	r # (Assigned by recorder) 627 Rose Avenue	9
P1. Other Identifier: *P2. Location: □ Not for Publication	☐ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	B.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 627 Rose Avenue	T ;R ; 4of City Pleasanton	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	PN: 094 -0127-032-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, al	terations, size, setting, and boundaries)
627 Rose Avenue is a 1.5-story, multiple family dwel	•	, ,
 Engaged porch on the southwest corner with balustrade, and steps with parapet wall, me Historic main entrance on the west elevatio Secondary entrance (to second dwelling und historic paneled and lit wood door and transsateps with parapet walls French doors set on both sides of main entrance of the secondary entrance with landing on south of the secondary entrance with landing of the secondary entrance with landing on south of the secondary entrance with	tal pipe railings, and temporary framing on under the porch with broad, three-part talt) and engaged porch on the west elevation light; original balustrade, square new rance fitted with casement screens enings tion between entrances of the property of th	of unknown purpose cransom and sidelights cion near the rear of the block with elephosts with ornamented caps, and
*P3b. Resource Attributes: (List attributes and codes)	HP3. Multiple Family Property	□Other (Isolates,
*P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for buil	e Object Site District dings, structures or objects)	Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from Rose Avenue January 2015 *P6. Date Constructed/Age and Sources:
*P11. Report Citation: (Cite survey report and other source:	s, or enter "none.") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
*Attachments: NONE Location Map Ske		Iding, Structure & Object Record
	ear Feature Record Milling Station Reco	· ·
	ther (List)	TOOK/III NOOJU

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

*NRHP Status Code

e Avenue Cottages)
sidential
20th Century Expansions
vic: School; Agriculture:
d Racing
plicable Criteria: 1/A
so address integrity.)
!

The property associated with 627 Rose Avenue was part of the Nevis Tract, an area of land associated with the Nevis Family, once owners of the Pleasanton Race Track (now Alameda County Fairgrounds). In the late 1870s, Joshua Nevis began subdividing land between the Pleasanton Race Track and Division Street. He laid out Rose Street and sold of parcels off in various acreages (Thompson 1878; Pleasanton Downtown Historic Context Statement).

In the early 1910s, this property was owned by Colonel John C. Kirkpatrick (1856-1914) of San Francisco, who used the property as a country residence (Pleasanton 1912). Kirkpatrick was the managing director of the holding company that operated the Fairmont and Palace hotels in San Francisco and an avid race horse breeder and trainer. Kirkpatrick kept a stable of trotters and pacers at the Pleasanton Racetrack, just across Rose Avenue from his country home. Kirkpatrick was well-connected politically in northern California, and served as a San Francisco Harbor Commissioner and Park Commissioner. He also served as a directory of the Southern Pacific Railroad, Wells Fargo Bank, and Associated Oil Company. Kirkpatrick chaired the California Agricultural District Fairs committee in the 1910s (Well Known Hotel Man, 1914).

By 1924, the former Kirkpatrick House was in use as the Home for Unusual Problematical Children (also known as the Rose Avenue Cottages). The institution was a residential program for children suffering from mental illness and occupied the site until the late 1930s (US Census 1930; Pleasanton 1940). Dr. Vaclav H. Podstata (1870-1947) founded the Rose Avenue Cottages in Pleasanton in 1924 after tenure at the nearby Livermore Sanitarium, a cottage-style hospital also dedicated to the treatment of mental illness. Dr. Podstata began his psychiatric career in Illinois where he supervised and modernized several mental health institutions in the state. He also lectured in psychiatry at the University of California from about 1910 until at least the early 1930s (University of California, Berkeley; various). (continued page 3)

Additional Resource Attributes: (List attributes and codes) HP41. -- Hospital B11.

HP2. -- Single Family Property; HP15. -- Educational Building;

References: See page 3 *B12.

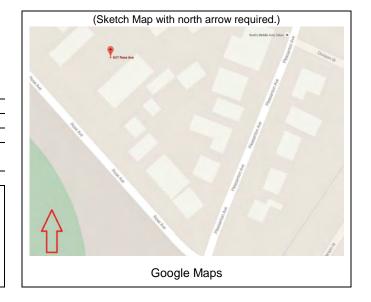
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group Pier 9. The Embarcadero San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 627 Rose Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Narrow addition with shed roof on rear elevation
- Wood shingle siding
- Two interior brick chimneys, one on each roof slope toward rear elevation

The property also includes:

- a historic, single-car garage with gable roof and wood shingle siding and metal overhead door at the street frontage
- A tank house base (no tank) behind the main dwelling with wood shingle siding, a new shed roof and deck on the rooftop of an attached shed
- A new single-family ranch form dwelling with stucco cladding and all new materials at the rear of the lot
- · A historic shed of unknown use with gable roof, shaped window trim, stucco siding, and new vinyl sliding sash
- A single-story, three-unit dwelling with gable roof along the west lot line
- · Series of small sheds
- New car port at west end of lot, at street frontage
- Trash shelter with gable roof at center of lot, on Rose Avenue

Landscape features include metal fencing along Rose Avenue, interior paved drives, and natural rock lining main drive.

B6. Construction History (continued from page 2)

Sanborn map research indicates a series of changes to 627 Rose Avenue since the early 20th century. In 1907, the property was a single-story dwelling with an irregular, rectangular plan and a wrap-around porch on the south, east and west elevations of south half of the building. The property also had an engaged porch, consistent with existing, along a portion of the west elevation. The property at that time included a shed at the northwest corner of the lot, the tank house, the shed currently on site in the center of the lot, and a 2-story barn or stable northeast of the dwelling (Sanborn 1907). By 1943, the barn and water tank were gone, and the shed in the northeast corner of the lot was used as a small garage. At this time, the lot appears to include the property now at 607 Rose Avenue (Sanborn 1929, 1943).

Historic photographic evidence indicates that the house originally had wavy wood shingle cladding consistent with rustic ornament popular during the Arts and Crafts movement of the early 20th century. The house also had coved and wrapped eaves, providing for a characteristic, continuous shingle treatment. The property was heavily landscaped and had an elaborate square pale fence with tall, square columns topped with orbs (See Continuation Sheet).

Sometime after 1943, owners enclosed the southeast portion of the wrap-around porch, probably in conjunction with converting the house to two-family use. Owners also enclosed the rear porch and constructed a small shed addition on the rear elevation. Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

The Rose Avenue Cottages was a progressive, free institution for the education and treatment of mentally ill children. A 1929 news article about the program stated, "Here was to be tried out the power of combined science and love for the cure of the nervously unadjusted child" (Parents Reading Circle 1929). The cottages hosted no more than 24 children at a time to allow for individual care. In 1930, the only year where census data is available for the home, the Rose Avenue Cottages hosted twenty children ranging in age from five to fifteen. Staff included Maude Stedman, a registered nurse and managing director of the facility; Edward Holzriter, a gardener; Louise Douglas, a housekeeper; and Phyllis Young, teacher (US Census 1930). While at the institution, children participated in a variety of outdoor activities, including horseback riding, swimming, and various outdoor sports. They also learned dancing, music, drama, and handicrafts ("Dr. Podstata Guides," 1935). Dr. Podstata shared his institutional model in a small book on the Rose Avenue Cottages in 1926 titled, *The Rose Avenue Cottages: for the Study and Re-Education of Unusual Children, Pleasanton, California.* The facility appears to have enjoyed support from local Pleasanton charitable interests during its operation, with the Bruce, Benedict, Briggs, Hartwell, and Hansen families supporting the institution ("To Hold Benefit," 1927).

The Podstata Family appears to have lived on site, either in the Kirkpatrick house or the later residence at 607 Rose Avenue until 1940 (US Census 1940). After 1940, Sam and Lena Whiting owned the property, but neither appears to have lived in Pleasanton previously (Pleasanton 1940). The Whitings owned the property through at least the mid-1960s (Pleasanton Building Permits).

627 Rose Avenue is associated with the history of horse racing and breeding in Pleasanton, serving as the county residence for regional breeder and racer J.C. Kirkpatrick adjacent to the Pleasanton Racetrack. This building and the Heathcote-MacKenzie House at 4501 Pleasanton Avenue (National Register) are the only two identified extant properties in Pleasanton associated with this context. The property is also associated with the history of institutional development in Pleasanton and the Amador-Livermore Valley as the site of the Home for Unusual Problematical Children, also known as the Rose Avenue Cottages, a progressive facility for the treatment and education of mentally ill children. This building and the Schween-West House at 309 Neal Street are the only extant, identified properties in Pleasanton associated with hospital use, and 627 Rose is the only historic property associated with regional health care in Pleasanton. 627 Rose Avenue retains integrity of location, but has diminished integrity of design, materials, workmanship, feeling, and setting due to conversion to multiple family use, porch enclosure, loss of some ornamental features such as decorative shingles, minor

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Primary #	
HRI	

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*Resource Name or # 627 Rose Avenue

(Assigned by recorder)

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window replacement, and construction of rental dwellings on the property. However, because of the rarity of health-care and agriculture-related resources in Pleasanton, these losses of integrity would not necessarily preclude historic recognition. 627 Rose retains a readily discernible original form and outline, most original door and window openings and materials, and sufficient original or historic period materials and workmanship to convey its early associations. In addition, 627 Rose Avenue appears to be among the oldest and best examples of country houses associated with the horse racing history of Pleasanton wherein a higher degree of alteration may be acceptable for recognition. 627 Rose Avenue appears eligible for the California Register of Historic Resources under Criterion 1.

B12. References: (continued from page 2)

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

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

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

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

"Dr. Podstata Guides Child Play School." Berkeley Daily Gazette. May 25, 1935, p. 5. California Digital Newspaper Collection.

"Parents' Reading Circle Visits Pleasanton Home. Berkeley Daily Gazette. April 22, 1929. California Digital Newspaper Collection.

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

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

"To Hold Benefit Garden Party" Livermore Journal, Volume 8, Number 38, 8 June 1927. California Digital Newspaper Collection.

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

"Well Known Hotel Man Passes Away: Colonel John C. Kirkpatrick of Palace Company Succumbs to a Brief Illness." San Francisco Chronicle, November 6, 1914, p. 16.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

CONTINUATION SHEET

Page 5 of 6

*Resource Name or # 627 Rose Avenue (Assigned by recorder)



West elevation, looking NE from Rose Ave.





Lot Interior with original (left) and new (center left)secondary buildings Tank house and garage in background (center right)

Looking N from Rose Ave.



Tank house base, looking NE from Rose Ave.



Studio apartments on west edge of lot Looking NW from Rose Ave.

State of California--- The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Page 6 of 6

*Resource Name or # 627 Rose Avenue (Assigned by recorder)

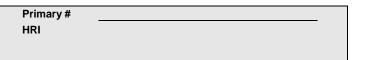
Recorded By: Architectural Resources Group



Lot frontage showing car shelter, fencing, and trash shelter Looking E on Rose Avenue



Residence of J. C. Kirkpatrick, Pleasanton, CA (ca. 1910?) Collection of the Amador-Livermore Valley Historical Society Pleasanton, CA



Date: April 2015 ☐ Continuation ☐ Update



Residence of J. C. Kirkpatrick, Pleasanton, CA (ca. 1910) Collection of the Amador-Livermore Valley Historical Society Pleasanton, CA



627 Rose Avenue; date unknown
Collection of the Amador-Livermore Valley Historical Society
Pleasanton, CA

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Code	
Other Listings Review Code	Reviewer	Date
Review Code	Reviewei	Date
Page 1 of 3		
*Resource Name or # (Assigned by recor	der) 689 Rose Avenue	
P1. Other Identifier:	<u> </u>	
*P2. Location: ☐ Not for Publication ☑ Unrestricted and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	*a. County/	Alameda
*b. USGS 7.5' Quad Livermore Date 2015 T ;R C. Address 689 Rose Avenue City Pleas	;	M. Zip 94566
d. UTM: (Give more than one for large and/or linear resources) Zone	;	mE/mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation,	etc., as appropriate) API	N: 094 -0127-033-00
*P3a. Description: (Describe resource and its major elements. Include design 689 Rose Avenue is minimally visible from the street, but appears to be porch and ell. The property also contains a temporary structure at the metal fence with brick piers.	e a single-story, side gabl	e dwelling with a full-length front
· · · · · · · · · · · · · · · · · · ·		□Other (Isolates, ement of District etc.): P5b. Description of Photo: (View, date, accession #) Looking N from Rose Avenue
		*P6. Date Constructed/Age and Sources:
		Before 1907, Sanborn maps *P7. Owner and Address: Gomez, Marie S. Tr. 689 Rose Ave
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")	Pleasanton Downtown Hi	Reconnaissance storic context Statement, 2013
*Attachments: NONE Location Map Sketch Map	tinuation Sheet 🛛 Buildir	ng, Structure & Object Record
□ Archaeological Record □ District Record □ Linear Feature Record □ Artifact Record □ Photographic Record □ Other (List)	☐ Milling Station Record	☐Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING. STRUCTURE AND OF	BJECT RECORD

Page 2	2 of 3					*NRHP	P Status Code
B1.	Historic Name	:					
	Common Nam						
	Original Use:		amily resid	ential	B4.	Present Use:	Single family residential
*B5.	Architectura		•				
*B6.	Construction	n History:	(Construction	on date, alterat	ions, and date of	alterations)	
	See page 3						
*B7.	Moved?	⊠No	□Yes	□Unknown	Date:	Original L	ocation:
*B8.	Related Fear	tures:					
DO ₀	A robito ot					h Du	ildor.
B9a. * B10.	Architect: Significance	e: Them	a. Posi	dential Develo	nment	b. Bu Area:	
D10.	Olgimicano	c. Illelli	110310	deritiai Deveit	Propert		Larry 20 Certury Expansions and Additions
Perio	od of Significa	ance:			Туре	•	Applicable Criteria:
			istorical or a	architectural co			and geographic scope. Also address integrity.)
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*B12.	References			isi alliibules a	na codes)		
		200 p	9				(Sketch Map with north arrow required.)
B13. * B14. * Date	Remarks: Evaluator: of Evaluation	Architect Pier 9, T San Fran	ural Resou he Embard ncisco, CA		etrin		St May 12
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Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 689 Rose Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn maps indicate that in the early 20th century, 689 Rose Avenue was a single-story dwelling with a rectangular plan and full-length front porch. The property included a small outbuilding and open shelter at the rear of the lot, possibly associated with keeping horses. The property also included several barns (Sanborn 1907, 1929, 1943). Review of City of Pleasanton building permit records revealed no permits on file.

B12. References: (continued from page 2)

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

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

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

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

"The Livermore Sanitarium Livermore, California." Advertisement. Journal of the American Medical Association. Volume 77 (1921), p. 46.

Regents of the University of California, Circular of Information. Berkeley, CA: University of California Press, 1917.

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

University of California Medical School. Announcement for 1928-1929. San Francisco: University of California, San Francisco, 1928.

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

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
PRIMARI RECORD	Trinomial # NRHP Status Co	nde
Other Listings _		
Review Code	Reviewer	Date
Page 1 of 3		
*Resource Name or a	* (Assigned by recorder)	le
*P2. Location: □ Not for Publication ⊠	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as		
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; 1/4 of	B. ¼ of Sec : M.
c. Address 715 Rose Avenue	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resou		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to re	source, elevation, etc., as appropriate)	APN: 094 -0127-034-01
*P3a. Description: (Describe resource and its major element	ents. Include design, materials, condition, a	Iterations, size, setting, and boundaries)
715 Rose Avenue is a single-story dwelling with a plan	•	,
date from before 1907, while the front (south) block da		
features:	th gable roof square column support	replacement halustrade, and concrete
steps	in gable 1001, square column support,	replacement baldstrade, and concrete
Centered main entrance fitted with a new doc	•	
1/1 double-hung aluminum sash windows in aWood clapboard siding	all openings (1982) with decorative shu	itters featuring diamond cut-outs
 Wide verge boards on the front facing eaves 	and exposed rafters on the front block	
 Screen porch at northeast corner 	•	
The property also includes a detached garage at the re	ear of the lot.	
*P3b. Resource Attributes: (List attributes and codes)	HP2 Single Family Property	
		Other (Isolates,
*P4. Resources Present: ☑Building ☐Structure *P5a. Photograph or Drawing (Photograph required for building)	Object Site District	Element of District etc.): P5b. Description of Photo: (View, date,
Tod. Triologicapit of Brawing (Triologicapit required to building	igo, directares of objects)	accession #)
		Looking N from Rose Avenue
		January 2015
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
		1922, City of Pleasanton
		Before 1907, Sanborn maps
		*P7. Owner and Address: Fracisco, John
		6625 Hubbard Ln
		Sunol, CA 94586
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
	25000	*P10. Survey Type: (Describe)
	GOVERS - CONTROL OF THE CONTROL OF T	⊠ Intensive
*P11. Report Citation: (Cite survey report and other sources,	or enter "none.") Pleasanton Downtown	☐ Reconnaissance Historic context Statement, 2013
•	· · · · · · · · · · · · · · · · · · ·	
*Attachments: NONE Location Map Sketc	•	uilding, Structure & Object Record
	Feature Record	ord □Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING. STRUCTURE AND O	BJECT RECORD

BUI	BUILDING, STRUCTURE AND OBJECT RECORD			
Page 2	2 of 3	*NRHP S	tatus Code	
	Historic Name: Common Name:			
B3.	Original Use: Single family residential B4.	Present Use:	Single family residential	
*B5. *B6.	Architectural Style Craftsman Construction History: (Construction date, alterations, and date of	alterations)		
*B7.	See page 3 Moved? ⊠No □Yes □Unknown Date:	Original Loc	ation:	
*B8.	Related Features: Detached garage			
B9a.	Architect: Pacidantial Pauglanment	b. Build		
*B10.	Significance: Theme: Residential Development Property	Area:	Early 20th Century Expansions and Additions	
Perio		: Craftsman	Applicable Criteria:	
	cuss importance in terms of historical or architectural context as defined by		d geographic scope. Also address integrity.)	
Track Track Histori In the Censu 1930). 715 Roin heig asymn is a motherefor and do	property was part of the Nevis Tract, an area of land associated we (now Alameda County Fairgrounds). In the late 1870s, Joshua New and Division Street. He laid out Rose Street and sold of parcels ric Context Statement). 1910s, a Manual Minch owned this property, though he does not us 1910, 1920). By the 1940s, John and Mary Dutra owned the part of the property included land now associated with 741 Rottose Avenue has some of the characteristics common in Craftsmight with a vented attic story; a low-pitched gable roof; wide unenmetrical façade arrangement; exposed rafter ends; square columnodest example of the form, developed as an update to an earlier or a distinctive example of the Craftsman style in Pleasanto oor replacement, though it appears to retain its overall form, wind material.	Nevis began subdoff in various acress of appear to have lead to property. John was ose Avenue (Plead ann-style residence closed eave overhan porch support; or property, which soon. The property h	ividing land between the Pleasanton Race eages (Thompson 1878, Pleasanton Downtown ived in Pleasanton (Pleasanton 1912; US is a manager of a "driving park" (US Census santon 1940). The dwelling is a single story nangs; an off-center, partial-width porch; and clapboard cladding. However, the property still forms the rear section of the house. It is as lost some integrity of materials with window	
715 R	tose Avenue does not appear to be eligible for the California Reg	gister of Historic R	esources.	
B11.				
*B12.	References: See page 3		(Sketch Map with north arrow required.)	
B13.	Remarks:	Easystem Trades Park Com	a May sa	
*B14.	Evaluator: Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero	-		



San Francisco, CA 94111

(This space reserved for official comments.)

*Date of Evaluation: April 2015

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 715 Rose Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 715 Rose Avenue was constructed before 1907 as single-story, square-plan dwelling with a full-length front porch, a series of rear ell additions, and an engaged porch on the northeast corner. The property included a two-story barn and a series of single-story sheds at the rear of the parcel (Sanborn 1907). Sometime between 1907 and 1929, owners reconfigured the front of the property in its existing form, adding an entire block onto the front of the original dwelling (Sanborn 1929, 1943). In 1982, owners replaced 18 wood sash windows with aluminum sash (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

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

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
	NRHP Status Cod	e
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
*Persures Name or # //	ssigned by recorder) 4304 Second Stre	ot
*Resource Name or # (As	asigned by recorder) 4304 Second Site	et
	Inrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as neo	· · · · · · · · · · · · · · · · · · ·	
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; %of	B
c. Address 4304 Second Street	City Pleasanton	Zip <u>94566</u>
d. UTM: (Give more than one for large and/or linear resources		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resou		PN: 094 -0019-010-00
Southeast corner of Second St. and Kottinger I *P3a. Description: (Describe resource and its major elements		erations, size, setting, and boundaries)
4304 Second Street is a single-story, side-gable vernacula	ar dwelling with substantial additions	. The property features:
Full-length, attached front porch with all new mat		
and square spindle balustrade		
Centered main entrance with new door		
Rear ell extension set flush to both elevations of		4inn
Secondary entrance on south elevation with gable roof; addition with gable roof; addition		
Transverse rear addition with gable roof; additiorAll vinyl replacement windows; new bay window		Halli block
Stucco cladding with wood product clapboard significant signi		
The property also contains a historic, single-car detached		Kottinger Drive. Landscape features
include intensive lot landscaping scheme, pergola extendi		
lining lot frontage, and privacy fencing around side and re	ar yard.	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4 Peccuree Present: MP December	Toking Doing Display	Other (Isolates,
*P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for buildings,		Element of District etc.):
The second secon	structures of objects)	P5b. Description of Photo: (View, date, accession #)
	W IN PART IN	Looking NE from Second St.
		January 2015
AND SI		
KO		*P6. Date Constructed/Age and Sources:
NOTINGER DR		Sources: ⊠Historic □Prehistoric □Both
	46	1890, City of Pleasanton
STOP	Marine Marines	
	/\	*P7. Owner and Address:
		John P Maille
		P.O. Box 430
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
THE THE PERSON OF THE PERSON O	THEFT LINES	Elaine Stiles and Katherine Petrin
		Architectural Resources Group
THE PARTY OF THE P		Pier 9, The Embarcadero
		San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or en	iter "none.") Pleasanton Downtown I	Historic Context Statement, 2013
*Attachments: NONE Location Map Sketch M	ap 🛛 Continuation Sheet 🔀 Build	ding, Structure & Object Record
	ature Record	-
☐ Artifact Record ☐ Photographic Record ☐ Other (L		

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:							
B2.	Common Name:							
B3.	Original Use:	Single family	/ residential	B4.	Present Use:	Single fan	nily residential	
*B5.	Architectural S	Style					-	
*B6.	Construction F	listory: (Cor	struction date, alteratio	ns, and date of	alterations)			
	See page 3							
*B7.	Moved? ⊠	No 🗆	Yes □Unknown	Date:	Original Loc	cation:		
*B8.	Related Featur	es: Detac	hed single-car garag	е				
B9a.	Architect:				b. Build	der:		
*B10.	Significance:	Theme:	Residential Develop	ment	Area:	Post Railroa	d Subdivision and Developmer	nt
				Propert	y			
	od of Significand			Туре			Applicable Criteria:	
(Disc	uss importance in te	erms of histor	cal or architectural cont	ext as defined	by theme, period, a	nd geographic so	cope. Also address integrity.)	

4304 Second Street was constructed ca. 1890 on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013).

The original owner or builder of 4304 Second Street is unknown, but in the 1910s, Frederick and Josephine (Josei) Sanchez owned and lived at the property. Fredrick Sanchez worked as a gardener (Pleasanton 1912, US Census 1910). By 1920, the Sanchez Family was no longer living at the property, and it may have become a rental property at that time (US Census 1920). In 1930, James and Nellie Owens rented the house. James was a foreman in water system construction. They lived at the property with James' brother and sister-in-law, Estille and Verna Owens and their children. Estille worked as a laborer in water system construction (US Census 1930). In 1940, Walter and Agnes Dornish (or Cornish) rented the property. Walter worked as a carpenter's helper in building and construction. In the early 1940s, Max S. Mattos owned the property, but does not appear to have lived in Pleasanton. The property as of 1940 included land now associated with 4310 Second Street (Pleasanton 1940).

4304 Second Street does not appear eligible for the California Register of Historical Resources. The property is an example of a vernacular, side gable dwelling commonly constructed in Pleasanton. However, owners have substantially altered the property over the later 20th century, including stucco cladding, a replacement porch with speculative elements, new windows and doors, and a later 20th century rear addition. The property has lost integrity of design, materials, workmanship, and feeling as a result of these changes. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11.	Additional	Resource	Attributes:	(List attributes	and codes)
4546		_	_		

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: _April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4304 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that in the early 20th century, 4304 Second Street was a single-story dwelling with an ell. It was situated on the same parcel with two other dwellings, likely 229 Kottinger Dr. and 4326 Second Street (Sanborn 1903). By 1907, the property was on a smaller, subdivided lot that encompassed property now associated with 4310 Second Street. owners had added a full-length front porch (Sanborn 1907). Between 1907 and 1929, owners expanded the rear ell south and constructed a small shed addition on the rear elevation (Sanborn 1929, 1943). Sometime after 1943, owners constructed a second, transverse addition on the rear of the dwelling. In 1977, owner Ray Peterson added a new roof and stuccoed the dwelling. In 1990 owners added a new deck and patio cover (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # 4304 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group



Looking S from Kottinger Dr.



⊠ Continuation

□ Update

Looking NE from Second Street





State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
KINIAKT KECOKD	Trinomial # NRHP Status Co	
Other Listings	NATH Status Co.	
Review Code	Reviewer	Date
age 1 of 4		
*Resource Name o	r # (Assigned by recorder) 4307 Second Str	eet
1. Other Identifier:		
_	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ; ¼of	¼ of Sec ; M.
c. Address 4307 Second Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear res		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	PN: 094 -0037-002-00
'3a. Description : (Describe resource and its major ele	ments. Include design, materials, condition, al-	terations, size, setting, and boundaries)
307 Second Street is a single-story, cross gable dw	•	, ,
 Partial-length, engaged front porch with all 		s on imitation stone piers and gable
projection marking entry	3	3
 Off-center main entrance fitted with new do 		
 Bay window with all new sash on front-facing 		
 French doors on north end of lateral gables 	section	
 All vinyl replacement windows 		
Exterior brick chimney on south elevation a	nd interior stucco chimney at ridge	
Projecting gable bay on rear elevation		
Stucco siding on first story level with wood		
ne property also includes a detached single-car gal round the rear elevation.	age fronting on Kottinger Drive. Landsca	pe features include privacy fencing
P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ⊠Building □Structure P5a. Photograph or Drawing (Photograph required for buil	e Object Site District	☐Other (Isolates, Element of District etc.): P5b. Description of Photo: (View, date,
	2 集。	accession #)
		Looking W from Second St. January 2015
V		January 2015
W. Carlotte		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both
		1940, City of Pleasanton
MESCATE AND AND A		*P7. Owner and Address:
	- ASSESSMENT OF THE PARTY OF TH	Dondero, Robert & Stellinidondero, Julie
CIMIT 25		4307 Second St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation,
		and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group Pier 9, The Embarcadero
	The state of the s	San Francisco, CA 94111
		*P9. Date Recorded: April 2015
	the second	*P10. Survey Type: (Describe)
	THE WAY WE WANTED	☐ Intensive
All the way the said		□ Poconnoissanas
P11. Report Citation: (Cite survey report and other source	or enter "none ") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
11. ποροτι Gradion. (Cite survey report and other source	s, or enter mone.)	HISTORIC CONTEST STATEMENT, 2013
uttachments: NONE Location Map Ske	etch Map 🔲 Continuation Sheet 🔲 Bui	Iding, Structure & Object Record
	ear Feature Record	
_	ther (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IE	CT DECODD

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4	*NRHP Status Code

B1.	Historic Name:		lga Fru	udden House					
B2.	Common Name:								
B3.	Original Use:	Single family residential B4. Present Use: Single family residential							
*B5.	Architectural S	Style							
*B6.	Construction F	listory: (Con	structio	on date, alteration	s, and date of	f alterations)			
	See page 3								
*B7.	Moved? ⊠	No 🔲	Yes	□Unknown	Date:	Original Lo	cation:		
*B8.	Related Featur	es: Detac	hed g	arage					
B9a.	Architect:					b. Buil	der:		
*B10.	Significance:	Theme:	Resid	dential Developi	ment	Area:	Early 20 th Century Expansions and Additions		
					Propert	ty			
Period of Significance: Type: Applicable Criteria:									
(Disc	cuss importance in te	erms of histori	ical or a	architectural conte	ext as defined	by theme, period, a	and geographic scope. Also address integrity.)		

4307 First Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Avenue (Pleasanton Historic Context Statement 2013).

Carl and Olga Frudden constructed this dwelling in 1940 (Pleasanton 1940). The Fruddens operated Frudden's Grocery at 405 Main Street in the 1930s and 1940s. Olga Frudden was the daughter of Dr. Elmer Harms, a local dentist. After marrying, the Fruddens moved to Gonzalez, CA where Olga was a teacher and Carl worked in agriculture and at a local IGA. Dr. Harms owned several buildings on Main Street and when a grocery tenant skipped out owing rent, Carl and Olga returned to Pleasanton and took over the store (Triminham 15, 16: Pleasanton Downtown Association Historical Preservation Committee 5).

4307 Second Street does not appear eligible for the California Register of Historical Resources. The property was constructed as a cross-gable dwelling with small entry porch. Owners have since altered the property with a porch extension, new styling imitating Craftsman style ornament, a new bay window, new siding, and expansion of the north elevation. The property has lost integrity of design, materials, workmanship, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4307 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4307 Second Street was constructed with a cross-gable plan and small entry porch at the intersection of the gables and a gable projection on the rear elevation (Sanborn 1943). In 2010, owners extended the entry porch across the full length of the lateral gable section and added a bay window to the front-facing gable. Owners also replaced 20 windows and three doors (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # 4307 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group

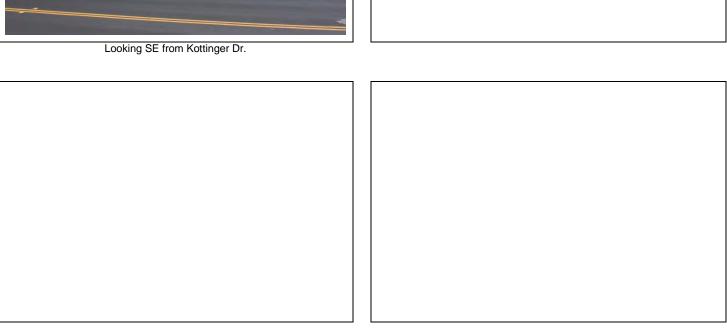


Looking SW from corner of Second St. and Kottinger Dr.



Looking NW from Second St.





State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
PRIMARY RECORD	Trinomial #
Other Listings	NRHP Status Code
Review Code	Reviewer Date
Page 1 of 4	
-	4040.0
P1. Other Identifier:	ssigned by recorder) 4318 Second Street
*P2. Location: ☐ Not for Publication ☐ U and (P2c, P2e, and P2b or P2d. Attach a Location Map as new	
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T c. Address 4318 Second Street	j,R ; ¼ of Sec ; M. City Pleasanton Zip 94566
d. UTM: (Give more than one for large and/or linear resources e. Other Locational Data: (e.g., parcel #, directions to resources)	· — — — — — — — — — — — — — — — — — — —
*P3a. Description: (Describe resource and its major elements	s. Include design, materials, condition, alterations, size, setting, and boundaries)
4318 Second Street is a single-story bungalow form dwel addition (2004). The property features:	ling with a low-pitched, hipped roof, Craftsman details, and a major rear ware columns, parapet walls, arched openings, tiled steps, and deeply ed with a glazed wood door and new sidelight main entrance with decoratively divided top sash double-hung wood window on north elevation rly doubling the size of the historic main block and windows, sliding door on south elevation
	☐ Other (Isolates,
*P5a. Photograph or Drawing (Photograph required for buildings	
	*P6. Date Constructed/Age and Sources: ☐ Historic ☐ Both 1928, City of Pleasanton
	*P7. Owner and Address: Duret, Michael J & Rebecca A Trs 4318 Second ST
	Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
	☐ Intensive ☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or en	
*Attachments: NONE ☐ Location Map ☐ Sketch M ☐ Archaeological Record ☐ District Record ☐ Linear Fe ☐ Artifact Record ☐ Photographic Record ☐ Other (I	eature Record Milling Station Record Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

Page 2	2 of 4				*NRHP S	itatus Code
B1. I	Historic Name	· .losenh a	nd Mary Joseph Ho	OUSE		
	Common Nam		ila Mary Goseph in	343C		
	Original Use:		nily residential	B4.	Present Use:	Single family residential
	Architectura		raftsman		1 1000111 0001	onigio farmiy roofdormal
*B6.			onstruction date, alte	rations, and date of	alterations)	
	See page 3	,			,	
*B7.			⊒Yes □ Unknov	wn Date:	Original Loc	eation:
*B8.	Related Feat	ures:				
D0-	A - : t t -				h Duite	I
В9а. * В10.	Architect:	e: Theme:	Posidential Day	volonment	b. Build	der: Early 20 th Century Expansions and Additions
БΙ.	Significance	s. Theme.	Residential Dev	Propert	Area:	Early 20 Century Expansions and Additions
Perio	d of Significa	ince:		Туре		Applicable Criteria: 3/C
			orical or architectural			nd geographic scope. Also address integrity.)
						he Kottinger Plan in Pleasanton. In 1868, John
						e, laying out lots between Division Street on the
						ttinger had moved to San Jose, and began
						subdivision of house lots east of the railroad
						n the north. He extended the Neal Plan street orth, creating the subdivision and street pattern
						istoric Context Statement 2013).
0111113	and Second	Silects betwe	Jen Division offeet	and Nottinger Di	ive (i leasailloii i i	istorie dontext diatement 2013).
The cu	rrent dwelling	a 4318 Seco	and Street replaced	an earlier dwellir	na on the lot. In 19	30 the property owners, and likely builders of
						the Spring Valley Irrigation Company (US
						ocal butcher. In the early 1940s, Annie Lock
			not appear to have			
	1 1 3,				•	,
4318 S	Second Street	appears eligi	ble for the Californ	ia Register of Hist	torical Resources	under Criterion 3. The property is a distinct
						acteristics of the style, including a low-pitched
						upports on a solid balustrade and stucco
						expansion and more recently with a large rear
						cretary of the Interior's Standards for the
						the historic main block of the building. The
proper	ty is not signifi	cantiy associ	iated with any histo	ric events or pers	sons in the history	of Pleasanton.
B11.	Additional R	esource Attril	butes: (List attributes	s and codes)		
	References	. See nad	عرادی. ردای هررانه در در ا	and codes)		
J.2.	110101011000	. See pag	6.0			(Sketch Map with north arrow required.)
					- Set Dr	
						Kottinger Dy
B13.	Remarks:					Kottinger Dr 4
						Kottinger Or
*B14.	Evaluator:	Flaine Stile	es and Katherine	Petrin		Kottinger Or
			al Resources Group		-	Kottine
			Embarcadero			and the same of th
			sco, CA 94111		-	
					_	and the second s
*Date	of Evaluation	: April 201	5			
	(This s	space reserved	d for official comment	s.)	age of	
	`	•		,		
					\$	Latte Samuel St.

Google Maps

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
HRI	

*Resource Name or # 4318 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4318 Second Street was originally constructed as a single-story dwelling with a rectangular plan, and an engaged porch on the southwest corner of the main elevation. The property included a 1.5-story barn with single-story side aisles at the rear of the lot (Sanborn 1929, 1943). Sometime after 1943, owners deepened the front porch and expanded it across the full length of the main elevation. In 2004, owners added a 1,083 square-foot addition to the house and constructed a 312 square-foot garage (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

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

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

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Recorded By:

Page 4 of 4
*Resource Name or # 4318 Second Street (Assigned by recorder)

Date: April 2015

⊠ Continuation

□ Update



Architectural Resources Group

Looking SE from Second St.



Looking NE from Second St.



Looking NE from Second St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
FRIMART RECORD	Trinomial # NRHP Status Co	de
Other Listings Review Code	Reviewer	Date
		Date
Page 1 of 2		
*Resource Name o	r # (Assigned by recorder) 4319 Second Str	eet .
P1. Other Identifier:		
*P2. Location: Not for Publication	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	¼ of Sec ; M.
c. Address 4319 Second Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resee. Other Locational Data: (e.g., parcel #, directions to		mE/ mN PN: 094 -0037-003-00
e. Other Locational Data. (e.g., parcel #, unections to	resource, elevation, etc., as appropriate)	1 IV. 034 -0007-003-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	terations, size, setting, and boundaries)
owners constructed a 1,061 square-foot addition, increstyling of the property with speculative ornament a Partial length front porch and projecting gable materials, including fan and shingle orname Second story with two projecting gable bays New wood three-part windows on first and s New rear projecting bay on second story Wood product siding on main wall surfaces New exterior brick chimney on south elevate Rear porch and balcony The property includes a detached, single-car garage concrete wall along lot frontage. (continued on page 2)	nd finish materials. The property features ble bay on the first story (original building) ant in gable is and all new materials, including new sh second stories	s:) with all new windows and finish ingle ornament in gables
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: ☑Building ☐Structure *P5a. Photograph or Drawing (Photograph required for building)	e Object Site District dings, structures or objects)	☐Other (Isolates, Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking W from Second St.
		January 2015 *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1938, City of Pleasanton
		* P7. Owner and Address: Hennig, Bruce L Tr
		4319 Second St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
The state of the s		San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) Intensive
		Reconnaissance
*P11. Report Citation: (Cite survey report and other source:	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	tch Map 🔲 Continuation Sheet 🔲 Bui	Iding, Structure & Object Record
_ ' _	ear Feature Record Milling Station Reco	· ·
□ Artifact Record □ Photographic Record □ O	ther (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 2 of 2

*Resource Name or # 4319 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

4319 Second Street does not appear to be eligible for the California Register of Historical Resources. The property has been heavily altered and no longer retains its historic form or any historic materials.

References:

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

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

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	do
Other Listings Review Code	Reviewer	Date
Page 1 of 5		
*Posource Name o	r # (Assigned by recorder) 4326 Second Str	oot.
P1. Other Identifier:	(Assigned by recorder) 4320 Second Str	
-	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map		В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 4326 Second Street	T ;R ; ¼of City Pleasanton	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		PN:
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	terations, size, setting, and boundaries)
steps, gable roof, and vinyl double-hung sa Fixed sash square and rectangular window. Centered main entry fitted with new door Gable dormers on north and south slopes of substantial rear addition set flush with north slopes (1991) Vinyl replacement windows in most opening. Stucco cladding The property also contains a 720 square-foot detach hedges, fruit trees, and privacy fencing around the significant sets of the set o	s flanking entry f main block (1991) n and south elevations of historic main blo gs on secondary elevations ed garage (2004) at the rear of the lot. La	andscape features include boxwood
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: ☑Building ☐Structure *P5a. Photograph or Drawing (Photograph required for buil	e	☐Other (Isolates, Element of District etc.): P5b. Description of Photo: (View, date, accession #)
		Looking NE from Second St. January 2015
		*P6. Date Constructed/Age and Sources: ☐ Historic ☐ Prehistoric ☐ Both 1890, City of Pleasanton Btn 1907 and 1929, Sanborn maps *P7. Owner and Address: Carey, Robert E & Patricia C 4326 Second St Pleasanton, CA 94566' *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero
		San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive ☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source:	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	tch Map 🛛 Continuation Sheet 🔲 Bui	Iding, Structure & Object Record
	ear Feature Record	-
_	ther (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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DING, STRUCTURE AND OBJECT RECORD Page 2 of 5 *NRHP Status Code B1. Historic Name: B2 Common Name: B3. Original Use: Single family residential B4. Present Use: Single family residential *B5. **Architectural Style** Construction History: (Construction date, alterations, and date of alterations) *B6. See page 3 *B7. Moved? ⊠No □Yes Unknown Date: Original Location: *B8. **Related Features:** B9a. Architect: b. Builder: *B10. Significance: Residential Development Theme: **Area:** Early 20th Century Expansions and Additions **Property** Period of Significance: **Applicable Criteria:** Type: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 4326 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013). Early owners of 4326 Second Street include William and Kate Anselmo in the 1910 (Assessor 1912). William worked locally as a farm laborer (US Census 1910). In 1930, Joseph and Isabella Rose owned the property. Joseph was a laborer doing odd jobs (US Census 1930). In 1940, Joseph and Agnes Rose owned the dwelling. Joseph worked as a laborer at the San Francisco Water Department property in Pleasanton (US Census 1940). 4326 Second Street does not appear eligible for the California Register of Historical Resources. The property has lost integrity of design, materials, workmanship, and feeling with a substantial rear addition, reconfiguration of the front porch, and window and door replacement. The property is not significantly associated with any historic events or persons in the history of Pleasanton. B11. Additional Resource Attributes: (List attributes and codes) *B12. References: See page 3 (Sketch Map with north arrow required.) B13. Remarks: Evaluator: Elaine Stiles and Katherine Petrin *B14. Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111



DPR 523B (1/95) *Required Information

*Date of Evaluation: April 2015

(This space reserved for official comments.)

State of California The Resources Agency	Primary #	Ī
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4326 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4326 Second Street was constructed between 1907 and 1929 and has been heavily altered over the course of the 20th century. In 1929 and 1943, the property was a single-story dwelling with a square-plan main block and single story addition on the south end of rear elevation (Sanborn 1907, 1929, 1943). In 1991, owners constructed a 1,220 square-foot addition, including adding a livable second story under the existing roof line and extending the building to the east. In 2004 owners constructed a 720 square-foot detached garage on the property. They also replaced the existing front porch at that time (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

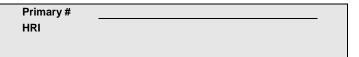
US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

CONTINUATION SHEET

Page 4 of 5
*Resource Name or # 4326 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group



⊠ Continuation

□ Update



Date: April 2015

Looking SE from Second St.

Looking E from Second St.





Looking SE from Second St.

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DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	
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Page 5 of 5
*Resource Name or # 4326 Second Street

(Assigned by recorder)

□ Update Date: April 2015 Recorded By: Architectural Resources Group □ Continuation

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
PRIMART RECORD	Trinomial # NRHP Status Co	nde
Other Listings		
Review Code _	Reviewer	Date
Page 1 of 4		
*Resource Name or P1. Other Identifier:	# (Assigned by recorder) 4329 Second St	reet
P2. Location: ☐ Not for Publication ☐	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	· · · · · · · · · · · · · · · · · · ·	Marrioda
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; 1/40f	B. % of Sec : M.
c. Address 4329 Second Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resor	_ :	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to r	esource, elevation, etc., as appropriate)	APN: 094 -0037-004-00
P22 Passintian (Describe resource and its major clar	sente Include decign materials condition s	alterations size setting and houndaries)
P3a. Description: (Describe resource and its major elem		
329 Second Street is a single-story dwelling with sid		
A slightly off-center main entrance under an		
A fixed, divided picture window south of the	entrance and a semi-hexagonal bay wir	ndow with double hung-sash north of the
entrance		
A projecting front-facing gable on the south of the		
Double-hung wood windows on secondary e		la and navels mable
Wood, channel board siding and vertical sca	liop-edge siding in the front-facing gabl	ie and porch gable
Exterior brick chimney on south elevation		
he property includes a detached former garage with	similar materials and styling, converted	to a recreation room in 1986.
P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
P4. Resources Present: ⊠Building □Structure	□Object □Site □District □	☐ Other (Isolates, ☐ Element of District etc.):
P5a. Photograph or Drawing (Photograph required for build	ings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #)
		Looking W from Second St.
		January 2015
	BLUE BLOOM A / W/S	*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
	企业的 A MATTER TO A	1939, City of Pleasanton
		1959, Oily of Fleasaritori
		*P7. Owner and Address:
		Cuda, Brian A & Fairchild, Tara D
		4329 Second St
		Pleasanton, CA 94566
	4329	*P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
AND THE RESERVE THE PARTY OF TH	The state of the s	*P9. Date Recorded: April 2015
A demonstration of the second		*P10. Survey Type: (Describe)
	The second second	☑ Intensive
		Reconnaissance
P11. Report Citation: (Cite survey report and other sources,	or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
Attachments: NONE	ch Map 🔲 Continuation Sheet 🔲 Bu	uilding, Structure & Object Record
	ar Feature Record ☐ Milling Station Rec	•
_	ner (List)	o.c

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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	•	SIRU	JIURE ANL	ORJE	ST RECOR	לט
Page 2	of 4				*NRHP S	tatus Code
B1. H	Historic Name	e: William a	nd Hilda Geiger Hous	se		
	Common Nan					
	Original Use:		ily residential	B4.	Present Use:	Single family residential
	Architectura		inimal Traditional			
*B6.			onstruction date, alterati	ons, and date of	alterations)	
*B7.	See page 3 Moved?		∐Yes	Date:	Original Loc	ation
*B8.	Related Fea			Date.	Original Loc	
	Architect:				b. Build	
*B10.	Significand	e: Theme:	Residential Develo		Area:	Early 20th Century Expansions and Additions
Pario	d of Signific	anca:		Propert Type		ional Applicable Criteria: 3/C
			orical or architectural co	ntext as defined	by theme, period, an	d geographic scope. Also address integrity.)
						ne Kottinger Plan in Pleasanton. In 1868, John
						, laying out lots between Division Street on the tinger had moved to San Jose, and began
						subdivision of house lots east of the railroad
						the north. He extended the Neal Plan street
						rth, creating the subdivision and street pattern
on Firs	t and Second	streets between	en Division Street ar	nd Kottinger Dr	ive (Pleasanton Hi	storic Context Statement 2013).
D - 4	H I-4- 4000	·	6			ala and Many Avarahas (Diagrantan 4040). The
						elo and Mary Anselmo (Pleasanton 1912). The atively Giger). Bill Geiger was a partner with
						7. In 1940, he was a foreman at a local dairy,
						nton 1940, Davis 21, Wainwright 68).
	,		, , , ,	(3 ,
						under Criterion 3. The property is a distinct
						characteristics of the style including a side-
						the intersection of the gables; small entry
						as had some alterations, including porch . These elements appear to be compatible in
						operty has a high degree of integrity of design,
						ors, and finish materials; and historic
						farmers in Pleasanton in the 20th century,
						ocated outside of town, north of the Arroyo del
Valle.	The property i	s not significa	intly associated with a	any important e	events or broad pa	tterns of events in the history of Pleasanton.
B11.	Additional R	Resource Attri	butes: (List attributes a	nd codes)		
*B12.	References			,		
						(Sketch Map with north arrow required.)
D40	Remarks:					
B13.	Remarks.				3	Kottinger
*B14.	Evaluator:	Flaine Still	es and Katherine P	etrin	15	
D 14.	∟vaiuatoi.		al Resources Group	Ott III	-	Koninger Dr
			Embarcadero			
			sco, CA 94111		_	

Google Maps

DPR 523B (1/95) *Required Information

*Date of Evaluation: April 2015

(This space reserved for official comments.)

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4329 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4329 Second Street has changed little in form since construction. In 1943, the property was a single-story dwelling with a front cross-gable, small entry porch and rear projecting gable section (Sanborn 1943). Sometime after 1943, owners installed a bay window on the north end of the main elevation. In 2011, owners expanded the entry porch to its current size. The garage on the property was converted to a rec room in 1986 (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

Davis, Dorothy, ed. A Pictorial History of Pleasanton. Pleasanton: Pleasanton Bicentennial Heritage Committee, 1976.

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

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

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

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

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # 4329 Second Street		
(Assigned by recorder) Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking SW from Second St.		
Looking Sw Hom Second St.		

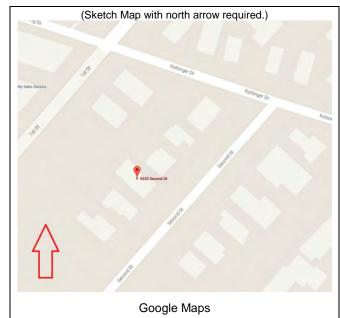
State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
	NRHP Statu	
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
	_	
*Resource Name P1. Other Identifier:	or # (Assigned by recorder) 4333 Secon	d Street
*P2. Location:	□ Unrestricted *a. Cou	Inty Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Ma	=	-
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ; ¼ City Pleasanton	of ¼ of Sec ; M. Zip 94566
c. Address 4333 Second Street d. UTM: (Give more than one for large and/or linear re		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions		
*P3a. Description: (Describe resource and its major e	lements. Include design, materials, conditi	on, alterations, size, setting, and boundaries)
 4333 Second Street is a heavily-altered single-stor Partial-length, engaged front porch with b Main entrance on the north elevation of th Newer bay window north of porch on mair Front-facing cross-gable across full-length ornament in half-timbering pattern Projecting gable bays on both ends of nor Exterior brick chimney on north elevation Large two-story rear addition with side-ga Newer double-hung wood windows Stucco cladding Brick facing on foundation The property includes a detached garage with simi *P3b. Resource Attributes: (List attributes and code 	rick porch platform, piers, and posts are porch fitted with new wood door in elevation in of main elevation with new decorative the elevation ble orientation; first story is open to create the create the content of the create the c	re bracing at apex and applied board
*P4. Resources Present: Building Structu		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for b	ilidings, structures or objects)	P5b. Description of Photo: (View, date, accession #) Looking NW from Second St. January 2015 *P6. Date Constructed/Age and Sources: Alistoric Both 1938, City of Pleasanton *P7. Owner and Address: Colella, Trina B 4333 Second St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		☐ Intensive☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasanton Down	town Historic Context Statement, 2013
*Attachments: NONE	ketch Map	☑ Building, Structure & Object Record
	near Feature Record	Record Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING STRUCTURE AND OBJECT	RECORD

BUI	LDING, ST	RUCTU	RE AND	OBJE	CT RECOR	RD
Page 2	2 of 4	*NRHP Status Code			tatus Code	
B2. (Historic Name: Common Name:					
	Original Use: <u>Sir</u> Architectural Styl	gle family resic	lential	B4.	Present Use:	Single family residential
	Construction His		on date, alteration	ns, and date of	alterations)	
*B7. *B8.	See page 3 Moved? ⊠No Related Features:	□Yes	□Unknown	Date:	Original Loc	ation:
B9a.	Architect:				b. Build	
*B10.	Significance: 1	heme: Resi	dential Develop		Area:	Early 20th Century Expansions and Additions
Perio	od of Significance:			Proper Type	•	Applicable Criteria:
		s of historical or	architectural cont			nd geographic scope. Also address integrity.)
line on grid an on Firs Before owners listed in 4333 S distinct speculars	land he owned bet ad lot arrangement to at and Second stree the late 1930s, this is in 1940, and the li in the 1940 US Cens Second Street does to characteristics of a	ween Division S nat began sout is between Divi property was p kely builders of sus for Pleasan not appear elig type, period, ornament, windo	Street on the so h of Division St sion Street and part of a through this property w ton (US Censu ible for the Cali or method of co ow replacement	buth and the Areet for sevent Kottinger Drington habitation of the Areet Willam as 1940). If ornia Regist instruction and change	Arroyo del Valle on ral blocks to the no ive (Pleasanton Hiel owned by Angelond A. Gasella (Pleaser of Historical Resid has been heavilys in window openir	subdivision of house lots east of the railroad the north. He extended the Neal Plan street orth, creating the subdivision and street pattern istoric Context Statement 2013). and Mary Anselmo (Pleasanton 1912). The asanton 1940). No residents by that name are sources. The property does not embody the valtered with a two-story rear addition, ags, and window and door relocation. The of Pleasanton.
B11. * B12.	Additional Resour References: S	ce Attributes: (I ee page 3	List attributes and	d codes)	48	(Sketch Map with north arrow required.)
B13.	Remarks:					
*B14.	Evaluator : Ela	ne Stiles and	Katherine Pe	trin	Nity Sales Classics	A Cottorper Dr
	Arcl	nitectural Resor	urces Group	-		Kottinger Dr
	Pier	9, The Embard	cadero		//	Kottin

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
HRI	

*Resource Name or # 4333 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that in the early 1940s, 4333 Second Street was a single-story dwelling with a partial-length engaged front porch and two projecting gable bays on the north elevation (Sanborn 1943). Sometime after 1943, owners constructed a two-story rear addition and added the front bay window. In 1983, owners converted the garage to a guesthouse. In 1995, owners substantially remodeled the building, including window and door relocation, installing a new stained glass window, and new skylights. In 2004, owners changed the size of five windows (Pleasanton Building Permits).

B12. References: (continued from page 2)

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

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

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

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

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

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # 4333 Second Street		
(Assigned by recorder) Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking SW from Second St.		
Looking Sw from Second St.		

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	HKI	
PRIMART RECORD	Trinomial # NRHP Status Code	
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
*Possuras Nama o	r # (Assigned by recorder) 4340 Second Stree	nt.
P1. Other Identifier:	(Assigned by recorder) 4340 Second Street	5t
*P2. Location: Not for Publication	Unrestricted *a. County _	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	as necessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015		¼ of Sec ; M.
c. Address 4340 Second Street	City Pleasanton	Zip <u>94566</u>
d. UTM: (Give more than one for large and/or linear resce. Other Locational Data: (e.g., parcel #, directions to		mE/ mN N: 094 -0019-010-00
*P3a. Description: (Describe resource and its major eler	•	,
 4340 Second Street is a modest, single-story bungal Partial-length, engaged entry porch with squ 		roperty features:
Main entrance set on the north elevation of		
 Undivided picture window north of porch on 	main elevation	
Vinyl replacement windows in other openingUtility shed on north elevation	js	
Narrow, partial-length addition with shed roo	of on rear elevation	
 Textured stucco cladding (newer) 		
 Exposed, shaped rafter tails The property also includes a detached garage at the 	rear of the lot	
The property also includes a detached garage at the	real of the lot.	
+DOL December Attributes (i.e. will be a least to be a lea	LIDO Oissala Fassila Basasasta	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,
*P4. Resources Present: Building Structure		ement of District etc.):
*P5a. Photograph or Drawing (Photograph required for built	aings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking NE from Second St.
		January 2015
		*P6. Date Constructed/Age and
	And an analysis of the same of	Sources: ⊠Historic □Prehistoric □Both
		1911, City of Pleasanton
		<u> </u>
	4 4 4	*P7. Owner and Address: Safreno, Richard J & Sumiko Trs &
		Hale, Melody Etal
		N Cherryhill Ln, Fresno, CA 93720 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
To the second se		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
*P11. Report Citation: (Cite survey report and other sources	s or enter "none ") Pleasanton Downtown H	☐ Reconnaissance listoric Context Statement, 2013
•		
•		ing, Structure & Object Record
	ar Feature Record	I □Rock Art Record

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:						
B2.	Common Name:						
B3.	Original Use:	Single fan	nily resid	dential	B4.	Present Use:	Single family residential
*B5.	Architectural	Style					
*B6.	Construction	History: (C	Construct	ion date, alteration	ns, and date o	f alterations)	
	See page 3						
*B7.	Moved? ⊠	No	∐Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featu	res:					
B9a.	Architect:					b. Build	der:
*B10.	. Significance:	Theme:	Resi	dential Develo	oment	Area:	Early 20 th Century Expansions and Additions
					Proper	ty	
Peri	iod of Significan	ce:			Тур	e: Bungalow	Applicable Criteria:
(Disc	cuss importance in	terms of hist	torical or	architectural con	text as defined	by theme, period, ar	nd geographic scope. Also address integrity.)

4336 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

In the early 1910s, Bertha Cope owned the property associated with this house. Bertha Cope was married to Dr. James Cope, a local physician, and owned substantial property in and outside downtown Pleasanton (Pleasanton 1912, Trimingham 16-17, Haviland 1915). In 1930, Carlo and Agnes Bartolotti owned the property. Carlo was a laborer in the Remillard Brick Yard (US Census 1930). In 1940, Joseph and Isabel Cabral owned the house. Joseph was a crane operator at the local gravel pit (US Census 1940, Pleasanton 1940).

4340 Second Street does not appear eligible for the California Register of Historical Resources. The property is an example of a modest bungalow form dwelling and retains a distinct form. However, the property has lost integrity of design, materials, workmanship, and feeling with window and door replacement, new stucco cladding, and new porch materials. These changes also appear to have removed historic architectural ornament or finish materials, where present. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Page 3 of 4

*Resource Name or # 4340 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

Primary # HRI

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4340 Second Street has changed little in form since construction. In 1929 and 1943 the property was a single-story dwelling with a partial-length, engaged front porch and small rear shed addition (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Haviland, P. A., and Tribune Publishing Company. "Map of Pleasanton Township: Alameda County, California". Oakland: Tribune Publishing Co., 1915. Collection of the Bancroft Library, University of California, Berkeley, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page	4	of	4

Recorded By:

*Resource Name or # 4340 Second Street (Assigned by recorder)

der)
Architectural Resources Group

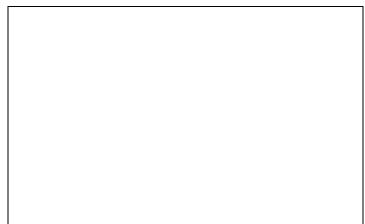
Date: April 2015

☑ Continuation ☐ Update





Looking SE from Second St.



Looking E from Second St.

DEPARTMENT OF PARKS AND RECREATION		HRI		
PRIMARY RECORD		Trinomial #		
Other Linkings	NRHP Status Code			
Other Listings Review Code		viewer	Date	
Page 1 of 4				
_				
*Resource Name of P1. Other Identifier:	or # (Assigned by recorder)	4341 Second Str	eet	
		*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)			В.
	T ;R		¼ of Sec	; M.
c. Address 4341 Second Street	City Pleasanto	on	m [/	Zip <u>94566</u>
 d. UTM: (Give more than one for large and/or linear rese. Other Locational Data: (e.g., parcel #, directions to 		as appropriate) A	mE/ .PN: 094 -0037-006-00	mN
*P3a. Description: (Describe resource and its major ele	3 .			,
4341 Second Street is a single-story, end-gable bur				
 Full-length, engaged front porch with arches sculpture arches in some of the porch supp 		ans, concrete porc	n deck and steps, and s	maii arched
 Slightly off-center main entrance fitted with 				
 Double-hung, 1/1 wood sash windows 				
 Fixed light in gable apex on main elevation 				
 False bracing at the apex of the gable on n 	nain elevation, shaped	verge boards on m	nain elevation roofline	
Exterior brick chimney on south elevation				
Stucco cladding The preparty includes a detected, one car garage will	with apple roof and att	ached corport		
The property includes a detached, one-car garage v	viiii gabie 1001 and alla	acried carport.		
*P3b. Resource Attributes: (List attributes and codes	HP2. Single Fam	ily Property		
*P4 Percurses Present: MP. Hiller Downton	Покіть Поіть			ther (Isolates,
*P4. Resources Present: Building Structur P5a. Photograph or Drawing (Photograph required for built			Element of District etc.)	
F3a. Photograph of Drawing (Photograph Tequired for bull	idings, structures or obje	Cis	P5b. Description of P accession #)	noto: (view, date,
	State of the state	J THE	Looking SW from S	econd St.
			January 2015	
			*P6. Date Construct	
	不得以 验	A TOP A TOP A		Historic
	NIMBA NEED	A LANGE		Both
			1930, City of Pleasa	anton
	SALVE TO THE TOTAL PROPERTY.		*P7. Owner and Add	dress:
			McConville, Mark &	
			4341 Second St	
			Pleasanton, CA 945	566
	WAY WAY		*P8. Recorded by: N	lame, affiliation, and
			address)	atherine Detrin
			Elaine Stiles and Ka Architectural Resou	
			Pier 9, The Embarc	
	The same of the sa		San Francisco, CA	
			*P9. Date Recorded	
			*P10. Survey Type:	
			Reconnaissance	
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Ple	asanton Downtown	Historic Context Statem	nent, 2013
·	etch Map 🔲 Continua		ilding, Structure & Object R	Record
_	ear Feature Record [Other (List)	Milling Station Reco	ord Rock Art Record	
□/himaor Necord □/ Friotographic Record □ C	/titol (LISt)			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR LECT	DECODD

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:				
B2.	Common Name:				
B3.	Original Use: Single family	residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style Craft	sman			
*B6.	Construction History: (Const	truction date, alteratio	ns, and date of a	alterations)	
	See page 3				
*B7.	Moved? ⊠No □Ye	es Unknown	Date:	Original Loc	ation:
*B8.	Related Features:				
В9а.	Architect:			b. Build	
*B10.	Significance: Theme: _	Residential Develop	ment	Area:	Early 20 th Century Expansions and Additions
			Property	Craftsman, er	nd gable
Peri	od of Significance:		Type:	bungalow	Applicable Criteria: _3/C
(Disc	cuss importance in terms of historica	al or architectural cont	ext as defined b	y theme, period, ar	nd geographic scope. Also address integrity.)

4341 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

The present dwelling at 4341 Second Street replaced an earlier dwelling on the property. In 1930, Walter J. and Adelaide Russel rented the property. Walter was a gardener at the US Veterans Hospital (US Census 1930). In 1940, John and Mary Pidoli owned the property. John Pidoli (b. Italy) worked in construction (US Census 1940, Pleasanton 1940). The Pidolis owned the property until at least the mid-1990s (Pleasanton Building Permits).

4341 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of an end-gable bungalow form dwelling with Craftsman details, featuring a full-width engaged porch; false braces and shaped verge boards at the eaves; square porch supports on solid balustrades; and stucco cladding. The property retains a high degree of integrity of design, materials, workmanship, and feeling from the historic period. The property retains compatible cladding materials, original window and door openings, and original door and window fittings. Owners modified the front porch in the mid-20th century with a scheme reflecting classical Mediterranean design principles, but this example of owner personalization within the historic period is an important part of the history of the property and therefore also significant. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4341 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4341 Second Street has changed little in form since construction. In 1943 the property was a single-story dwelling with a footprint consistent with the existing dwelling and a full-length front porch (Sanborn 1943). It appears that owners in the mid to late 20th century may have altered the front porch design according to principles of Mediterranean design with arched openings and sculpture display arches. Review of City of Pleasanton building permit records revealed no permits of note, indicating this change likely occurred before 1960.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Recorded By:

Page 4 of 4
*Resource Name or # 4341 Second Street (Assigned by recorder)

Date: April 2015 **⊠** Continuation □ Update

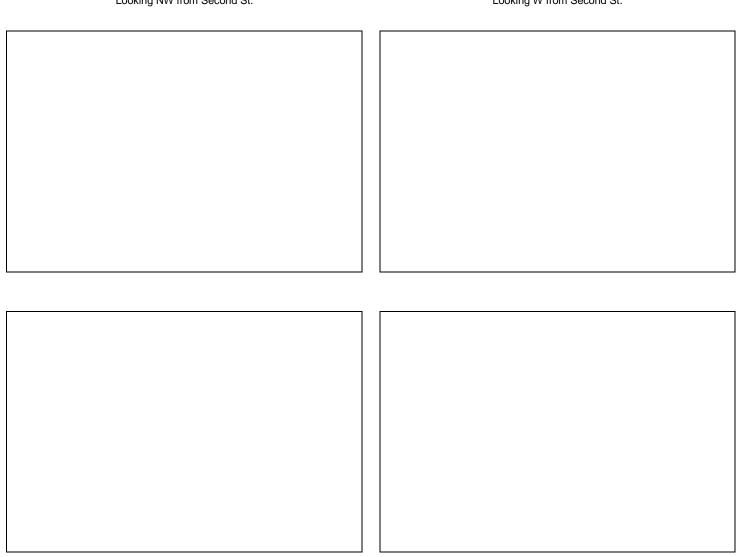


Architectural Resources Group

Looking NW from Second St.



Looking W from Second St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	da
Other Listings		
Review Code _	Reviewer	Date
Page 1 of 4		
_		
*Resource Name or P1. Other Identifier:	# (Assigned by recorder) 4348 Second Str	reet
*P2. Location: Not for Publication	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	_	
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; ¼of	B. ¼ of Sec ; M.
c. Address 4348 Second Street	City Pleasanton	Zip <u>94566</u>
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to r	esource, elevation, etc., as appropriate) F	APN: 094 -0019-034-00
*P3a. Description: (Describe resource and its major elem	nents. Include design, materials, condition, a	Iterations, size, setting, and boundaries)
4348 Second Street is a single-story, end-gable bung	alow form dwelling with Craftsman stylii	ng. The property features:
Partial-length, attached porch with front-facile		
platform and steps, wide eave overhangs wiOff-center main entrance; door not visible	in exposed raiters, and raise braces at t	ne gable roolline
 Oversized, wood, double-hung sash window 		w with diamond division side lights north
of entry; shallow rectangular bay window onVinyl replacement windows on secondary el		
 Vinyl replacement windows on secondary el Rear addition with gable roofline at slightly lot 		
 Wood channel board siding on main block, ? 		
Concrete foundation Wide case exemples with expected refters of	and folio brooms at the front fooing gobb	a raefline
 Wide eave overhangs with exposed rafters a Decorative vents at apexes of porch and fro 		e roomine
The property also contains an outbuilding of unknown		und swimming pool. Landscape features
include privacy fencing around side and rear yards.		
$\hbox{\bf *P3b. Resource Attributes:} \ \hbox{(List attributes and codes)}$	HP2. Single Family Property	
*P4. Resources Present: ⊠Building □Structure	□Object □Site □District □	☐Other (Isolates,]Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for build	lings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking E from Second St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both
	THE STATE OF THE S	1910, City of Pleasanton
		*P7. Owner and Address:
		Aderman, Walter D Jr & Candace L 4348 Second St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
	HIE HIELE	Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
	Transition The Control of the Contro	*P10. Survey Type: (Describe) ☑ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
		<u> </u>
·	ch Map ☑ Continuation Sheet ☑ Bu ar Feature Record ☐ Milling Station Reco	ilding, Structure & Object Record
	ner (List)	DIG LINGE AIL RECOID

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

B2. Common Name: So Original Use: Single family residential B4. Present Use: Single family residential B5. Architectural Style Craftsman Construction History: (Construction date, alterations, and date of alterations) See page 3 B7. Moved? SNo Yes Unknown Date: Original Location: B8. Related Features: B9a. Architect: b. Builder: Area: Early 20th Century Expansions and Additions Period of Significance: Theme: Residential Development Type: Dungalow Applicable Criteria: 3/C Closcuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) A348 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, he Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the Auditivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013). The owners and likely builders of 4348 Second Street in the early 1910s were Henry and Hannah Weigand. Henry was a local barbor with his own shop. By 1920, Hannah was widowed and lived at the property with her son, daughter and son-in-law Elizabeth and Arthur Rohling, and a granddaughter. Hannah Weigand owned the property through the early 1940s, occasionally working as a housekeeper and cohabitating with her adult children (US Census 1920, 1930, 1940; Plea		LDING,	SIRU	CIURE	: AND	ORIF				
B2. Common Name: B3. Original Use: Single family residential B4. Present Use: Single family residential B5. Architectural Style Craftsman B6. Construction History: (Construction date, alterations, and date of alterations) See page 3 B7. Moved? B8. Related Features: B9a. Architect: B9a. Architect: B9a. Architect: B9a. Architect: B9b. Significance: Theme: Residential Development B9b. Significance: Theme: Residential Development B9b. Significance: Theme: Residential Development B9b. Significance: Property Closcuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 4348 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out losts between Division Street on the south and the Arroy odel Valle on the orbit, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroy odel Valle on the north, He extent 2013). The owners and likely builders of 4348 Second Street in the earty 1910s were Henry and Hannah Weigand. Henry was a local barber with his own shop. By 1920, Hannah was widowed and lived at the property with her son, daughter and son-in-law Elizabeth and Arthur Rohling, and a granddaughter. Hannah Weigand owned the property through the early 1940s, occasionally working as a housekeeper and cohabitating with her adult children (US Census 1920, 1930, 1940; Pleasanton 1940). 4348 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Criatisman-style, end-gable bungalow featuring a love-pitched not, wide consolated with any historic events or pers	Page 2	of 4					*NR	HP Status	Code	
B3. Original Use: Single family residential B4. Present Use: Single family residential B5. Architectural Style Craftsman B6. Construction History: (Construction date, alterations, and date of alterations) See page 3 B7. Moved? No Yes Unknown Date: Original Location: B8. Related Features: B9. Architect: B9. Architect: B9. Significance: Theme: Residential Development Area: Early 20th Century Expansions and Additions Period of Significance: Theme: Residential Development Type: Unugalow Applicable Criteria: 3/C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 4348 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger suddivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began settling off remaining portions of his land holdings in Pleasanton, Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013). The owners and likely builders of 4348 Second Street in the early 1910s were Henry and Hannah Weigand. Henry was a local barber with his own shop. By 1920, Hannah was widowed and lived at the property with her son, daughter and son-in-law Etizabeth and housekeeper and cohabitating with her adult children (US Census 1920, 1930, 1940; Pleasanton 1940). 4348 Second Street appears eligible for the California Register of Historical Resources and rear addition is i				nd Hannah W	Veigand Ho	use				
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See page 3 187. Moved? No Yes Unknown Date: Original Location: 188. Related Features: 1890. Significance: Theme: Residential Development Area: Early 20th Century Expansions and Additions 1891. Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1892. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1893. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1894. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1894. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1895. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1896. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1897. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1898. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1898. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1899. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1899. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1899. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1899. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1899. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1899. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1899. While them of Significance: Theme: Residential Development Type: Ungalow Applicable Criteria: 3/C 1899. While them of Significance: Theme: Residential Development Type: Ungalow Appli		•			aı	B4.	Present Us	e: <u>S</u>	single family residential	
B87. Moved? No Yes Unknown Date: Original Location: B87. Related Features: B98. Architect: B10. Significance: Theme: Residential Development					ata altaration	os and data of	alterations)			
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B9a. Architect: B10. Significance: Theme: Residential Development Property Type: Craftsman, end gable Chiscus importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 4348 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013). The owners and likely builders of 4348 Second Street in the early 1910s were Henry and Hannah Weigand. Henry was a local barber with his own shop. By 1920, Hannah was widowed and lived at the property with her son, daughter and son-in-law Elizabeth and Arthur Rohling, and a granddaughter. Hannah Weigand owned the property through the early 1940s, occasionally working as a housekeeper and cohabitating with her adult children (US Census 1920, 1930, 1940; Pleasanton 1940s, occasionally working as a housekeeper and cohabitating with her adult children (US Census 1920, 1930, 1940; Pleasanton 1940s, occasionally working as a housekeeper and cohabitating with her adult children (US Census 1920, 1930, 1940; Pleasanton 1940s, occasionally working as a housekeeper and cohabitating with her adult children (US Census 1920, 1930, 1940; Pleasanton 1940s, occasionally working a		. •	⊠No	□Yes □	Unknown	Date:	Origina	al Location:		
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attached porch creating an asymmetrical facade, exposed rafter ends and false braces at the eaves; square column porch supports on piers, and wood cladding. The property has been altered with window replacement on secondary elevations and a rear addition, however the rear addition is in scale with the historic main block and the property retains sufficient original material and integrity of design, material, and workmanship to convey its significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton. B11. Additional Resource Attributes: (List attributes and codes) *B12. References: See page 3 (Sketch Map with north arrow required.) B13. Remarks: *B14. Evaluator: Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111										
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Pier 9, The Embarcadero San Francisco, CA 94111	*B14.	Evaluator:				rin	_			Konn
San Francisco, CA 94111							_			
Old Second II							_	And a		
*Date of Evaluation: April 2015			San Franc	isco, CA 94	111		_ [•	
Date of Evaluation. April 2015	*Doto -	f Evoluation	. April 00:	15				100	# GMS Second SI	
	Date 0	ı ⊏valuation	• April 20'	10			_	1		
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Google Maps

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4348 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4348 Second Street was originally constructed as a single-story dwelling with slightly projecting, partial length front porch; a bay window or projecting by on the north elevation, and a single-story shed addition across the rear elevation (Sanborn 1929, 1943). In 1976, owners constructed a single-story addition across the rear elevation. In 2003, owners installed an in-ground swimming pool (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or # 4348 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☑ Continuation

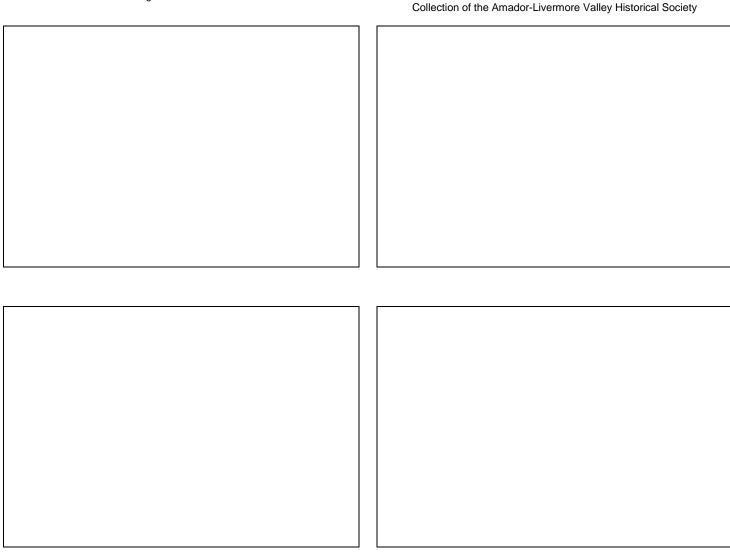


Looking SE from Second St.



☐ Update

Ca. 1930?
Collection of the Amador-Livermore Valley Historical Society



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
MINIAKT NECOKD	Trinomial # NRHP Status Co	de
Other Listings		
Review Code	Reviewer	Date
age 1 of 4		
	igned by recorder) 4355 Second Str	eet
1. Other Identifier:		
	restricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as nece	ssary.)	В
*b. USGS 7.5' Quad Livermore Date 2015 T		¼ of Sec ; M
	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resources)		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource	e, elevation, etc., as appropriate)	APN: 094 -0037-008-00
3a. Description: (Describe resource and its major elements. I	nclude design, materials, condition, al	terations, size, setting, and boundaries)
55 Second Street is a heavily-altered, single-story, side-c	nable dwelling originally constructs	ed with Minimal Traditional styling. The
operty features:	Jable awelling originally construct	od with William at Traditional Styling. The
 Full-length front porch with front-facing gable on so 	outh end, shed roof on north end a	and all new materials (2005)
 Off-center main entrance with new door 		
All new vinyl double-hung and picture windows		
Rear addition with gable roof set perpendicular to the set of	the main block with stucco siding	
Wood channel board siding on the main blockSecondary entrance on south elevation		
Attached carport on south elevation		
Exterior brick chimney on north elevation		
ne property also contains a detached, single-car garage a	nd "cottage" at the rear of the lot.	
· —		□Other (Isolates, Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NW from Second St.
#	H. L	January 2015
	XXXX I	- Canada, 2010
		*P6. Date Constructed/Age and
\		Sources: ⊠Historic □Prehistoric □Both
		1938, City of Pleasanton
		*P7. Owner and Address:
	1	Winslow, Kristen B Tr
		4355 Second St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
	ALL ENDOLLARIA	Elaine Stiles and Katherine Petrin
		Architectural Resources Group
A A A		Pier 9, The Embarcadero
- Constitution of the Cons		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		☐ Intensive
the state of the s		 ☐ Reconnaissance
P11. Report Citation: (Cite survey report and other sources, or ente	er "none.") Pleasanton Downtown	Historic Context Statement, 2013
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	, <u></u>	tions of the state
ttachments: NONE	o 🛛 Continuation Sheet 🖾 Bu	ilding, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Linear Feat	ure Record	ord □Rock Art Record
☐Artifact Record ☐ Photographic Record ☐ Other (Lis	st)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
DIM DING CTRUCTURE AND OR IEST I	DECORD

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

31.	31. Historic Name:	
32.	32. Common Name:	
33.	33. Original Use: Single family residential B4. Present Use: Single family residentia	
B5.	B5. Architectural Style Minimal Traditional	
B6.	*B6. Construction History: (Construction date, alterations, and date of alterations)	
	See page 3	
В7.	B7. Moved? ⊠No □Yes □Unknown Date: Original Location:	
В8.	B8. Related Features:	
39a.	B9a. Architect: b. Builder:	
B10.	B10. Significance: Theme: Residential Development Area: Early 20th Century Expans	ions and Additions
	Property	
	<u> </u>	le Criteria:
(Disc	(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also addresses importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also addresses importance in terms of historical or architectural context as defined by theme, period, and geographic scope.	ess integrity.)

4355 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

The owners and possible builders of this property in the early 1940s were John and Anne Silva. In 1940, however, the property was rented to Edson and Ruth Caldwell. Edson was a local school teacher (US Census 1940, Pleasanton 1940).

4355 Second Street does not appear eligible for the California Register of Historical Resources. The property has been heavily altered with a large rear addition, a new front porch, and window and door replacement. The property has lost integrity of design, materials, workmanship, and feeling, and no longer retains any discernible historic materials. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11.		esource Attributes: (List attributes and codes)
*B12.	References	: See page 3
B13.	Remarks:	
2.0.		
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
*Date of	of Evaluation	: _April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4355 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4355 Second Street has been substantially altered since the mid-20th century. In 1943 the property was a single-story dwelling with a side gable orientation, projecting gable on the south end of the main elevation, and a small projection on the south end of the rear elevation (Sanborn 1943). In 1985, owners constructed a 520 square-foot, single-story addition to the rear of the residence. In 2002 and 2005, owners replaced the windows, and installed patio doors. Owners also constructed a 299 square-foot porch addition and replaced an existing carport in 2005 (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # (Assigned by recorder) 4355 Second Street		
Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking SW from Second St.		
Leoning GW Hall Geodria G.		

DEPARTMENT OF PARKS AND RECREATION	Primary # HRI		
PRIMARY RECORD	Trinomial # NRHP Status Cod	lo.	
Other Listings	NKHF Status Cot		
Review Code	Reviewer	Date	
Page 1 of 4			
*Resource Name or # (Assigned by	recorder) 4362 Second Stre	eet	
P1. Other Identifier: *P2. Location: □ Not for Publication □ Unrestric	ted *a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	iou ur oouniy	7 Harrioda	
*b. USGS 7.5' Quad Livermore Date 2015 T; F	₹ · ¼of	1/4 of Sec	В. : М.
	Pleasanton		Zip 94566
d. UTM: (Give more than one for large and/or linear resources) Zone	;	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to resource, eleva	ition, etc., as appropriate) A	PN: 094 -0019-033-00	
*P3a. Description: (Describe resource and its major elements. Include of	design, materials, condition, alt	erations, size, setting, and	boundaries)
4362 Second Street is a single-story-over-basement, end gable dv	•	oraliono, olzo, oolling, and	bouridanios)
Full-length, attached front porch with square posts, new s		oll sawn brackets, wood	decking and
steps, and shed roof	•		· ·
Centered main entry with historic, paneled wood door and Challey reactor ruler have windows with about reacts on the	•		
 Shallow, rectangular bay windows with shed roofs on the All vinyl 1/1 double-hung sash windows 	norm and south elevations		
Narrow addition across the full length of the rear elevation	n		
Wood channel board siding			
 Sunburst ornament and spindle screen in gable on main of The property also contains several outbuildings, one of which appear 		andecane features inclu	ide a wood
picket fence enclosing the front yard and wood privacy fencing enc		Landscape realures more	ace a wood
*P3b. Resource Attributes: (List attributes and codes) HP2. Sing	gle Family Property		
*P4. Resources Present: Building Structure Object	☐Site ☐District ☐I	☐Otl Element of District etc.):	ner (Isolates,
*P5a. Photograph or Drawing (Photograph required for buildings, structure	s or objects)	P5b. Description of Ph	oto: (View, date,
		accession #)	1.04
		Looking NE from Seguing January 2015	cona St.
		dandary 2010	
		*P6. Date Constructe	
		Sources: ⊠H □Prehistoric □B	istoric oth
		1904, City of Pleasa	
	AND MALES	Before 1903, Sanbor	rn maps
		*P7. Owner and Add	
		Coffin, Steven A & D 4362 Second St	eboran L Trs
		Pleasanton, CA 9450	66
		*P8. Recorded by: Na	
		address) Elaine Stiles and Ka	thoring Dotrin
		Architectural Resour	
	IDM ISSUED	Alchitectural Mescuri	
		Pier 9, The Embarca	ces Group
		Pier 9, The Embarca San Francisco, CA 9	ces Group dero 4111
		Pier 9, The Embarca San Francisco, CA 9 *P9. Date Recorded:	ces Group dero 4111 April 2015
		Pier 9, The Embarca San Francisco, CA 9 *P9. Date Recorded: *P10. Survey Type: ((ces Group dero 4111 _April 2015
		Pier 9, The Embarca San Francisco, CA 9 *P9. Date Recorded: *P10. Survey Type: (I	ces Group dero 4111 _April 2015
*P11. Report Citation: (Cite survey report and other sources, or enter "none") Pleasanton Downtown	Pier 9, The Embarca San Francisco, CA 9 *P9. Date Recorded: *P10. Survey Type: (I ☑ Intensive ☐ Reconnaissance	ces Group dero l4111 April 2015 Describe)
*P11. Report Citation: (Cite survey report and other sources, or enter "none."		Pier 9, The Embarca San Francisco, CA 9 *P9. Date Recorded: *P10. Survey Type: (I ☑ Intensive ☐ Reconnaissance Historic Context Statem	ces Group Idero Id
•	Continuation Sheet	Pier 9, The Embarca San Francisco, CA 9 *P9. Date Recorded: *P10. Survey Type: ((☑ Intensive ☐ Reconnaissance Historic Context Statem	ces Group Idero Id

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND OB	JECT RECORD

Page	2 of 4		*NRHP S	Status Code	
B1.	Historic Name:				
B2.	Common Name:				
B3. * B5.	Original Use: Single family residential Architectural Style	B4.	Present Use:	Single fa	mily residential
*B6.	Construction History: (Construction date, alteration See page 3	ns, and date	of alterations)		
*B7. *B8.	Moved? ⊠No □Yes □Unknown Related Features:	Date:	Original Loc	cation:	
B9a.	Architect:		b. Build	der:	
*B10.	. Significance: Theme: Residential Develop			Early 20 th C	Century Expansions and Additions
	od of Significance:	Prope Typ	oe: Vernacular, e		Applicable Criteria: 3/C
(Disc	cuss importance in terms of historical or architectural cont	ext as defined	d by theme, period, a	nd geographic s	scope. Also address integrity.)
Kottin south selling line o grid a	Second Street was constructed on land that was panger subdivided land he owned on the west side of the tropy of the Arroyo del Valle on the north, and Main Street goff remaining portions of his land holdings in Plean land he owned between Division Street on the sound lot arrangement that began south of Division Street and Second streets between Division Street and	the Central I t on the east santon. Kot buth and the reet for seve	Pacific Railroad line t. By the 1880s, Ko tinger extended his Arroyo del Valle or eral blocks to the ne	e, laying out lot ttinger had mo subdivision on the north. Ho orth, creating	ots between Division Street on the oved to San Jose, and began of house lots east of the railroad e extended the Neal Plan street the subdivision and street pattern
John	oral history states that this property was owned by B. Walton, a local builder. Assessment data from the erra owned this property for much of the early 20th	ne 1910s an	d the 1940s in Plea	asanton, howe	ever appears to indicate that Anto

the property until 1930, when Anton Vierra, then widowed, was living there and working as a laborer doing odd jobs (US Census 1930). In 1940, an H.E. Vierra owned and lived at the property (US Census 1940).

4362 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property was constructed as a modest, end-gable dwelling, a type common in Pleasanton at the turn of the 20th century. The property retains its original form, cladding, door and window openings, bay windows, and front door. The property has been altered with porch replacement, window replacement, and possibly Queen Anne style ornament. While these features would typically diminish integrity of design, materials, and workmanship to such a degree that a property would no longer meet eligibility criteria, the rarity of surviving examples of this housing form in Pleasanton may justify eligibility with these changes. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. * B12.	, , , , , , , , , , , , , , , , , , , ,	esource Attributes: (List attributes and codes) See page 3		
B13.	Remarks:			
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111		
*Date of Evaluation: April 2015				
	(This s	space reserved for official comments.)		



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4362 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4362 Second Street has changed little in form since construction. From 1903 until1943, the house had a footprint similar to the existing building, alogn with a full-length front porch and bay windows on the north and south elevations. The property had a partially enclosed porch on the rear elevation in 1907 that gradually became incorporated into living space by the early 1940s. The property historically included a shed, tank house, a 1.5-story barn with single-story side aisles, outhouse, ancillary dwelling, and garage (Sanborn 1903, 1907, 1929, 1943). Owners restored the property between 1970 and 1978 and sold off a portion of the property to construct two new dwellings. This appears to have included demolition of the barn on the property in 1978. In 1995, owners replaced the front porch and replaced it with an identically configured porch structure (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or # 4362 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update



Looking SE from Second St.



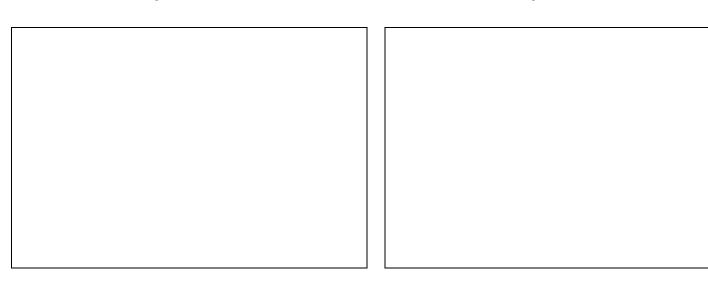
Looking NE from Second St.



Looking SE from Second St.



Looking E from Second St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
PRIMARI RECORD	Trinomial # NRHP Status (Code
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
		_
*Resource Name or # (As P1. Other Identifier:	signed by recorder) 4363 Second S	Street
	nrestricted *a. County	v Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as nec		,
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; 1/4 of	B. 1/4 of Sec : M.
	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resources) Zone ;	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resour	ce, elevation, etc., as appropriate)	APN: 094 -0037-009-00
*P3a. Description: (Describe resource and its major elements.	Include design materials condition	alterations size setting and boundaries)
4363 Second Street is a single-story dwelling with an H-sh	•	,
Engaged entry porch with flat roof, concrete deck		
Centered main entrance with historic glazed woo		
 Large window openings with replacement metal s 	sliding sash and flat hoods on ma	assive brackets in the end bays of the
main elevation		
 Double-hung wood windows in most openings or Deeply projecting eaves cased with T1-11 siding 		
 Raised, setback roofline above the central bays 	(1965)	
Stucco cladding		
 Roof cladding appears to be an asphalt layer over 	r lumpy insulating material	
The property also includes a detached, two-car garage. La	andscape features include a meta	al patio cover at the rear yard.
*P3b. Resource Attributes: (List attributes and codes)	IP2. Single Family Property	
*P4. Resources Present: ⊠Building □Structure □]Object □Site □District	☐Other (Isolates, ☐Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings,	structures or objects)	P5b. Description of Photo: (View, date,
		accession #)
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
60/14		☐Prehistoric ☐Both
SAF BALL		1930, City of Pleasanton
		*P7. Owner and Address:
		Jenkins, Adrian Tr
		3942 Horseshoe Cir
		Loomis, CA 95650
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		☐ Intensive
the second of th		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or en	ter "none.") Pleasanton Downtov	wn Historic Context Statement, 2013
*Attachments: NONE Location Map Sketch Ma	ap 🛛 Continuation Sheet 🖾 [Building, Structure & Object Record
□ Archaeological Record □ District Record □ Linear Fea		-
☐ Artifact Record ☐ Photographic Record ☐ Other (L	_	DOOR AIT NOODIG

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:	Aldo and I	iolo Bo	notti Houso			
			ole bu	Hetti House			
B2.	Common Name:	<u> </u>					
B3.	Original Use:	Single fami	ly resid	dential	B4.	Present Use:	Single family residential
*B5.	Architectural	Style Pra	airie		<u>.</u>		
*B6.	Construction I	History: (Co	nstructi	ion date, alteratio	ns, and date o	f alterations)	
	See page 3						
*B7.	Moved? ⊠	No 🗆	Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featur	res:					
B9a.	Architect:					b. Build	der:
*B10.	Significance:	Theme:	Resi	dential Develor	oment	Area:	Early 20th Century Expansions and Additions
	Property						
Peri	od of Significan	ce:			Тур	e: Prairie	Applicable Criteria: _ 3/C
(Disc	(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)						

4363 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Aldo and lole Bonetti appear to have constructed this house in 1930. Aldo worked as a blacksmith at the Remillard Brick Company, and later as a mechanic in the local gravel guarry (Pleasanton 1940; US Census 1930, 1940).

4363 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is the best-preserved example of Prairie style architecture in Pleasanton, featuring an overall horizontal emphasis; a low-pitched hipped roof appearing nearly flat in profile; multiple roof planes; wide eave overhangs; decoratively divided windows and glazed doors; and stucco cladding. The property has been altered with replacement of character-defining front windows in original openings and eave repairs with T1-11 siding. However, given the rarity of the property type in Pleasanton, this level of alteration appears acceptable. The property retains overall form and massing and enough character-defining features to convey its significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11.	Additional Resource	Attributes.	(Liet attributes	(aghos has
DII.	Additional Resource	Allibules.	(List attributes	and codesi

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4363 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

4363 Second Street was constructed as a single-story dwelling with an H-shaped plan. The house had porches in the recessed bays on the front and rear elevations (Sanborn 1943). In 1965, owners cased the overhanging eaves and soffits with T1-11 siding to repair plaster damage. In 1993, owners substantially rehabilitated the garage (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # 4363 Second Street (Assigned by recorder)

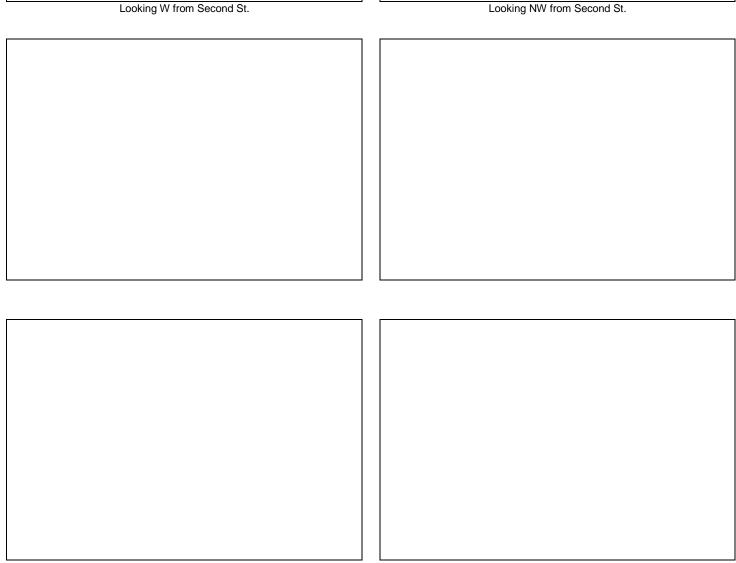
Recorded By: Architectural Resources Group





⊠ Continuation

□ Update



DEPARTMENT OF PARKS AND RECREATION	Primary # _ HRI		
DDIMADY DECODD			
	Trinomial # NRHP Status Code		
Other Listings Review Code	Reviewer	Date	
Page 1 of 4			
•			
*Resource Name o P1. Other Identifier:	r # (Assigned by recorder) 4370 Second Str	eet	
	Unrestricted *a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.	
*b. USGS 7.5' Quad Livermore Date 2015			
c. Address 4370 Second Street d. UTM: (Give more than one for large and/or linear reso	City Pleasanton	Zip <u>94566</u> mE/ mN	
e. Other Locational Data: (e.g., parcel #, directions to		mE/ mN .PN: 094 -0019-007-00	
*P3a. Description: (Describe resource and its major ele		,	
 4370 Second Street is a single-story bungalow form Full-length front porch with square posts, so 			
Centered main entrance with replacement of	loor		
 2/2 double-hung wood sash windows on fro elevations 	nt and north elevations; vinyl double-hun	g and sliding windows on other	
Narrow, full-length addition with shed roof or	n rear elevation (portion constructed 200	2)	
 T1-11 siding The property also includes a detached two-car garage 	no (1996)		
The property also moldes a detached two our garage	(1330).		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property		
*P4. Resources Present: Building Structure	e	☐ Other (Isolates, Element of District etc.):	
*P5a. Photograph or Drawing (Photograph required for buil		P5b. Description of Photo: (View, date,	
		accession #) Looking SE from Second St.	
		January 2015	
		*P6. Date Constructed/Age and	
		Sources: Historic	
	T.	□Prehistoric □Both 1905, City of Pleasanton	
		*P7. Owner and Address: Coffin, Steven A & Deborah L Trs	
		4362 Second St	
		Pleasanton, CA 94566	
		*P8. Recorded by: Name, affiliation, and address)	
		Elaine Stiles and Katherine Petrin	
- The state of the		Architectural Resources Group Pier 9, The Embarcadero	
		San Francisco, CA 94111	
		*P9. Date Recorded: April 2015	
Company And Carlot and Carlot and Carlot and Carlot		*P10. Survey Type: (Describe) ☑ Intensive	
*****	_	Reconnaissance	
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013	
*Attachments: NONE Location Map Ske	tch Map 🔲 Continuation Sheet 🔲 Bui	Iding, Structure & Object Record	
_	ar Feature Record Milling Station Reco	rd Rock Art Record	
☐ Artifact Record ☐ Photographic Record ☐ O	her (List)		

State of California The Resources Agency	Primary #				
DEPARTMENT OF PARKS AND RECREATION	HRI				
BUILDING, STRUCTURE AND OBJECT RECORD					
Page 2 of 4	*NRHP Status Code				

BUILDING, STRUCTURE AND OBJECT RECORD			
Page	2 of 4	*NRHP Status Code	
B1.	Historic Name:		
B2.	Common Name:		
B3.	Original Use: Single family residential B4. Pre	esent Use: Single family residential	
*B5.	Architectural Style		
*B6.	Construction History: (Construction date, alterations, and date of alter	ations)	
_	See page 3		
*B7.	Moved? ⊠No □Yes □Unknown Date:	Original Location:	
*B8.	Related Features:		
_0.	Troidiou Fourdioor		
B9a.	Architect:	b. Builder:	
*B10.		Area: Early 20th Century Expansions and Additions	
Property			
Peri	od of Significance: Type:	Applicable Criteria:	
	uss importance in terms of historical or architectural context as defined by th		
(Disease imperialise in terms of motorical of admice as admice by theme, period, and geographic scope. Also database integrity.)			
4370 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John			
Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the			
south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began			
	g off remaining portions of his land holdings in Pleasanton. Kottinger		
	n land he owned between Division Street on the south and the Arroy		
grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern			
on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).			
OHIH	st and Second streets between Division Street and Rottinger Drive (reasamon riistone context statement 2013).	
Early	owners and residents of this property included Angelo and Mary Ans	ealmo in the 1010s. Angelo was a laborer for Alameda	
Early owners and residents of this property included Angelo and Mary Anselmo in the 1910s. Angelo was a laborer for Alameda County (Pleasanton 1912, US Census 1910). From the 1920s through the early 1940s, Joseph and Mariana Anselmo owned and lived			
at the property. Joseph worked as a laborer doing odd jobs and later as a gardener at a local country club (Pleasanton 1940; US			
Censi	us 1920, 1930). The property may have been constructed by local bu	ilider John B. Walton.	
	Second Street does not appear eligible for the California Register of		
	ructed as a modest bungalow form dwelling. Since construction, own		
partial porch reconstruction, door replacement and T1-11 siding. The property may also include speculative decorative features. The			
dwelling no longer retains integrity of design, materials, workmanship, or feeling for the historic period. The property is not significantly			
associated with any historic events or persons in the history of Pleasanton.			
B11.	Additional Resource Attributes: (List attributes and codes)		
*B12.	References: See page 3		
	1 0	(Sketch Map with north arrow required.)	
		(Choice Hap Man Horar anow Toquinous Janger or	
B13.	Remarks:		
		A ^S	
*D44	Evaluator: Elaine Stiles and Katherine Petrin		
*B14.			
	Architectural Resources Group		

Google Maps

DPR 523B (1/95) *Required Information

Pier 9, The Embarcadero San Francisco, CA 94111

(This space reserved for official comments.)

*Date of Evaluation: April 2015

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4370 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4370 Second Street has changed only minimally in form since the early 20th century. From 1907 to 1943 the property was a single-story dwelling with a square plan, full length front porch, rear entry porch, and partial-length shed addition on the rear elevation (Sanborn 1907, 1929, 1943). In 1996, owners constructed a new garage on the property. In 2002, owners enclosed the rear entry porch area to construct a second bathroom (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Recorded By:

Page 4 of 4
*Resource Name or # 4370 Second Street (Assigned by recorder)

Date: April 2015

⊠ Continuation

□ Update



Architectural Resources Group

Looking NE from Second St.



Looking E from Second St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
TRIMART RESORD	Trinomial # NRHP Status Cod	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
_		
*Resource Name or # P1. Other Identifier:	(Assigned by recorder) 4371 Second Stre	eet
	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as r	•	
	;R ; 1/40f	B. M.
c. Address <u>4371 Second Street</u> d. UTM: (Give more than one for large and/or linear resource)	City Pleasanton	Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to reso		PN: 094 -0037-010-00
*P3a. Description: (Describe resource and its major elemen	nte Include decian materiale condition alt	earations size setting and boundaries)
		terations, size, setting, and boundaries)
 4371 Second Street is a single-story, end-gable bungale Partial-length attached porch with end-gable re 		sed rafters' shaped verge boards:
shaped, eared openings; square supports, and		real randing enapour verge accuracy
Off-center entrance; door not visible		
 Three-part wood windows with decoratively div Some metal replacement double-hung and slid 		
 Some metal replacement double-hung and slid Lattice vent at apex of front facing-gable 	ing sasir windows on rear and side ele	evations
Stucco cladding		
The property also contains a detached garage with a ga	ble roof, possibly the historic hollow c	lay tile garage noted on Sanborn maps.
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
•		Other (Isolates,
*P4. Resources Present: ⊠Building ☐Structure *P5a. Photograph or Drawing (Photograph required for building		Element of District etc.): P5b. Description of Photo: (View, date,
g (long sp)		accession #)
		Looking W from Second St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
		☐Prehistoric ☐Both 1930, City of Pleasanton
		1000, Oily of Ficasamon
		*P7. Owner and Address:
		Hodnefield, Gerald E & Sherri A Trs
		1020 Serpentine Ln Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
437		address)
The second secon		Elaine Stiles and Katherine Petrin Architectural Resources Group
		Pier 9, The Embarcadero
	· · · · · · · · · · · · · · · · · · ·	San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		☑ Intensive ☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or	enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Sketch	Map ☐ Continuation Sheet ☐ Buil	Iding, Structure & Object Record
	Feature Record	
☐Artifact Record ☐ Photographic Record ☐ Other		

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR	IECT RECORD

ROI	LDING,	SIRUC	TURE AND	ORJEC	I KECO	עא
Page 2	of 4				*NRHP S	tatus Code
B1. I	Historic Name:					
	Common Nam					
	Original Use:		ly residential	B4.	Present Use:	Single family residential
*B5.	Architectura		aftsman			
*B6.			nstruction date, alteration	ons, and date of	alterations)	
	See page 3	•	•	•	,	
*B7.	. •	⊠No □	Yes Unknown	Date:	Original Loc	eation:
*B8.	Related Feat					
D 0					. 5 "	
B9a.	Architect:	TI	D :1 (:1D 1		b. Build	
*B10.	Significance	e: Theme:	Residential Develo		Area:	Early 20th Century Expansions and Additions
Dorio	d of Significa	2001		Property		Applicable Criteria: 3/C
			rical or architectural cou	Type		nd geographic scope. Also address integrity.)
(DISCO	iss importance ii	r terms or mstor	ical of alchitectural col	ilext as defined i	by theme, period, ar	id geographic scope. Also address integrity.)
4371 S	Second Street	was construct	ed on land that was	part of the east	ern extension of t	he Kottinger Plan in Pleasanton. In 1868, John
						e, laying out lots between Division Street on the
						ttinger had moved to San Jose, and began
						subdivision of house lots east of the railroad
						the north. He extended the Neal Plan street
						orth, creating the subdivision and street pattern
						istoric Context Statement 2013).
				· ·	•	ŕ
Before	construction of	of 4371 Secon	d Street, this propert	ty was associat	ted with 4350 Firs	t Street and contained a barn (Sanborn 1907,
1929).	The earliest d	ocumented ov	vners and possible b	uilders of 4371	Second Street w	ere Lawrence and Lottie Thomas. Lawrence
worked	l as an electric	ian (Pleasant	on 1940; US Census	։ 1940).		
						under Criterion 3. The property is a distinct
						v-pitched roof; wide unenclosed eave
						rch supports on solid balustrades, and stucco
claddir	ig. The proper	ty has a high o	degree of integrity of	design, materi	als, workmanship	, and feeling, retaining original form, most
historic	window confi	gurations and	openings, and archi-	tectural details	. The property is r	not significantly associated with any historic
events	or persons in	the history of	Pleasanton.			
B11.			utes: (List attributes ar	nd codes)		
*B12.	References	 See page 	: 3			
					Printers for the	(Sketch Map with north arrow required.)
					Donnerso Market	
					7	A Romnow Or
B13.	Remarks:					in Specially Sales Classics KOTTINGEY De
						Check's Hear
*B14.	Evaluator:	Elaine Stile	s and Katherine Po	etrin	Mari	Promy Spain
	•	Architectural	Resources Group			Pleasenin de Class Company de
	•		Embarcadero			12
	•		co, CA 94111		/	
	•				Express Liqui	in Marker . P Micropan Channi
*Date	of Evaluation	: April 2015				10
					-	STIT Second St.
	(This s	space reserved	for official comments.)		146	

Google Maps

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4371 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4371 Second Street has remained consistent in form since the early 20th century. In 1943 the property was a single-story, end-gable dwelling with a partial-length, attached front porch. The property also contained a hollow clay tile garage at the rear of the lot. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or #

4371 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



⊠ Continuation

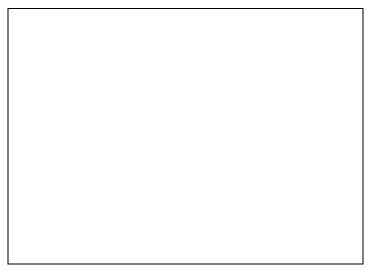
□ Update

Looking NW from Second St.



Looking SW from Second St.

Looking	VI/VI	from	Sacond	St



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Coo	do
Other Listings Review Code _	Reviewer	Date
Page 1 of 4		
*PN	# (A	
P1. Other Identifier:	# (Assigned by recorder) 4376 Second Stre	eet
*P2. Location: ☐ Not for Publication ☑	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	s necessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015 To. Address 4376 Second Street d. UTM: (Give more than one for large and/or linear resone. Other Locational Data: (e.g., parcel #, directions to resonance)	City Pleasanton ;;	¼ of Sec; M
e. Other Locational Data. (e.g., parcel #, directions to r	esource, elevation, etc., as appropriate)	11.034-0019-000-00
*P3a. Description: (Describe resource and its major elen	nents. Include design, materials, condition, alt	erations, size, setting, and boundaries)
 4376 Second Street is a 1.5-story, end-gable dwelling Wraparound, attached porch on west and so decking and steps Centered main entrance on west elevation a doors Original 2/2 wood double-hung sash window Enclosed section of porch on the east end o Paired 2/2 windows in apex of gable on main Rear addition extending the roofline of the h Wood channel board siding Cornice returns on gable end of main elevat The property includes a detached, three-car garage (fencing enclosing north side and rear yard. *P3b. Resource Attributes: (List attributes and codes) 	outh elevations with square columns, square co	on with a replacement, glazed wood good fixed sash
,		Other (Isolates,
*P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for build		Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NE from Second St. January 2015 *P6. Date Constructed/Age and Sources:
*P11. Report Citation: (Cite survey report and other sources	or enter "none.") Pleasanton Downtown	San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) ☑ Intensive ☐ Reconnaissance Historic Context Statement, 2013
*Attachments: NONE Location Map Sket	ch Map 🛛 Continuation Sheet 🔲 Buil	ding, Structure & Object Record
	ar Feature Record	
_	ner (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Residential Development

B1.	Historic Name:	Robert and Minn	ie Miller House				
B2.	Common Name:						
B3.	Original Use: S	Single family resid	lential	B4.	Present Use:	Single family residential	
*B5.	Architectural St	yle					
*B6.	Construction Hi	istory: (Constructi	on date, alteration	ns, and date o	f alterations)		
	See page 3						
*B7.	Moved? ⊠N	lo	□Unknown	Date:	Original Loca	ation:	
*RQ	Related Feature	e. Detached a	arana				

*NRHP Status Code

b. Builder:

Area: Early 20th Century Expansions and Additions

Property
Period of Significance:
Type: Vernacular, end gable Applicable Criteria: 3/C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4376 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Local historical accounts and owner research attribute construction of this property to local builder John B. Walton. The dwelling may include a former 1870s Central Pacific Railroad depot from Pleasanton, later used as a barn by John Kottinger when he owned property at the northern end of Second Street (Mays 2015). The Anselmo Family acquired property that included the site of 4376 Second Street in 1900 and reportedly moved the depot/barn to the site by 1907. Early owners included Robert W. and Minnie Miller in the early 1910s (Pleasanton 1912). Robert Miller was a gardener for Phoebe Hearst at her home in Pleasanton, and Mrs. Hearst may have paid for some improvements to building designed by architect David Farquharson (US Census 1910). The building may also include reused material from Hearst's home after 1905 fire damage. In 1930, Joseph and Evangeline Leitch rented the property. Joseph worked as a salesman (US Census 1930). In the early 1940s, Martin and Martina Monighetti, both retired, owned the property (Pleasanton 1940, US Census 1940). They appear to have rented the house to Charles and May Mueller in 1940 (US Census 1940).

Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a well-preserved example of an end-gable, vernacular dwelling form in Pleasanton with modest classical details. The property has integrity of design, materials, workmanship and feeling retaining original door and window openings, window configurations, siding, and wrap around porch. The property has been altered with extension of the rear elevation, partial porch enclosure, and door replacement, but these changes do not impact the ability of the property to convey its significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

B9a.

Architect:

*B10. Significance:

Theme:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4376 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

The earliest physical documentation for 4376 Second Street dates to 1907. At that time the dwelling was a single-story building with a rectangular plan and a small entry porch. By 1929, the property had a six-foot extension added to the rear elevation and a wraparound porch in the same configuration as the existing porch structure (Sanborn 1907, 1929, 1943). In 1995, owners constructed a three-car garage on the property. In 1999, owners constructed a 538 square-foot, two-story addition on the rear of the building existing structure (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

May, Pamela. Interview with authors. January 2015.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

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*Resource Name or # 4376 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group

□ Continuation

☐ Update

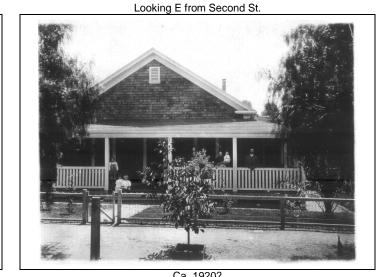




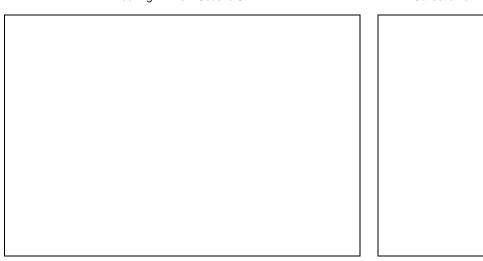
Looking E from Second St.



Looking NE from Second St.



Collection of the Amador-Livermore Valley Historical Society



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	<u></u>
Other Listings	NATE Status Co.	
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name or # P1. Other Identifier:	(Assigned by recorder) 4383 Second Stre	eet
*P2. Location: □ Not for Publication ⊠	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as		7.10.11.0
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; 1/4 o f	B. ¼ of Sec : M.
c. Address 4383 Second Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resource	-	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to res	ource, elevation, etc., as appropriate) A	PN: 094 -0037-012-00
*P3a. Description: (Describe resource and its major element	nts. Include design, materials, condition, alt	terations, size, setting, and boundaries)
4384 Second Street is a single-story, vernacular side-g	able dwelling with substantial rear add	itions. The property features:
 Full-length, attached front porch with turned po 		
wood deck and steps		
 Slightly off-center entrance with newer paneled Vinyl, 1/1 double-hung sash windows 	d wood door	
Ell hyphen offset to the north		
 2.5-story rear block with gable roof with 1/1 me 	etal sash windows	
 Wood channel board siding on all sections 		
The property includes a detached, single car garage at	the rear of the lot. Landscape features	s include a new pergola over the
driveway.		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
r 3b. Resource Attributes. (List attributes and codes)	Th 2. Single Fairing Froperty	☐Other (Isolates,
*P4. Resources Present: Building Structure		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildin	gs, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking SW from Second St.
	The state of the s	January 2015
	The same of the sa	
		*P6. Date Constructed/Age and Sources:
	TESTIFIE TO	□ Prehistoric □ Both
		1900, City of Pleasanton
		Before 1903, Sanborn maps
		*P7. Owner and Address:
		Green, James M & Lisa 4383 Second St
	11111111111111111	Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
	S. Carlotte	Architectural Resources Group Pier 9, The Embarcadero
		San Francisco, CA 94111
一		*P9. Date Recorded: April 2015
	A STATE OF THE STA	*P10. Survey Type: (Describe)
		☑ Intensive ☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or	enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
	·	
*Attachments: NONE Location Map Sketch		Iding, Structure & Object Record
□ Archaeological Record □ District Record □ Linear □ Artifact Record □ Photographic Record □ Other	Feature Record	rd □Rock Art Record

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
BUILDING, STRUCTURE A	ND OBJECT RECORD	
Page 2 of 4	*NRHP Statu	s Code

BUI	BUILDING, STRUCTURE AND OBJECT RECORD												
Page 2	· · · · · · · · · · · · · · · · · · ·								tatus Code)			
B1.	Historic Name												
B2.	Common Nam	e:											
B3.	Original Use:	Single fam	ily residen	tial	B4	1. F	resent Use	э:	Single	family re	sidential		
*B5.	Architectura												
*B6.	Construction	History: (Co	onstruction (date, alteration	ons, and dat	e of alt	terations)						
	See page 3		_	_									
*B7.]Yes	Unknown	Date:		Origina	ıl Loca	ation:	-			
*B8.	Related Feat	ures:											
B9a.	Architect:						h	Build	Δr·				
*B10.	Significance	e: Theme:	Resider	ntial Develo	pment			ea:	Early 20 th	Century	Expans	ions and	Additions
	0.9		11001001	Itiai Borolo		erty			Lany Lo	Contany	Ехрапо	iono ana	71441110110
Perio	od of Significa	nce:			-	-	Vernacul	ar, sic	de gable	Α	pplicab	le Criteri	a:
(Disc	uss importance i	n terms of histo	rical or arch	nitectural con	ntext as defir	ned by	theme, perio	od, an	d geographi	scope. A	Also addre	ess integri	ty.)
4000	O		411	al 41- a 4 a a				6 41.	1/	Di i	DI		000 1-1
	Second Street ger subdivided												
	the Arroyo del												
	off remaining												
	land he owne												
	nd lot arrangen												
	st and Second												·
	owners of this p												
	nsus 1910, 19												
	mith Henry Mo												
	anton 1940). M	ary McDermo	ott lived at	tne property	y with a nie	ece an	id grandnie	ce ar	nd later her	sister, S	andrina	Lewis (U	S Census
1930,	1940).												
4383 9	Second Street	does not ann	ear eligible	for the Ca	lifornia Red	nister	of Historica	al Res	sources Th	e proper	tv is an e	example	of a
	cular side-gable												
altered with out-of-scale rear additions and window replacement. The property no longer retains integrity of design and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.													
		-		-	•			-					
B11.		esource Attrib		attributes an	id codes) _								
*B12.	References	See page	e 3						(0) () 1				
									(Sketch Map	with nort	n arrow re	equired.)	
										JPMorgan Chase			
B13.	Remarks:								Express Liquor Market	\$			
D13.	Remarks.								/-	4			
*B14.	Evaluator:	Elaine Stile	es and Ka	atherine Pe	≥trin		Maria and						
D14.	Evaluator.	Architectura			201111								
		Pier 9, The							4				
		San Francis							16				
		30	,								•		and St
*Date	of Evaluation	: April 2015	5								1	4383 Second St	95
							//						
	(This s	space reserved	for official	comments.)			-4E						
												Val	

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4383 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4383 Second Street was originally constructed as a single-story dwelling with a side gable plan. By 1929, the property included an engaged porch on the northwest corner of the property. Between 1929 and 1943, owners added a full-length front porch and a rear addition approximately 1.5 times the size of the main block (Sanborn 1903, 1907, 1929, 1943). In 1991, owners demolished the rear block and constructed a 1,135 square-foot, two-story rear addition. In 2005, owners added a 270 square-foot carport. In 2006, owners replaced six windows (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary	#
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Page 4 of 4

Recorded By:

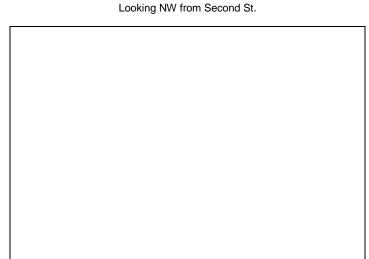
*Resource Name or # 4383 Second Street (Assigned by recorder)

Architectural Resources Group Date: April 2015 **⊠** Continuation □ Update





Looking W from Second St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
FRIMART RECORD	Trinomial # NRHP Status Co	nde
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
*D N	- 4 ()	
P1. Other Identifier:	r # (Assigned by recorder) 4384 Second St	reet
	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	B. ½ of Sec ; M.
c. Address 4383 Second Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear res		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate)	APN: 094 -0019-005-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, a	Iterations, size, setting, and boundaries)
4384 Second Street is a single-story dwelling with a	hipped roof and flared eaves featuring:	
Partial-length, engaged front porch with square desired.	uare column supports, parapet walls, cor	ncrete steps, wood decking, and metal
hand railsOff-center main entrance fitted with historic	glazed wood door	
Semi-hexagonal bay window on north end		ed eaves, and false braces at the eave
lines		
1/1 double-hung wood sash windowsShallow bay window on the north elevation		
Shallow addition across the rear elevation via the state of the s	vith a flat roof with a 3-part aluminum pio	cture window on the north elevation
Narrow, wood clapboard siding		
Interior brick chimney on north roof slopeConcrete foundation		
The property includes a detached, two-car garage w	ith a gable roof at the rear of the lot.	
*P3b. Resource Attributes: (List attributes and codes	HP2. Single Family Property	
		Other (Isolates,
*P4. Resources Present: ☐ Building ☐ Structur *P5a. Photograph or Drawing (Photograph required for bui	e Object Site District dings, structures or objects)	Element of District etc.): P5b. Description of Photo: (View, date,
		accession #)
		Looking E from Second St. January 2015
		*P6. Date Constructed/Age and Sources: ⊠Historic
		☐Prehistoric ☐Both
		1905, City of Pleasanton
		Btn 1907 and 1929, Sanborn maps *P7. Owner and Address:
		Leitch, Joy A
		4382 Second St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
	i me	Pier 9, The Embarcadero
		San Francisco, CA 94111
	-	*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
and the second s	and the state of t	☑ Intensive
	the state of the s	Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	etch Map 🔲 Continuation Sheet 🔲 Bu	uilding, Structure & Object Record
	ear Feature Record	•
	ther (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4. I	Present Use:	Single family residential
*B5.	Architectural Style Queen Anne/Craftsman			
*B6.	Construction History: (Construction date, alterations	, and date of a	lterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loc	ation:
*B8.	Related Features: Detached garage			
В9а.	Architect:		b. Build	ler:
*B10.	Significance: Theme: Residential Developm	nent	Area:	Early 20 th Century Expansions and Additions
		Property	Queen Anne	cottage,
Peri	od of Significance:	Type:	Craftsman	Applicable Criteria: _3/C
(Disc	cuss importance in terms of historical or architectural contex	t as defined by	theme, period, ar	nd geographic scope. Also address integrity.)

4384 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013).

Early owners of the property included John and Annie Nolan. John worked as a foreman at one of the local hay wholesaling barns and later at a local lumber yard (Pleasanton 1912; US Census 1910, 1920, 1930). By the early 1940s, Joseph and Evangeline Leitch owned the property. The Leitches lived on Vineyard Avenue, but rented the property to Henry and Ethel Bush in 1940. Henry was a laborer doing street work (US Census 1940, Pleasanton 1940).

4384 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne cottage form dwelling with transitional Craftsman details. The property has features characteristic of the Queen Anne cottage form including an engaged, partial length front porch; bay windows, and hipped roof form. The property also has characteristics of Craftsman styling, including wide, flared eaves; false braces under the eaves at the bay window on the main elevation, and square column porch supports and solid balustrade. The property has integrity of design, materials, workmanship, and feeling retaining a distinct form, door and window arrangement, and a high proportion of original materials and ornament. The rear addition to the property is compatible in scale, massing, and materials with the historic main block. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

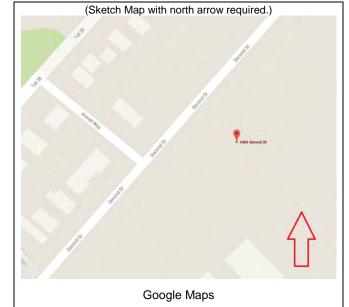
Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4384 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn research indicates that 4384 Second Street was originally constructed as a single-story dwelling with a partial-length front porch and bay window on front elevation and a bay window centered on the north elevation. The property also had a full-length rear porch (Sanborn 1929, 1943). Sometime after 1943, owners enclosed the rear porch and incorporated it into living space. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

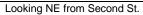
Recorded By:

Page 4 of 4
*Resource Name or # 4384 Second Street (Assigned by recorder)

Date: April 2015 □ Continuation □ Update

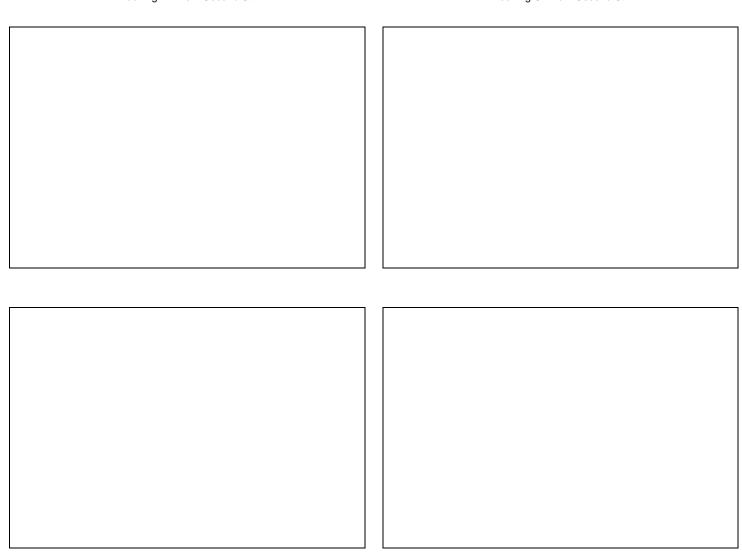


Architectural Resources Group





Looking SE from Second St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI						
PRIMARY RECORD	Trinomial # NRHP Status Code						
Other Listings Review Code	Reviewer Date						
Page 1 of 4							
•	4000 0						
P1. Other Identifier:	r # (Assigned by recorder) 4389 Second Stree ✓ Unrestricted *a. County	Alameda					
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.					
*b. USGS 7.5' Quad Livermore Date 2015 c. Address 4389 Second Street d. UTM: (Give more than one for large and/or linear rese e. Other Locational Data: (e.g., parcel #, directions to	· · · · · · · · · · · · · · · · · · ·	½ of Sec ; M. Zip 94566 mE/ mN N: 094 -0037-013-00					
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alter	rations, size, setting, and boundaries)					
 4389 Second Street is a 2-story, cross-gable dwelling with Craftsman styling featuring: Entry porch along south side of front-facing cross-gable with concrete decking, replacement brick parapet wall and new column supports Main entrance situated on the north side of the lateral cross-gable section fitted with a new, glazed wood door French doors on the south elevation of the front-facing cross gable Infilled section of former front porch across front-facing cross gable with wood, three-part picture window Identical three-part window on second story of front-facing cross gable; smaller versions on north elevation of second story 1/1 double-hung wood windows on secondary elevations; set of new casement windows on first story of south elevation Overhanging second story level along south elevation with exposed joist ends Sleeping porch on southwest corner of rear elevation enclosed with small, 4-pane awning sash Wood clapboard siding Deeply projecting eaves on porch and cross gable rooflines with false, exposed rafters False braces and shaped verge board ends along eave line on cross-gable rooflines (continued on page 3) 							
*P3b. Resource Attributes: (List attributes and codes)		Other (Isolates,					
*P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for buil		ement of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NW from Second St. January 2015 *P6. Date Constructed/Age and Sources:					
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown H	Reconnaissance istoric Context Statement, 2013					
·		ing, Structure & Object Record					
	ear Feature Record	☐Rock Art Record					

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR	IECT RECORD

ROI	LDING, S	IRUC	IUKE A	ND ORJE	CIRECOR	(D
Page 2	2 of 4				*NRHP St	atus Code
B1. H	Historic Name:					
	Common Name:					
B3. (Original Use:	Single famil	y residential	B4.	Present Use:	Single family residential
	Architectural S		aftsman			
*B6.		istory: (Co	nstruction date, a	Iterations, and date of	of alterations)	
*B7.	See page 3 Moved? ⊠I	No 🗆	Yes □Unkn	own Date:	Original Loca	ation:
*B8.	Related Feature		ires 🗀 o i i i i		Original 2000	
	Architect:				b. Builde	
*B10.	Significance:	Theme:	Residential D	evelopment Prope i	Area:	Early 20th Century Expansions and Additions
Perio	od of Significand	e:		ггоре Тур		Applicable Criteria: 3/C
(Discu	uss importance in te	erms of histor	ical or architectur	ral context as defined	by theme, period, and	d geographic scope. Also address integrity.)
Kotting south, selling line on grid an on Firs Shortly Eleano as the Charles father's	ger subdivided lar the Arroyo del Va off remaining po land he owned b id lot arrangement at and Second str before constructor or Smallwood app bank's cashier (Uss Crellin's father, is death. Charles	nd he owner alle on the r rtions of his between Div at that bega eets between tion, E. Har bear to have JS Census John Crelli sold the wir	d on the west shorth, and Main land holdings in sistem of Division Street on Division Str	ide of the Central I Street on the east n Pleasanton. Kott the south and the sion Street for seve et and Kottinger D roperty associated perty. Claude Smann 40, Trimingham Ruby Hill Winery in Ernest Ferrario. In	Pacific Railroad line. By the 1880s, Kott inger extended his a Arroyo del Valle on tral blocks to the not rive (Pleasanton His with 4389 Second allwood started the F 27). By 1930, Char on Pleasanton in the	ne Kottinger Plan in Pleasanton. In 1868, John I laying out lots between Division Street on the linger had moved to San Jose, and began subdivision of house lots east of the railroad the north. He extended the Neal Plan street rth, creating the subdivision and street pattern storic Context Statement 2013). Street (Pleasanton 1912). In 1920, Claude and First National Bank of Pleasanton. He served les and Henrietta Crellin owned the property. 1890s. Charles ran the business after his bellin, then widowed, continued to live in the
developexpose has a hopening enclose porch ror pers	ped example of the control of the co	he Craftsmast ends, and erall integrifus; compatilication into livicantly diminus of Pleasar	an style in Plea d false braces a ty of design, mable cladding; and ing space, but hish the overall aton. Charles C	santon, featuring loat eaves and overhaterials, workmans dompatible porcethis appears to havelevel of integrity. T	ow-pitched gable roomings; sleeping porce hip, and feeling, retain hip design. The prope we occurred within the he property is not si	under Criterion 3. The property is a well- oflines; wide unenclosed eave overhangs; ch; and wood clapboard cladding. The property aining a distinct form; historic door and window erty has been altered with partial porch ne historic period. Alterations to the sleeping ignificantly associated with any historic events Pleasanton, but he lived at the property after
B11. * B12.	Additional Reso	ource Attrib		tes and codes)		
		3				(Sketch Map with north arrow required.)
B13. * B14.	A	rchitectural	s and Katherin Resources Gro			J. S. Second St.
			co, CA 94111			j.

Google Maps

*Date of Evaluation: April 2015

(This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4389 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

New exterior brick chimney on north elevation

The property also includes a new carport on the north side of the dwelling and a detached garage (2001) at the rear of the lot. Landscape features include boxwood hedges, wood fencing enclosing the south side and rear yards and a trellis gate to rear yard.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4389 Second Street was originally constructed as a two-story dwelling with a single-story addition across the rear elevation. Between 1929 and 1943, owners raised the rear addition to a full two stories and added a wrap-around porch on the front (east) and south elevations (Sanborn 1929, 1943). Sometime after 1943, owners enclosed the east portion of the wrap around porch and incorporated it into living space. In 1988, owners added a second-story deck to the rear of the house. In 2001, owners demolished the existing garage on the property and added a new 407 square-foot detached garage. Owners replaced a flat roof on the southwest corner of the house with a pitched roof in 2007 (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Comparini, Gina. "Livermore Valley Winery Heads for Pleasanton." San Francisco Business Times, August 18, 2002. http://www.bizjournals.com/eastbay/stories/2002/08/19/story8.html?page=all, accessed June 2015.

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # 4389 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 **⊠** Continuation □ Update





Looking W from Second St.	Looking NW from Second St.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	40
Other Listings	NRTP Status Co	
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name o	r # (Assigned by recorder) 4397 Second Str	eet
P1. Other Identifier:		
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map	Unrestricted *a. County as necessary.)	Alameda
	Γ ;R ; ¼of	## Of Sec
c. Address <u>4397 Second Street</u> d. UTM: (Give more than one for large and/or linear reso	City Pleasanton	Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		
Northwest corner of Second St. and Areno		
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, al	terations, size, setting, and boundaries)
4397 Second Street is a 2-story dwelling with a low-p	oitched, hipped roof, rear ell, and Italiana	te and classical architectural details.
The property features:		
 Wrap-around, attached porch on the northe parapet wall, paired column supports, frieze 		ecking, concrete and brick steps, solid
Main entrance under the porch with historic		
 Two-story rectangular bay window on south 	end of main elevation with three-part wi	ndows with 1/1 double-hung wood sash
and decorative surround on both stories		
 Low metal railing along porch roofline creat door. 	ng terrace, accessed via a door opening	with transom light and glazed wood
 1/1 double-hung wood sash on secondary e 	elevations	
Two-story, semi-hexagonal bay window on		
 Shallow, projecting rectangular bay with hip 		
 Secondary attached porch with flat roof and 	similar details to front porch inset at sou	ithwest corner
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
,		☐Other (Isolates,
*P4. Resources Present: ☐ Building ☐ Structure *P5a. Photograph or Drawing (Photograph required for buil	Object Site District	Element of District etc.):
Psa. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking NW from corner of Second
		St. and Arendt Way
	The same of the sa	January 2015
		*P6. Date Constructed/Age and Sources:
		□ Prehistoric □ Both
		1893, City of Pleasanton
		*P7. Owner and Address:
		Benson, John A 4397 Second St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group
STREET, WARRING TO THE TOTAL	40 000	Pier 9, The Embarcadero
The state of the s	THE PERSON NOW AND ADDRESS OF THE PERSON NAMED IN COLUMN TO PERSON NAM	San Francisco, CA 94111
	THE NEW YORK	*P9. Date Recorded: April 2015
	THE RESERVE THE PARTY OF THE PA	*P10. Survey Type: (Describe) ☑ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
•	· · · · · · · · · · · · · · · · · · ·	
•	·	ilding, Structure & Object Record
	ar Feature Record	ord Rock Art Record
□ Artifact Record □ Photographic Record □ O	her (List)	

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

*NRHP Status Code B1. Historic Name: Joseph and Celia Arendt House B2. Common Name: B3. Original Use: Single family residential Present Use: B4. Single family residential Architectural Style *B5. Italianate *B6. Construction History: (Construction date, alterations, and date of alterations) See page 3 *B7. Moved? ⊠No □Yes □Unknown Date: Original Location: *B8. **Related Features:** In-ground swimming pool, pool house Architect: b. Builder: Charles A. Bruce Residential Development *B10. Significance: Theme: Post Railroad Subdivision and Development Area: **Property** Period of Significance: Type: Italianate Applicable Criteria: 3/C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 4397 Second Street was constructed on land that was part of the eastern extension of the Kottinger Plan in Pleasanton. In 1868, John Kottinger subdivided land he owned on the west side of the Central Pacific Railroad line, laying out lots between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east. By the 1880s, Kottinger had moved to San Jose, and began selling off remaining portions of his land holdings in Pleasanton. Kottinger extended his subdivision of house lots east of the railroad line on land he owned between Division Street on the south and the Arroyo del Valle on the north. He extended the Neal Plan street grid and lot arrangement that began south of Division Street for several blocks to the north, creating the subdivision and street pattern on First and Second streets between Division Street and Kottinger Drive (Pleasanton Historic Context Statement 2013). Joseph and Celia Arendt constructed this house in 1893. Joseph Arendt was a major hay dealer in Pleasanton in the late 19th and early 20th centuries, and his home was not far from his large warehouses that lined the Central/Southern Pacific Railroad tracks north of Division Street. The extended Arendt Family was active in civic and business affairs in Pleasanton, constructing the Arendt Commission House at 438 Main Street in 1893 and the Arendt Building/Bank of Pleasanton at 500 Main Street in 1912. Joseph and Celia Arendt occupied this house from 1893 to 1943. Their household included a housekeeper or servant for most of those years. The Arendt House was also one of the locations for the filming of Rebecca of Sunnybrook Farm in the early 20th century (ARG 2003; Pleasanton Downtown Historic Context Statement; US Census 1900, 1910, 1920, 1930, 1940; Pleasanton 1912, 1940). Local history attributes the construction of this dwelling to Charles A. Bruce. Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement). 4397 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a welldeveloped and well-preserved example of an Italianate style dwelling in Pleasanton. The property has many characteristics of the (continued on page 3) B11. Additional Resource Attributes: (List attributes and codes) References: See page 3 *B12. (Sketch Map with north arrow required.) B13. Remarks: *B14. Evaluator: Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111

DPR 523B (1/95) *Required Information

Google Maps

*Date of Evaluation: April 2015

(This space reserved for official comments.)

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4397 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Wood channel board siding
- Deeply projecting eaves with shaped brackets
- Newer, exterior brick chimney on south elevation

The property also includes an in-ground pool north of the house and a pool cabana. Landscape features include mature palm trees, metal fencing along street frontages, and privacy fencing around the rear yard.

B6. Construction History (continued from page 2)

Sanborn map research indicates that the form of 4397 Second Street has remained relatively consistent since the early 20th century. Sometime between 1903 and 1907, the Arendts expanded the northwest corner of the building into its current configuration, eliminating an earlier corner porch, and expanding a small, partial-length front porch to the current wraparound configuration. In the early 20th century, the property included a tank house/tank house base and a shed (Sanborn 1903, 1907, 1929, 1943). Owners demolished the tank house base in 1964. By the late 1960s, the house was abandoned, in poor condition, and occupied by vagrants. Owners conducted significant repairs in 1968 to make the dwelling fit for occupancy. Later owners added an in-ground pool in 1980, and redid the foundation in 1982 (Pleasanton Building Permits).

B10. Significance (continued from page 2)

Italianate style, including asymmetrical plan, shallowly-pitched hipped roof, semi-hexagonal bay windows; porches; shaped eave brackets; tripartate windows; and wood sheathing consisting of clapboard or ship lap siding. The property has a high degree of integrity of design, materials, workmanship and feeling, retaining historic form; door and window openings; window and door fittings; siding, and architectural details. The property has had minor alterations such as the installation of metal railing on the porch roof terrace, but these alterations do not significantly diminish the overall level of integrity. The property also appears eligible for the California Register of Historical Resources as the work of recognized master craftsman Charles A. Bruce. The property is not significantly associated with any historic events in the history of Pleasanton. The property may be eligible for the California Register of Historical Resources under Criterion 2 for its association with Joseph Arendt, a prominent merchant in Pleasanton. More research on Joseph Arendt's specific contributions to local commerce would be necessary to fully evaluate significance within this context.

B12. References: (continued from page 2)

Architectural Resources Group. DPR 523 A & B Forms for 4397 Second Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

CONTINUATION SHEET

Page 4 of 4
*Resource Name or #

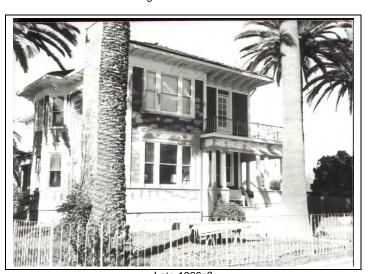
4397 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group



Looking SW from Second St.



Late 1960s?
Collection of the Amador-Livermore Valley Historical Society



Looking NW from corner of Second St. and Arendt Way



Late 1960s?
Collection of the Amador-Livermore Valley Historical Society

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
PRIMART RECORD	Trinomial # NRHP Status Cod	de
Other Listings Review Code	Reviewer	Date
		Date
Page 1 of 4		
*Resource Name or # (A	ssigned by recorder) 4422 Second Stre	eet
P1. Other Identifier:	<u>-::== =================================</u>	
*P2. Location: ☐ Not for Publication ☑ U	Inrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as ne	cessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; ¼of	¼ of Sec ; M.
c. Address 4422 Second Street	City Pleasanton	Zip 94566
 d. UTM: (Give more than one for large and/or linear resource e. Other Locational Data: (e.g., parcel #, directions to resource) 		mE/ mN mN
e. Other Locational Data. (e.g., parcel #, directions to resort	ince, elevation, etc., as appropriate) A	FIN. 094 -0019-002-00
*P3a. Description: (Describe resource and its major elements	s. Include design, materials, condition, alt	terations, size, setting, and boundaries)
 4422 Second Street is a single-story, cross-gable dwelling Main entrance set on the lateral cross-gable sec Concrete platform across full-length of lateral cross-gable sec 	tion, fitted with a studded, wood fron	nt door with vision light
 Tall, divided wood picture and casement window 		
transverse cross gableMolded foliated detail over window on front-facir	ng goblo	
 Molded foliated detail over window on front-facir Rear block creating small patio court on north el 		
 Combination of original and replacement double 	-hung windows on secondary elevat	ions
 Red clay tile roofing on front block; composite ro Newer stucco cladding 	ofing on rear ell	
Flared, exterior chimney on south elevation		
The property also includes a detached garage with hippe	d roof at the rear of the lot.	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	□Other (Isolates,
*P4. Resources Present: ⊠Building □Structure □	Object Site District	Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buildings	, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking SE from Second St.
The second second		January 2015
	The state of the s	*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both 1928, City of Pleasanton
\$1111111111111111111111111111111111111		
B ————		*P7. Owner and Address: Zevanove, Louis R & Diane K
		771 Mirador Ct
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group Pier 9, The Embarcadero
	390	San Francisco, CA 94111
		*P9. Date Recorded: April 2015
	一种 · · · · · · · · · · · · · · · · · · ·	*P10. Survey Type: (Describe) Intensive
		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or e	nter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE	lap ☐ Continuation Sheet ☐ Bui	Iding, Structure & Object Record
	eature Record Milling Station Reco	-
☐ Artifact Record ☐ Photographic Record ☐ Other (_ist)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND	OBJECT RECORD
Page 2 of 4	*NRHP Status Code

BUILDING, STRUCTURE AND OBJECT RECORD			
Page 2	2 of 4	NRHP Status Code	
B2. C B3. C *B5. *B6.	Historic Name: Samuel and Anne Elliot House Common Name: Original Use: Single family residential B4. Present Architectural Style Spanish Colonial Revival Construction History: (Construction date, alterations, and date of alteration See page 3 Moved? No Pes Unknown Date: Or	s)	
*B8.	Related Features:		
B9a. * B10.	Architect: Residential Development	b. Builder: Area: Early 20 th Century Expansions and Additions	
Dorio	Property	sigh Colonial Povival Appliants Critaria	
(Discus	od of Significance: Type: _Spar uss importance in terms of historical or architectural context as defined by theme,	nish Colonial Revival Applicable Criteria: period. and geographic scope. Also address integrity.)	
Kottinge south, t selling e line on grid and on First	Second Street was constructed on land that was part of the eastern exterger subdivided land he owned on the west side of the Central Pacific Rainthe Arroyo del Valle on the north, and Main Street on the east. By the 1st off remaining portions of his land holdings in Pleasanton. Kottinger external land he owned between Division Street on the south and the Arroyo de and lot arrangement that began south of Division Street for several blocks strand Second streets between Division Street and Kottinger Drive (Pleasarliest owners and likely builders of 4422 Second Street were Sam and Arrivers and Internal Rainthead Second Street were Sam and Arrivers and Internal Rainthead Second Street were Sam and Arrivers and Internal Rainthead Second Street were Sam and Arrivers and Internal Rainthead Second Street were Sam and Arrivers and Internal Rainthead Second Street were Sam and Arrivers and Internal Rainthead Second Street were Sam and Arrivers and Internal Rainthead Second Street were Sam and Arrivers and Internal Rainthead Second Street were Sam and Arrivers and Internal Rainthead Second Street were Sam and Arrivers and Internal Rainthead Second Street were Sam and Second Second Street were Sam and Second Seco	Iroad line, laying out lots between Division Street on the 880s, Kottinger had moved to San Jose, and began nded his subdivision of house lots east of the railroad I Valle on the north. He extended the Neal Plan street to the north, creating the subdivision and street pattern santon Historic Context Statement 2013).	
	and also worked out of this property. Anne also worked in the shop (US 0		
example charact integrity	Ind Street does not appear eligible for the California Register of Historical ble of Spanish Colonial Revival design, but since construction owners has cter-defining windows. Given the architectural modesty of the original dw ty of design, materials, workmanship, and feeling. The property is not signistory of Pleasanton.	ve reconfigured the front porch and replaced prominent elling, these alterations have significantly diminished	
B11.	Additional Resource Attributes: (List attributes and codes)		
*B12.	References: See page 3	(Sketch Map with north arrow required.)	
B13. * B14.	Remarks: Evaluator: Elaine Stiles and Katherine Petrin	Acronia Series	
	Architectural Resources Group Pier 9, The Embarcadero	Establish L	
	_ FIEL 3, THE EHIDAICAGETO		

*B14. Evaluator:

Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4422 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4422 Second Street has remained fairly consistent in form since construction. In 1929 and 1943, the property had a footprint identical to the existing building and a small entry porch. Sometime after 1943, owners extended the entry porch across the full length of the lateral cross gable with metal supports and railings. The porch roof has since been removed. The property historically contained a garage in the same location as the existing garage and three chicken coops (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # 4422 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 **⊠** Continuation □ Update





Looking E from Second St.

Looking NE from Second St.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
Other Lietings	NRHP Status Co	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name P1. Other Identifier:	or # (Assigned by recorder) 4443 Second Str	eet
*P2. Location: Not for Publication	□ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	B. ¼ of Sec ; M.
c. Address 4443 Second Street	City Pleasanton	Zip 94566
 d. UTM: (Give more than one for large and/or linear re- e. Other Locational Data: (e.g., parcel #, directions to 		mE/ mN \PN: 094 -0036-002-03
e. Other Educational Data. (e.g., parcer #, directions to	resource, elevation, etc., as appropriate)	KFN. 094 -0030-002-03
*P3a. Description: (Describe resource and its major el	ements. Include design, materials, condition, al	terations, size, setting, and boundaries)
4443 Second Street is a single-story, end gable but		
 Partial-length, attached front porch with gawalls, and brick decking and steps 	ble roof; false braces at the front eave line	e; tapered square supports; parapet
 Off-center main entrance with historic, gla; 	zed wood door	
1/1 double-hung wood sash windows with		
 Deck on south elevation with French doors 		
Deeply projecting eaves with false braces	on main elevation roofline	
 Stucco cladding The property also includes a detached historic gara 	ge with an added second story (2006)	
The property also melados a delacrica melone gara	go with an addod occord otory (2000).	
*P3b. Resource Attributes: (List attributes and codes	s) HP2. Single Family Property	Other (Isolates,
*P4. Resources Present: ⊠Building □Structu		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for bu	ildings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking W from Second St.
		January 2015
		*DC Data Comptwigted/Ago and
	海湾产业以少 在	*P6. Date Constructed/Age and Sources:
		☐Prehistoric ☐Both
		1927, City of Pleasanton
		*P7. Owner and Address:
	The state of the s	Pasut, Cathy A
		4443 Second St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		☑ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE	etch Map 🔲 Continuation Sheet 🔲 Bui	ilding, Structure & Object Record
	ear Feature Record	ord ☐Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ 0	Other (List)	

State of California The Resources Age	ncy Primary #				
DEPARTMENT OF PARKS AND RECREA	TION HRI				
BUILDING, STRUCTURE AND OBJECT RECORD					
Page 2 of 4	*NRHP Status Code				
B1. Historic Name:					
B2. Common Name:					

31.	Historic Name:					
32.	Common Name:					
33.	Original Use: Singl	e family resid	dential	B4.	Present Use:	Single family residential
B5.	Architectural Style	Craftsma	n			
B6.	Construction Histo	ry: (Construct	on date, alteration	ns, and date	of alterations)	
	See page 3					
ът.	Moved? ⊠No	∐Yes	□Unknown	Date:	Original Loc	cation:
В8.	Related Features:					·
39a.	Architect:				b. Build	der:
B10.	Significance: Th	eme: Resi	dential Develop	oment	Area:	Early 20 th Century Expansions and Additions
		·		Prope	erty	
Peri	od of Significance:			Ty	pe: Craftsman	Applicable Criteria: 3/C
(Disc	cuss importance in terms	of historical or	architectural con	text as define	d by theme, period, ar	nd geographic scope. Also address integrity.)

4443 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013). Development in the Neal Plan began in the 1870s; this property is later infill, replacing an earlier barn on the site (Sanborn 1929, 1943).

The owner of this parcel in the early 1940s was a trust benefitting Luke B. Garr and Annie Gill (Pleasanton 1940). This property appears to have been constructed as a rental dwelling. The property is identical to the adjacent dwelling at 4453 Second Street, which was owned by the same trust in 1940. In 1930, Chris A. and Martha Simonsen rented 4443 Second Street; Chris was a millwright at a local gravel pit (US Census 1930). In 1940 Leon and Lula Lester rented the house; Leon was a printer at the local newspaper and Lula was a printer's helper (US Census 1940).

4443 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of an end-gable bungalow form dwelling with Craftsman details. The property exhibits many characteristics of the form including a low-pitched gable roof; wide, unenclosed eave overhangs; partial-width attached porch; false braces at the eaves; tapered, square porch supports on solid balustrade; and stucco cladding. The property has integrity of design, materials, workmanship, and feeling, retaining original form, historic doors and windows, architectural ornament, and cladding. The property has been altered with a modest rear addition, but the addition is compatible in scale and materials to the historic main block and does not significantly diminish the integrity of the building. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4443 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4443 Second Street has changed little since construction. In 1929 and 1943 the property had a footprint nearly identical to the existing building. In 1992, owners enclosed and extended a rear porch to create a 107 square-foot, single story bed and bath addition. In 2006, owners constructed a 340 square-foot room over the existing garage.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or # 4443 Second Street (Assigned by recorder)

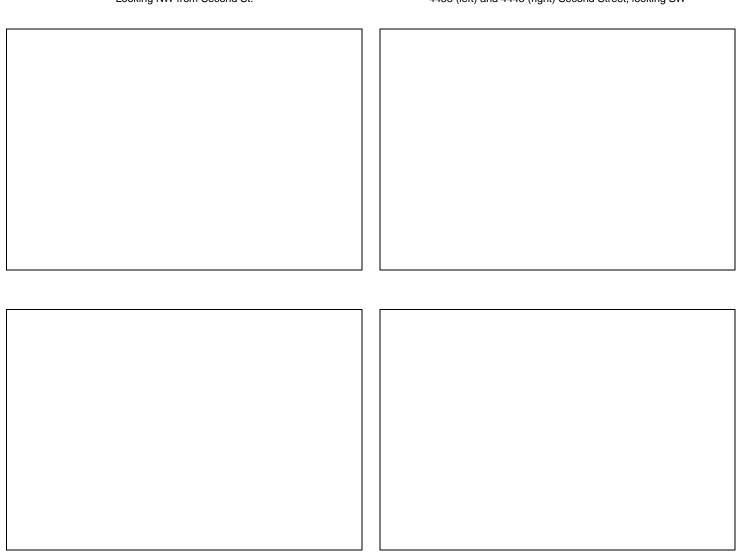
Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update



Looking NW from Second St.



4453 (left) and 4443 (right) Second Street, looking SW



DEPARTMENT OF PARKS AND RECREATION		Primary # HRI		
PRIMARY RECORD		Trinomial #		
	Trinomial # NRHP Status Code			
Other Listings Review Code	Revie	wer	Date	
Page 1 of 4				
	or # (Assigned by recorder) 4	453 Second Str	eet	
P1. Other Identifier: *P2. Location: Not for Publication	Unrestricted ■	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	_	a. County	Alameda	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 4453 Second Street	T ;R ; City Pleasanton	1⁄40f	¼ of Sec	; M. Zip 94566
d. UTM: (Give more than one for large and/or linear res		;	mE/	Zip <u></u>
e. Other Locational Data: (e.g., parcel #, directions to	· —	appropriate) A	PN: 094 -0036-002-04	
*P3a. Description: (Describe resource and its major ele	omante Includo docian mate	rials condition alt	orations size setting an	d boundaries)
walls, and wood and concrete decking and Off-center main entrance with historic, glaz 1/1 double-hung wood sash windows with a Deck on south elevation with French doors Deeply projecting eaves with false braces of stucco cladding Rear entry porch The property also includes a detached historic single	zed wood door decoratively divided top sa s on main elevation roofline			
*P3b. Resource Attributes: (List attributes and codes *P4. Resources Present: □ Building □ Structur *P5a. Photograph or Drawing (Photograph required for building)	re Dbject Dsite		Element of District etc. P5b. Description of F accession #) Looking W from Se	Photo: (View, date,
			January 2015 *P6. Date Construc Sources: ☐ Prehistoric ☐ 1927, City of Pleas	ted/Age and Historic Both anton
			*P7. Owner and Ad Harmon, Michael & 4453 Second St Pleasanton, CA 94	Rachelle 566
			*P8. Recorded by: address)	
			Elaine Stiles and K Architectural Resor	
			Pier 9, The Embard	adero
			San Francisco, CA	
			*P9. Date Recorded *P10. Survey Type: ☑ Intensive	
			☐ Reconnaissance	
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasa	nton Downtown	Historic Context Stater	ment, 2013
*Attachments: NONE	etch Map 🛮 🖂 Continuation	n Sheet 🛛 Bui	lding, Structure & Object I	Record
_	ear Feature Record	illing Station Reco	rd ☐Rock Art Record	

State of California The Resources Agency	Primary #				
DEPARTMENT OF PARKS AND RECREATION	HRI				
BUILDING, STRUCTURE AND OBJECT RECORD					
Page 2 of 4	*NRHP Status Code				
B1. Historic Name:					

B1.	Historic Name:						
B2.	Common Name:						
B3.	Original Use:	Single fami	ily resid	lential	B4.	Present Use:	Single family residential
*B5.	Architectural S	Style Cr	raftsmar	n			
*B6.	Construction I	History: (Co	onstruction	on date, alteration	ons, and date of	alterations)	
	See page 3					•	
*B7.]No □	Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Featur	es:	_	_			
B9a.	Architect:					b. Build	der:
*B10.	Significance:	Theme:	Resid	dential Develo	pment	Area:	Early 20th Century Expansions and Additions
					Propert	<u>y</u>	
Peri	od of Significan	ce:			Туре	: Craftsman	Applicable Criteria: 3/C
(Disc	cuss importance in t	erms of histo	orical or a	architectural cor	text as defined	by theme, period, a	nd geographic scope. Also address integrity.)

4453 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013). Development in the Neal Plan began in the 1870s; this property is later infill, replacing an earlier barn on the site (Sanborn 1929, 1943).

The owner of this parcel in the early 1940s was a trust benefitting Luke B. Garr and Annie Gill (Pleasanton 1940). This property appears to have been constructed as a rental dwelling. The property is identical to the adjacent dwelling at 4443 Second Street, which was built the same year and owned by the same trust in 1940. In 1940, Dominic and Lena Richenbach rented the property; Dominic was a dairyman (US Census 1940).

4453 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of an end-gable bungalow form dwelling with Craftsman details. The property exhibits many characteristics of the form including a low-pitched gable roof; wide, unenclosed eave overhangs; partial-width attached porch; false braces at the eaves; tapered, square porch supports on solid balustrade; and stucco cladding. The property has integrity of design, materials, workmanship, and feeling, retaining original form, historic doors and windows, architectural ornament, and cladding. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4453 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4453 Second Street has changed little since construction. In 1929 and 1943 the property had a footprint nearly identical to the existing building. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4

*Resource Name or # 4453 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group



Looking NW from Second St.



☐ Update

4453 (left) and 4443 (right) Second Street, looking SW

 W nom goodia ou	rice (inty and rive (right) eccent enect, rectang en

State of California The Resources DEPARTMENT OF PARKS AND REC	• •		Primary #		
PRIMARY RECORD			Trinomial # NRHP Status Code	1	
	Other Listings _				
R	Review Code	Revie	ewer	Date	
Page 1 of 3					
*Res	source Name or #	f (Assigned by recorder)	1467 Second Stree	et	
*P2. Location: Not for Publ	ication 🖂	Unrestricted	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a			county <u> </u>	7.110.110.00.0	
*b. USGS 7.5' Quad <u>Livermore</u> D c. Address 4467 Second Street	ate 2015 T	;R ; City Pleasanton	½of	¼ of Sec	B. ; M. Zip 94566
d. UTM: (Give more than one for large a	nd/or linear resou		•	mE/	mN
e. Other Locational Data: (e.g., parcel				N: 094-0036-003-00	_
*D2a Decembra (Decembra		ente la desde de descripcion	andala aran 1885an albar		harradaria a
*P3a. Description: (Describe resource a 4467 Second Street is a 2-story, Spaniaddition forming an L-shaped plan. The Historic side-gable main block Off-center, recessed main end Second-story balcony on the Groups of rectangular and sq French doors on south elevat Exterior, brick chimney on sou Garage in first story of ell add Red clay tile roofing Stucco cladding with decorati Landscape features include brick pavir Spanish Colonial Revival dwelling in Pa	ish Colonial Revelopments with set-back betrance under an south side of mauare wood case ion of 1997 addiuth elevation of lition with small eve areas simulating along south e	rival dwelling with a his res: bays on the north side attached, wrap-around ain elevation with replament windows and sin tion under wraparound main block and stuccoextension and shed rooting an underlying layer elevation of 1997 additions.	front ell extending diporch extending diporch extending diporch plain posts gly-set, 6/6 doubled porch ed exterior chimne of er of adobe brick on. The property is	dating to 1945) and a 1 east to ell addition s and balustrade e-hung wood windows ey on east ell elevation s a well-developed exa	997 2-story
(continued on page 3)					
*P3b. Resource Attributes: (List attributes)	utes and codes)	HP2. Single Family	Property		
*P4. Resources Present: ⊠Building	g	□Object □Site	□District □EI	☐Ot (ement of District etc.)	ther (Isolates,
*P5a. Photograph or Drawing (Photograph)	required for buildir	ngs, structures or objects		P5b. Description of Paccession #) Looking W from Sec January 2015 *P6. Date Constructe Sources: Sec January 2015 *P6. Date Constructe Sources: Sec January 2015 *P76. Date Constructe Sources: Sec January 2015 *P76. Date Constructe Sources: Sec January 2015 *P77. Owner and Add Meier, Marvin J & K. 4467 Second St Pleasanton, CA 945 *P8. Recorded by: Naddress) Elaine Stiles and Ka Architectural Resource Sec January Sec J	ed/Age and distoric Both anton Maps Iress: athryn H Trs G66 Iame, affiliation, and atherine Petrin rces Group adero 94111 E April 2015 (Describe)
*P11. Report Citation: (Cite survey report	and other sources, o	or enter "none.") Pleasa	anton Downtown H	listoric Context Statem	ient, 2013
*Attachments: NONE Location Archaeological Record District R Artifact Record Photographic R	ecord Linear	Feature Record	n Sheet	ing, Structure & Object R I ☐Rock Art Record	ecord

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 2 of 3

*Resource Name or # 4467 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description: (continued from page 1)

The addition is compatible with the original dwelling in scale and materials. Significance and eligibility for the California Register was not evaluated for 4467 Second Street per direction of the City as the date of construction is after 1941.

Construction History

Sanborn map research indicates that 4467 Second Street was constructed after 1943. According to Pleasanton building permit records, the dwelling was altered in 1965. In 1967, the interior was remodeled. In 1997 an addition to this single family residence was built; it required a variance due to proximity to the side property line and FAR beyond allowable. A 779 square foot addition was built in front of the residence, behind an existing garage structure, which extends to the front property line. The massing of the house became L in plan after the addition connecting the house and the garage structure; architect Greir Graff noted that the character of house would be maintained and important landscape features preserved. (Pleasanton Building Permits)

References:

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 3 of 3
*Resource Name or # 4467 Second Street (Assigned by recorder)

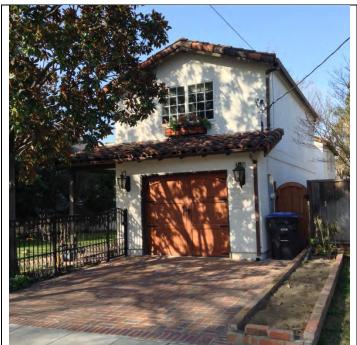
Recorded By: Architectural Resources Group



Looking N at 1997 addition



Looking N at 1997 addition



Garage addition, looking W



Looking W along 1997 addition

DEPARTMENT OF PARKS AND RECREATION		Primary # HRI		
PRIMARY RECORD	Trinomial #			
	Trinomial # NRHP Status Code			
Other Listings Review Code		eviewer	Date	
Page 1 of 4				
	or # (Assigned by recorder)	4484 Second Str	reet	
P1. Other Identifier: *P2. Location:	∪nrestricted	*a County	Alamada	
*P2. Location: Not for Publication and (P2c, P2e, and P2b or P2d. Attach a Location Map	_	*a. County	Alameda	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address <u>4484 Second Street</u>	T ;R ;R City Pleasant		1/4 of Sec	; M. Zip 94566
d. UTM: (Give more than one for large and/or linear res		;	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to		., as appropriate) A	APN: 094 -0014-061-00	
On same parcel with 4492 Second Street *P3a. Description: (Describe resource and its major ele		naterials, condition, al	Iterations, size, setting, and	l boundaries)
 Original wood casement windows on east of the Prominent gable projection from the roofling the entrance Bay window with hipped roof on north elever 1/1 and 4/4 double-hung wood sash and displayed exterior en north elevation Shaped, exterior chimney on south elevation Newer stucco cladding with remnant vertical 	e on the south end of ation vided casement sash	windows in second	ary elevations	on at the above
*P3b. Resource Attributes: (List attributes and codes *P4. Resources Present: ⊠Building □Structur	re	e District	□O Element of District etc.)	ther (Isolates,
*P11. Report Citation: (Cite survey report and other source	ildings, structures or objectives of the control of	acts)	P5b. Description of P accession #) Looking E from Sec January 2015 *P6. Date Construct Sources:	ed/Age and distoric Both anton orn maps dress: rdeck, Donna datherine Petrin rces Group adero 94111 : _April 2015 (Describe)
•	· 			
	•	ation Sheet ⊠ Bu ☐ Milling Station Reco	ilding, Structure & Object R ord □Rock Art Record	ecord
	ear Feature Record	willing Station Rect	DIG LINGE AIL RECOID	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

BUILDING, STRUCTURE AND OBJECT	RECOF	RD
Page 2 of 4		atus Code
B1. Historic Name:		
B2. Common Name:		
	esent Use:	Single family residential
*B5. Architectural Style Tudor Revival		
*B6. Construction History: (Construction date, alterations, and date of alte	erations)	
See page 3		
*B7. Moved? ⊠No □Yes □Unknown Date:	_ Original Loca	ation:
*B8. Related Features:		
B9a. Architect:	b. Build	er:
*B10. Significance: Theme: Residential Development	Area:	Early 20 th Century Expansions and Additions
Property		
	Tudor Revival	Applicable Criteria:
(Discuss importance in terms of historical or architectural context as defined by the	heme, period, an	d geographic scope. Also address integrity.)
4484 Second Street is situated on property that was part of the 1868 Nea	d Dian for Diag	canton, an area of residential subdivision
created by Joshua Neal, one of the major land owners in the vicinity during		
west of Main Street between Division and Abbie streets as early as 1863,		
Pleasanton in the late 1860s, reoriented his streets and lot divisions to ali		
out the current street pattern for the First, Second, and Third street neigh		
Statement 2013).		
The arrange of the second of t		and Walls Family, managers, subjets
The property now associated with 4484 Second Street was originally part		
encompassed the entire northwest corner of Neal and Second streets into this property to John and Annie Stover in the late nineteenth century, and		
daughter) and the John and Annie Stover in the late fill leteritin century, and		
1940). Lee Wells raised stock, operated a the last remaining stable in Ple		
Streets until the 1940s, and served as the Alameda County Assessor in the		
24). Before 1907, this property contained two small dwellings fronting on		
Family members (no longer extant) (Sanborn 1907, 1903, 1898). This dv		
with 4492 Second Street and 206 Neal Street, also owned by the Wells. I		
Ross. Edman was a laborer in local rose gardens, likely for Jackson & Pe	erkins (US Cens	sus 1940).
4494 Second Street does not appear aligible for the California Bagister of	f Historical Boo	sources. The property is an example of a Tuder
4484 Second Street does not appear eligible for the California Register of Revival style dwelling in Pleasanton, but the property has lost integrity of		
of a major character-defining front window and restuccoing that appears t		
ornament. The property is not significantly associated with any historic ev		
		•
B11. Additional Resource Attributes: (List attributes and codes)		
*B12. References: See page 3		(0)
		(Sketch Map with north arrow required.)
B13. Remarks:	, de	4 }
DIS. Remarks.	7	
*B14. Evaluator: Elaine Stiles and Katherine Petrin		4
Architectural Resources Group	"Real ST	
Pier 9, The Embarcadero		4
San Francisco, CA 94111		****
*Date of Evaluation: April 2015		· · · · · · · · · · · · · · · · · · ·

The state of the s

DPR 523B (1/95) *Required Information

(This space reserved for official comments.)

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4484 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that from 1929 to 1943, this property was a single-story dwelling with a footprint and features identical to the existing building, including a garage in the same location as the existing garage (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

Architectural Resources Group. DPR 523 A and B Forms for 4466 Second Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or # 4484 Second Street (Assigned by recorder)

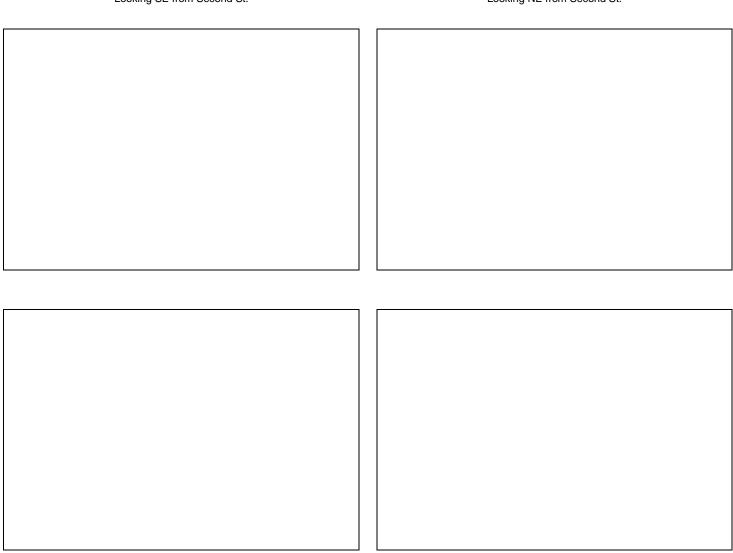
Recorded By: Architectural Resources Group



Looking SE from Second St.



Looking NE from Second St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
PRIMART RECORD	Trinomial # NRHP Status Co	nda
Other Listings	WITH Status Co	
Review Code	Reviewer	Date
Page 1 of 4		
	# (Assigned by recorder) 4492 Second Sti	reet
'1. Other Identifier: P2. Location:	Unrestricted *a. County	Alamada
P2. Location: ☐ Not for Publication ☐ ☐ Not for Publication ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐		Alameda
		B.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T c. Address 4492 Second Street	City Pleasanton	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear resou	_	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to re		APN: 094 -0014-061-00
On same parcel with 4484 Second Street a	and 206 Neal Street	
P3a. Description: (Describe resource and its major elem	ents. Include design, materials, condition, a	Iterations, size, setting, and boundaries)
492 Second Street is a single-story side gable dwelli		
 Slightly off-center main entrance with a glaze 		
Replacement multi-sash wood window in foru		
Simple wood deck and steps with no rails ac		
Combination vinyl replacement and wood ca	sement sash in other window openings	
Projecting gable section on north elevation		fived and accomment and
Semi-hexagonal bay window on south elevate Shaped attracted authorizing thimpay on acuth		nxed and casement sash
Shaped, stuccoed exterior chimney on south Sull width room all with possible roofs (so		
Full width rear ell with parallel gable roofs (so Two accorders entrances on rear elevations)	Juin addition after 1943)	
Two secondary entrances on rear elevation		
Newer stucco cladding; some half-timber orn		
 Gable dormer vent on front (west) roof slope 		
P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
P4. Resources Present: ⊠Building □Structure		Other (Isolates,
P4. Resources Present: Building Structure Sa. Photograph or Drawing (Photograph required for build	Object Site District ings structures or objects)	JElement of District etc.):
3a. 1 notograph of brawing (1 notograph required for build	ings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
A A A A A A A A A A A A A A A A A A A		Looking E from Second St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: Alistoric
E CONTRACTOR OF THE PARTY OF TH		□ Prehistoric □ Both
		1930, City of Pleasanton Before 1929, Sanborn maps
		*P7. Owner and Address:
		Masini, Violet & Verdeck, Donna
		*P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
***************************************		Pier 9, The Embarcadero
to be the second of the second	War .	San Francisco, CA 94111
A SECULAR PROPERTY OF THE PROP		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		☐ Reconnaissance
P11. Report Citation: (Cite survey report and other sources,	or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
. (2.2.2.2.) 252.2.2.2.2.300.000,	,	
Attachments: NONE	ch Map 🛮 Continuation Sheet 🔻 Bu	illding, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Linea	ar Feature Record	ord ☐Rock Art Record
☐Artifact Record ☐ Photographic Record ☐ Oth	ner (List)	

DEPAI	RTMENT OF PARK	Resources Agency S AND RECREATION		Primary # HRI	
BUI	LDING, ST	RUCTURE AND	OBJECT	RECOR	ND
Page 2	2 of 4			*NRHP Sta	atus Code
B1.	Historic Name:				
	Common Name:				
	- · · · · · · · · · · · · · · · · · · ·	ngle family residential	B4. Pr	esent Use:	Single family residential
*B5.	Architectural Sty	e Tudor Revival			
*B6.		tory: (Construction date, alteration	s, and date of alte	rations)	
*B7.	See page 3 Moved? ⊠No	☐Yes ☐Unknown	Date:	Original Loca	tion
ъл. *В8.	Related Features		Date.	_ Original Loca	
B9a.	Architect:	Pharmaca D. C. L. C. L. D. L.		b. Builde	
*B10.	Significance:	Theme: Residential Developr	nent Property	Area: _	Early 20 th Century Expansions and Additions
Perio	od of Significance:			Tudor Revival	Applicable Criteria:
					geographic scope. Also address integrity.)
create west of Pleasa out the Staten The prencomproper daugh 1940). Street: 24). Be Family with 44 Homer Frank 4492 SReviva	d by Joshua Neal, of Main Street betweenton in the late 186 e current street patternent 2013). Toperty now associate passed the entire restry to John and Anniter) and the John and Lee Wells raised significant and the 1940s, are fore 1907, this province members (no long 484 Second Street are a local service significant alocal service significant and style dwelling in F	one of the major land owners in the Division and Abbie streets at 30s, reoriented his streets and lotern for the First, Second, and The steed with 4492 Second Street was orthwest corner of Neal and See Stover in the late nineteenth of Annie Stover's daughter, Bestock, operated a the last remain deserved as the Alameda Country contained two small dwellinger extant) (Sanborn 1907, 1903 and 206 Neal Street, also owned automobile dealer (US Census station (US Census 1940). The property has street and owner the calification, but the property has	the vicinity durings early as 1863, at divisions to alimited street neighbors originally participants of the streets into century, and the sie Stover Welling stable in Pleaty Assessor in the streets of	of the Stover as the first decade property later ps and her husbasanton livery she 1940s (US C) Neal Street that welling was likely 1930, the We Frank and Jos of Historical Residesign, material	anton, an area of residential subdivision century. Neal began subdividing his property rety of a Central Pacific Railroad route through the of the railroad. Neal's subdivision plan laid of Division Street (Pleasanton Historic Context and Wells Family property, which les of the 20 th century. Joshua Neal sold this bassed to Mary Philips (possibly a Stover and, Lee Wells (ARG 2003; Pleasanton 1912, stable at the corner of Main and Division census 1910, 1920, 1930, 1940; Trimingham to appear to have been associated with Wells by constructed as a rental property in tandem lls rented the house to Cyril and Gladys ephine Trimingham rented the property.
		ing front window, window replac sons in the history of Pleasantor		ear addition. The	e property is not significantly associated with
arry riis	storic events of per	ons in the motory of theasanton	11.		
B11. * B12.	Additional Resou References: S	rce Attributes: (List attributes and ee page 3	codes)		Sketch Map with north arrow required.)
				(Choice map war notal allow loquilou.
D.10	5				
B13.	Remarks:				
*B14.	Evaluator : Ela	ine Stiles and Katherine Pet	rin		
		hitectural Resources Group			
		9, The Embarcadero			
	_ Sar	Francisco, CA 94111			
*Date	of Evaluation: A	pril 2015			
	(This space	reserved for official comments.)			
	,				

Source

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4492 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that sometime after 1943 owners constructed an addition filling in the intersection of the earlier main block and ell. This addition now constitutes the southeast section of the house (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

Architectural Resources Group. DPR 523 A and B Forms for 4466 Second Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # (Assigned by recorder)

4492 Second Street

Recorded By: Architectural Resources Group Date: April 2015 **⊠** Continuation ☐ Update

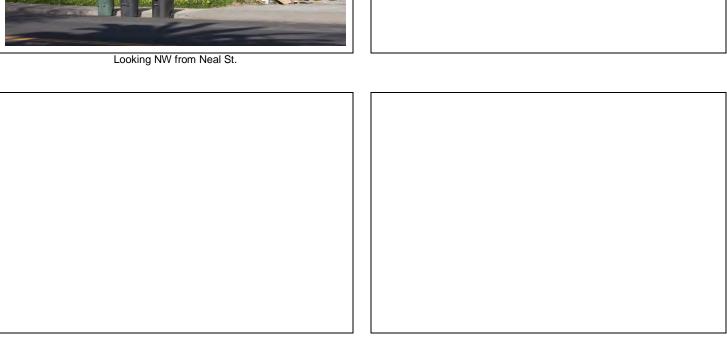


Looking SE from Second St.



Looking NW from Neal St.





State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	do
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name or	# (Assigned by recorder) 4512 Second Stre	eet
P1. Other Identifier:		
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map a		Alameda
*b. USGS 7.5' Quad Livermore Date 2015 T c. Address 4512 Second Street d. UTM: (Give more than one for large and/or linear resor e. Other Locational Data: (e.g., parcel #, directions to re Southeast corner of Second and Neal Sts. *P3a. Description: (Describe resource and its major elem	City Pleasanton urces) Zone ; esource, elevation, etc., as appropriate) A	
 4512 Second Street is a single-story, Queen Anne co garage addition. The property features: Projecting gable bay with a cutaway bay win fish scale shingles Wraparound, engaged porch on the northwe brackets, spindle screen, wood decking and Off-center main entry with historic glazed, wo 1/1, double-hung wood sash windows with m Wood channel board siding Wide frieze and molded cornice along roofline Shed dormer on rear roof slope with replace Second-story hyphen connector to addition w 1.5-story addition with garage on first story at (continued on page 3) 	dow with brackets and drop pendants, p est corner with stick work balustrade, turn concrete steps bood door holded sills and stops hes ment windows with gable roof, channel board siding, an and living space above	redImented gable with round light and ned posts with small replacement
*P3b. Resource Attributes: (List attributes and codes)		Other (Isolates,
*P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for build	lings, structures or objects)	Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking E from Second St. January 2015 *P6. Date Constructed/Age and Sources:
*P11. Report Citation: (Cite survey report and other sources,	or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
	ch Map ⊠ Continuation Sheet ⊠ Bui ar Feature Record ☐ Milling Station Reco ner (List)	lding, Structure & Object Record rd □Rock Art Record

State of California The Resources Agency	Primary #	Ī
DEPARTMENT OF PARKS AND RECREATION	HRI	Ī
		ī

BUILDING, STRUCTURE AND OBJECT RECORD

B1. B2.	Historic Name: William H. and Annie Donahue Hous Common Name:	e		
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style Queen Anne			
*B6.	Construction History: (Construction date, alterations, ar	nd date of a	lterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown Da	ite:	Original Loca	ation:
*B8.	Related Features: Detached garage			
B9a.	Architect:		b. Builde	er:
*B10.	Significance: Theme: Residential Developmen	ıt	Area:	Post Railroad Subdivision and Development
		Property	<u> </u>	
Peri	od of Significance:	Type:	Queen Anne c	ottage Applicable Criteria: 3/C
(Disc	uss importance in terms of historical or architectural context as	s defined by	y theme, period, and	d geographic scope. Also address integrity.)

4512 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

According to local folklore Manual F. Davilla Jr. sold this land to William H. Donahue in 1896 for \$10 in gold coins. William H. Donahue was serving as the principal of the Pleasanton public schools when he purchased the property and constructed this house. He resigned his position in 1900 to study the law and later set up the firm Harris & Donahue and served as a district attorney and judge in Alameda County (Baker 1914). William and Annie Donahue sold the property to Frank and Ella Donahue (no relation) in 1906. Frank Donahue was a local horseman and investor, and later a local game warden (US Census 1900, 1910, 1920). After Frank's death in 1925, Ella continued to own the property until 1943, though she does not appear to have lived there. In 1940, she rented the property to Ralph and Bertha Garibaldi. Ralph was a local auto mechanic (US Census 1940).

4512 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne cottage form dwelling commonly constructed in Pleasanton in the late 19th and early 20th centuries. The property has many characteristics of the form including an asymmetrical form with projecting gable bay; wraparound porch; cutaway bay window; spindle and turned work; channel board wall sheathing; and decorative shingles. The property has integrity of design, materials, workmanship, and feeling; it retains its historic form; original door and window openings; original doors and windows; and historic cladding. The property has been altered with a hyphen and addition, but the historic main block of the property remains intact. The property is not significantly associated with any historic events or persons in the history of Pleasanton. The house was the home of William Donahue, a county judge and prominent member of the legal community, but Donahue began studying law after he sold the property.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
HRI	

*Resource Name or # 4512 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The property includes a detached, single-car garage east of the house. Landscape features include a low site wall with a decorative iron fence, and wood privacy fencing around the rear yard.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4512 Second Street was constructed as a Queen Anne cottage form dwelling with projecting gable bay and partial-length, engaged front porch. Between 1898 and 1903, the Donahue Family added a shallow wing on the north elevation and a wraparound porch on the northwest elevation. Between 1929 and 1943, owners constructed a small single-story extension on the south elevation in the approximate location of the present hyphen connector (Sanborn 1898, 1903, 1907, 1929, 1943). In 1970, owners demolished several rooms attached to the rear of the house. In 1977, owners constructed a 2-story garage addition with room above attached to the house at the second level (Pleasanton Building Permits).

B12. References: (continued from page 2)

Baker, Joseph. "Hon. William H. Donahue" in *Past and Present of Alameda County*. Chicago: S.J. Clarke, 1914. http://www.rootsweb.ancestry.com/~cagha/biographies/d/donahue-william.txt. Accessed June 2015.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

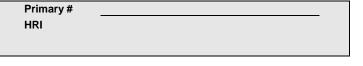
State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

CONTINUATION SHEET

Page 4 of 4

*Resource Name or # 4512 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group



□ Continuation

☐ Update

Date: April 2015

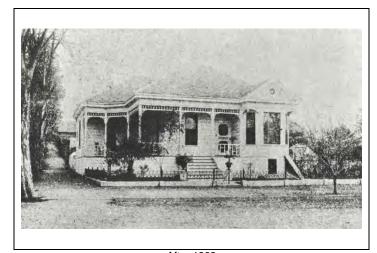


Looking W from Neal St.

Looking NE from Second St.



Early 20th century



After 1903

Collection of the Amador-Livermore Valley Historical Society	Collection of the Amador-Livermore Valley Historical Society

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Cod	
Other Listings		
Review Code _	Reviewer	Date
Page 1 of 4		
*Resource Name or	# (Assigned by recorder) 4524 Second Stre	et
P1. Other Identifier:		
*P2. Location: ☐ Not for Publication ☑ and (P2c, P2e, and P2b or P2d. Attach a Location Map a	-	Alameda
*b. USGS 7.5' Quad <u>Livermore</u> Date 2015 To. Address 4524 Second Street	City Pleasanton	## B. ## M. Zip 94566
d. UTM: (Give more than one for large and/or linear reso	ources) Zone ;	mE/ mN PN: 094 -0034-007-03
*P3a. Description: (Describe resource and its major eler	, , , , , , , , , , , , , , , , , , , ,	
 4524 Second Street is a single-story, bungalow form Engaged, partial-length entry porch with squand steps Entry at north end of main elevation with gla Replacement vinyl windows on south end of 1/1 double-hung vinyl replacement windows Gable elements on north and south roof slop Wood product clapboard siding Exterior, clinker brick chimney on south elev 	uare column support, square column pilas szed wood door and full-length sidelights f main elevation on secondary elevations pes	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	Other (leeletee
*P4. Resources Present: ☐ Building ☐ Structure *P5a. Photograph or Drawing (Photograph required for build	Object Site District Edings, structures or objects)	□Other (Isolates, Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking SE from Second St. January 2015 *P6. Date Constructed/Age and Sources: □Historic □Prehistoric □Both 1910, City of Pleasanton
*P11. Report Citation: (Cite survey report and other sources	, or enter "none.") Pleasanton Downtown H	*P7. Owner and Address: Ayres, Deborah A & Albertini, Robert E Tr 4524 Second St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) Intensive Reconnaissance Historic Context Statement, 2013
•	tch Map ☑ Continuation Sheet ☑ Build ar Feature Record ☐ Milling Station Recor	ding, Structure & Object Record
	her (List)	

State of California The Resources Agency	Primary #	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI	HRI
BUILDING, STRUCTURE AI	ID OBJECT RECORD	JECT RECORD
Page 2 of 4	*NRHP Status Code	*NRHP Status Code

	LDING, STRUCTURE ANI) OBJEC	CT RECOR	RD
Page 2	2 of 4		*NRHP S	tatus Code
B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style			
*B6.	Construction History: (Construction date, alterat	ions, and date of	alterations)	
	See page 3	_		
*B7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loc	ation:
*B8.	Related Features:			
B9a.	Architect:		b. Build	der:
*B10.	Significance: Theme: Residential Devel	opment	Area:	Early 20th Century Expansions and Additions
		Propert	y	
	od of Significance:	Туре		Applicable Criteria:
(Discu	uss importance in terms of historical or architectural co	ontext as defined l	by theme, period, ar	nd geographic scope. Also address integrity.)
1521 9	Second Street is situated on property that was pa	art of the 1868 I	Naal Plan for Plaa	santon an area of residential subdivision
	d by Joshua Neal, one of the major land owners			
				urety of a Central Pacific Railroad route through
	anton in the late 1860s, reoriented his streets an			
	e current street pattern for the First, Second, and			
Staten	nent 2013).			
0	and Millandaria a Mallana are to contact this language	4040 !		an arts. The Keller are rested a famous in
	e and Wilhelmina Kolb constructed this house in			
	anton and owned this property into the early 194			
	d Street (Pleasanton 1912, 1940; US Census 19 orney (US Census 1920). In 1930, Charles and 0			
	0, John and Ruth Trimingham rented the house.			
111 15-1	o, som and real rimingham fortice the nouse.	oom was a loc	al service station	operator (00 derisus 1000, 1040).
4524 5	Second Street does not appear eligible for the C	alifornia Registe	er of Historical Res	sources. The property is an example of a
bunga	low form dwelling, but has lost integrity of design	n, material, work	kmanship, and fee	eling with replacement of character defining
	ws, door replacement, and porch alterations. The	e property is no	t significantly asso	ociated with any historic events or persons in
the his	story of Pleasanton.			
B11.	Additional Resource Attributes: (List attributes a	and codes)		
*B12.	References: See page 3	,		
	, 0			(Sketch Map with north arrow required.)
				164
_				1
B13.	Remarks:			3 180
*B14.	Evaluator: Elaine Stiles and Katherine F	<u>'etrin</u>	_	15 mg
	Architectural Resources Group		_	•
	Pier 9, The Embarcadero		_	4524 Second St
	San Francisco, CA 94111		-	3
*Date	of Evaluation: April 2015		d	
Date	April 2010		E Algor	
	(This space reserved for official comments.)		No. of the state o	
	(spass reserved for emoid comments)		4	

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4524 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4524 Second Street was constructed as single-story dwelling with a partial-length, engaged front porch and a rear engaged porch (Sanborn 1929, 1943). In 2003 and 2004, owners added a 538 square-foot addition on the rear of the house and altered the existing entry porch (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

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US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # (Assigned by recorder) 4524 Second Street		
Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking NE from Second St.		
LOURING INC. HOLLI GEOGRA St.		

PRIMARY RECORD Other Listings			
	Trinomial #		
Daview Or de	NRHP Status Code		
Review Code	Reviewer	Date	
age 1 of 4			
*Resource Name or # (Assigned by re	ecorder) 4546 Second Stree	ıt .	
1. Other Identifier:			
P2. Location: ☐ Not for Publication ☑ Unrestrict and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	ed *a. County _	Alameda	
*b. USGS 7.5' Quad <u>Livermore</u> Date 2015 T ;R c. Address 4546 Second Street City Ple		¼ of Sec ; Zip 945	В. _ М. 566
d. UTM: (Give more than one for large and/or linear resources) Zone e. Other Locational Data: (e.g., parcel #, directions to resource, elevati	;	mE/ mN N: 094 -0034-007-02	
P3a. Description: (Describe resource and its major elements. Include do			
 Centered entry porch with flat roof, frieze and cornice, colusquare spindle balustrade extend across full length of main Centered main entrance with molding along top of surrour 2/2 double-hung wood windows with moldings along top of Single story ell with flat roof and similar materials to main be Wood channel board siding property also contains a new, detached garage at the rear of the 	n elevation nd, fitted with historic, glazed f surrounds on all elevations block; one aluminum slider w	d wood door	and
P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: Building Structure Object D5a. Photograph or Drawing (Photograph required for buildings, structures)		☐Other (Isolates ement of District etc.): P5b. Description of Photo: (View, accession #) Looking SE from Second St.	
		*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both	
To the state of th		1910. City of Pleasanton	
		1910, City of Pleasanton Before 1893, Sanborn maps *P7. Owner and Address: Boyce, Dustin & Robin 4546 Second St	
		Before 1893, Sanborn maps *P7. Owner and Address: Boyce, Dustin & Robin 4546 Second St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation address) Elaine Stiles and Katherine Pet	trin
		Before 1893, Sanborn maps *P7. Owner and Address: Boyce, Dustin & Robin 4546 Second St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation address) Elaine Stiles and Katherine Pet Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111	trin
		Before 1893, Sanborn maps *P7. Owner and Address: Boyce, Dustin & Robin 4546 Second St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation address) Elaine Stiles and Katherine Pet Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 20 *P10. Survey Type: (Describe) Intensive	trin
P11. Report Citation: (Cite survey report and other sources, or enter "none.")	Pleasanton Downtown H	Before 1893, Sanborn maps *P7. Owner and Address: Boyce, Dustin & Robin 4546 Second St Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation address) Elaine Stiles and Katherine Pet Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 20 *P10. Survey Type: (Describe)	trin

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
DIM DING CEDUCTURE AND OR LECT	

BUILDING, STRUCTURE AND OBJECT RECORD

Page $2 \overline{\text{ of } 4}$ *NRHP Status Code B1. Historic Name: B2. Common Name: B3. Single family residential Original Use: B4. Present Use: Single family residential *B5. Architectural Style *B6. Construction History: (Construction date, alterations, and date of alterations) See page 3 Immediately north at site of 4524 *B7. Moved? ∏No ⊠Yes □Unknown Date: 1910 Original Location: Second St. *B8. **Related Features:** Detached garage B9a. Architect: b. Builder: Residential Development *B10. Significance: Theme: **Area:** Post Railroad Subdivision and Development **Property** Period of Significance: Applicable Criteria: 3/C Type: Vernacular, side gable (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 4546 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013). Sanborn map research indicates that 4546 Second Street was constructed sometime before 1893 on property now occupied by 4524 Second Street. In 1910, owners George and Wilhelmina Kolb subdivided the lot and moved 4546 Second Street south to its current location. The earliest owners or builders of 4546 Second Street are unknown, but US Census records indicate that it has been a rental property since at least 1900 (US Census 1900, 1910). George and Wilhelmina Kolb owned this house from the 1910s through at least the early 1940s. The Kolbs operated a farm in Pleasanton and rented out this house and the adjacent property (b. 1910) at 4524 Second Street to tenants (Pleasanton 1912, 1940; US Census 1910, 1920). In 1900, Allen and Alice McDougall appear to have rented the house; Allen was a bicycle repairman (US Census 1900). In 1910, James and Mary Sousa rented the dwelling; James was a laborer doing odd jobs (US Census 1910). In 1920, Albert and Minnie Vervais rented the house; Albert was a local house painter (US Census 1920). From 1930 through at least 1940, Eugene and Caroline Doucette rented the house, living there with their three children; a nephew, and Eugene's brother and mother. Eugene worked as an auto mechanic and later for one of the New Deal Soil Conservation Service projects in Pleasanton. Caroline worked as a housekeeper outside the home (US Census 1930, 1940). 4546 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a vernacular, side-gable dwelling commonly constructed in Pleasanton in the late 19th century. The property has many characteristics of the form, including one-and-a-half-story height, modest classical or Greek Revival detailing; a symmetrical façade, and an attached front porch. The property has been moved a short distance and altered within the historic period (porch (continued page 3) Additional Resource Attributes: (List attributes and codes) B11. *B12. References: See page 3 (Sketch Map with north arrow required.) B13. Remarks: **Evaluator:** Elaine Stiles and Katherine Petrin *B14. Architectural Resources Group Pier 9. The Embarcadero San Francisco, CA 94111

*Date of Evaluation: April 2015 (This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
HRI	_

*Resource Name or # 4546 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4546 Second Street was constructed sometime before 1893 on property now occupied by 4524 Second Street. From 1893 until 1907, the house was configured as single-story over basement dwelling with a side-gable orientation, full length front porch, and a small projecting addition set off-center on the rear elevation with a small porch on the north side. The property historically included a barn in the northeast corner of the lot and several open shelters and sheds (Sanborn 1892, 1898, 1903, 1907). After subdivision and relocation ca. 1910, the property was a single-story dwelling with a side-gable orientation, centered entry porch on the main elevation, and a small projecting addition centered on rear elevation with a porch on the south side. The property also included a garage and shed at the rear of the lot. After 1943, owners extended the porch decking and balustrade across the full length of the front elevation and expanded the rear additions to the property, eliminating the rear porch. Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

reconfiguration, window replacement ca. 1910) but these changes have not significantly affected integrity of setting or design. The property has also been altered with extension of the porch platform and expansion of the rear ell, but these changes have been compatible in scale and materials to the historic main block and do not significantly affect integrity of design, materials, workmanship, or feeling. The property is able to convey its architectural significance, as it retains a distinct form and a substantial amount of fabric from the historic period. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
HRI	

Page 4 of 4
*Resource Name or #
(Assigned by recorder) 4546 Second Street

Architectural Resources Group Recorded By:

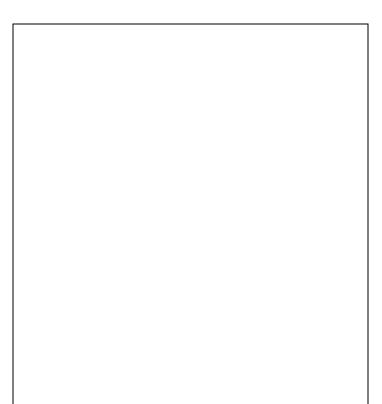


Looking E from Second St.



Looking E from Second St.

Date: April 2015	April 2015 ⊠ Continuation ☐ Up	



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI		
PRIMARY RECORD	Trinomial #		
Other Listings	NRHP Status Code		
Other Listings Review Code	Reviewer	Date	
Page 1 of 4			
*Personne News or # /Assista	-dhumanda) 4592 Socond Stros		
P1. Other Identifier:	ed by recorder) 4582 Second Stree	91	
*P2. Location: ☐ Not for Publication ☑ Unre	stricted *a. County _	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary	ary.)	В.	
*b. USGS 7.5' Quad Livermore Date 2015 T		½ of Sec ; M.	
c. Address <u>4582 Second Street</u> City d. UTM: (Give more than one for large and/or linear resources) Zo	Pleasanton	Zip <u>94566</u> mE/ mN	
e. Other Locational Data: (e.g., parcel #, directions to resource,		N: 094 -0034-005-02	
Northeast corner of Second and E. Angela Sts.			
*P3a. Description: (Describe resource and its major elements. Inc			
4582 Second Street is a two-story, Prairie-style dwelling with a constructed in 2002. The property features:	a low-pitched hipped roof. The sec	cond story of the property was	
 Centered front entry porch with low-pitched hipped re 	oof, square supports, parapet wall	s, and concrete decking and steps	
 Centered main entrance fitted with historic, glazed w 			
 Recessed central bay on main elevation Three-part, single, and ganged wood or metal-clad w 	road casement and double hung (each windows: most with docoratively	
divided top sash	ood casement and double-numy s	sasti willidows, filost with decoratively	
 New rear entry porch with hipped roof on square pos 			
 Secondary entrance on north elevation with decorati Stucco cladding with band dividing first and second second			
 Deeply projecting, enclosed eaves 	tories on all elevations		
The property also contains a new, detached, two-car garage v			
include historic concrete sidewalk and steps to street, new dri	veway, and wood privacy fencing	around rear yard.	
*P3b. Resource Attributes: (List attributes and codes) HP2.	Single Family Property	Other (Isolates,	
*P4. Resources Present: ⊠Building □Structure □Obj		ement of District etc.):	
*P5a. Photograph or Drawing (Photograph required for buildings, stru	ctures or objects)	P5b. Description of Photo: (View, date, accession #)	
		Looking NE from corner of Second	
	*	and E. Angela Sts.	
		January 2015 *P6. Date Constructed/Age and	
	The state of the s	Sources: Historic	
		☐Prehistoric ☐Both 1928, City of Pleasanton	
		1920, City of Fleasanton	
		*P7. Owner and Address:	
		Hernan, Joseph & Christina Trs 4582 Second St	
		Pleasanton, CA 94566	
		*P8. Recorded by: Name, affiliation, and	
		address) Elaine Stiles and Katherine Petrin	
		Architectural Resources Group	
		Pier 9, The Embarcadero	
		San Francisco, CA 94111 *P9. Date Recorded: April 2015	
		*P10. Survey Type: (Describe)	
☑ Intensive			
		Reconnaissance	
*P11. Report Citation: (Cite survey report and other sources, or enter "r	one.") Pleasanton Downtown H	istoric Context Statement, 2013	
*Attachments: NONE	□ Continuation Sheet □ Buildi	ing, Structure & Object Record	
□ Archaeological Record □ District Record □ Linear Feature	Record Milling Station Record	☐Rock Art Record	
☐ Artifact Record ☐ Photographic Record ☐ Other (List)			

State of California The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI		
BUILDING, STRUCTURE AND OBJECT RECORD			
Page 2 of 4	*NRHP Status Code		

	ILDING, STRUCTURE AND OBJECT RECORD
Page	*NRHP Status Code
B1.	Historic Name: John and Anna Silva House
B2.	Common Name:
B3.	Original Use: Single family residential B4. Present Use: Single family residential
*B5.	Architectural Style Prairie
*B6.	Construction History: (Construction date, alterations, and date of alterations) See page 3
*B7.	Moved? ⊠No □Yes □Unknown Date: Original Location:
*B8.	Related Features:
B9a.	Architect: b. Builder:
*B10	
	Property
	iod of Significance: Type: Prairie Applicable Criteria:
(Disc	cuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
create west Pleas out th	Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision and begin subdivision and Neal, one of the major landowners in the vicinity during the late 19th century. Neal began subdividing his property of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through santon in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid ne current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context ement 2013).
north worke	re 1928, Thomas Ziegenfuss, a local butcher, owned this property. Ziegenfuss and his wife Edith lived in the house immediately of the site (Pleasanton 1912). The first residents and likely builders of 4582 Second Street were John and Anna Silva. John ed at the local gravel quarry (US Census 1930). In the early 1940s, Emma Oliveria owned the property, but appears to have do it to John and Rita Hyndman. John was a mechanic at the gravel quarry (Pleasanton 1940, US Census 1940).
const recor retair	Second Street does not appear eligible for the California Register of Historical Resources. The property was originally tructed as a single-story, Prairie style dwelling, but was raised to two stories in 2002 and has had substantial porch origination. Although the second-story addition follows the material and stylistic features of the original building and the property of smany original historic features, the property has lost integrity of design for the historic period with the substantial addition. The erty is not significantly associated with any historic events or persons in the history of Pleasanton.
B11.	Additional Resource Attributes: (List attributes and codes)
*B12	
	(Sketch Map with north arrow required.)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4582 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4582 Second Street was originally constructed as a single-story dwelling with a recessed center bay and engaged entry porch set flush with the main elevation (Sanborn 1929, 1943). The property included a garage at the rear of the lot. In 2002, owners constructed a 1,198 square-foot second-story addition to the house and substantially reconfigured and expanded the front porch (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4
*Resource Name or # 4582 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 **⊠** Continuation



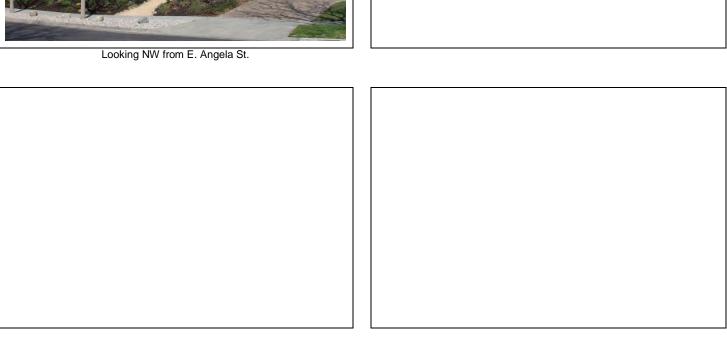
Looking E from Second St.



☐ Update

Looking SE from Second St.





DEPARTMENT OF PARKS AND RECREATION		HRI		<u> </u>
PRIMARY RECORD		Trinomial #		
	Trinomial # NRHP Status Code			
Other Listings Review Code	Revie	ewer	Date	
Page 1 of 5				
		4500 0 100		
*Resource Name of P1. Other Identifier:	or # (Assigned by recorder)	4583 Second Str	eet	
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map	☑ Unrestricted as necessary.)	*a. County	Alameda	
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address <u>4583 Second Street</u>	T ;R; City Pleasanton		¼ of Sec	B. ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear res	-	;	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to Southwest corner of Second and E. Ange		s appropriate) A	PN: 094 -0033-006-01	
*P3a. Description: (Describe resource and its major ele	ements. Include design, mat	erials, condition, al	terations, size, setting, and	l boundaries)
 Side-gable main block oriented to E. Angela Street with clipped gable roofline and a full-length, attached front porch Front porch with hipped roof, wood column supports, and solid balustrade Recessed, centered main entrance with paneling in recess, later glazed wood door, and transom light Paired windows with double-hung wood sash flanking main entrance Hyphen with gable roof, attached porch on east (Second St.) elevation Enclosed porch on west elevation, incorporated into living space, with secondary entrance and modern windows Hyphen porch with shed roof, wood column supports, and solid balustrade Secondary entrances on north and south ends of the porch (originally to two apartment units) fitted with glazed wood replacement doors Double-hung vinyl replacement sash windows along north hyphen elevation 				
(continued on page 3)				
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family	Property		
	re □Object □Site		☐O Element of District etc.)	ther (Isolates,
*P5a. Photograph or Drawing (Photograph required for bui	Idings, structures or objects		P5b. Description of P accession #) Looking NW from coand E. Angela Sts. January 2015 *P6. Date Construct Sources:	ed/Age and distoric Both anton orn maps diress: danton, CA 94566 dame, affiliation, and atherine Petrin rces Group adero 94111 : April 2015
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleas	anton Downtown	Historic Context Staten	nent, 2013
·	etch Map 🔀 Continuation		Iding, Structure & Object R	Record
	ear Feature Record	Milling Station Reco	rd □Rock Art Record	

State of California The Resources Agency	Primary #	
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DEPARTMENT OF PARKS AND RECREATION	HRI	
DINI DINC STRUCTURE AND OR IECT RECORD		

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 5 *NRHP Status Code

B1.	Historic Name:	Daniel and	Margare	t Fallon Hou	se				
B2.	Common Name:								
B3.	Original Use: Single family residential			B4.	Present Use:	Single family	y residential		
*B5.	5. Architectural Style								
*B6.	Construction History: (Construction date, alterations, and date of alterations)								
	See page 3								
*B7.	Moved? ⊠	No 🗆	Yes [Unknown	Date:	Original Loc	cation:		
*B8.	Related Featur	es: New	dwelling	(2003) addre	ssed as 4559	Second Street n	orth of 4583 Sec	ond St.	
В9а.	a. Architect:					b. Builder:			
*B10.	Significance:	Theme:	Resider	ntial Develop	ment	Area:	Early 20th Cent	tury Expansions and Ad	dditions
					Propert	у			
Period of Significance:				Туре			Applicable Criteria:		
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)									

4583 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

A plaque on the 4583 Second Street identifies it as the Fallon House, constructed ca. 1883. Daniel and Margaret Fallon are listed in US Census records as residing at the property from 1900 through at least 1920. Daniel Fallon was a local livestock dealer and farmer (US Census 1900, 1910, 1920; Pleasanton 1912). By 1930, the Fallons were no longer living at the property. Lloyd Rhodes, a newspaper editor, and his wife Sibyl rented the dwelling. In the 1940s, Helen Kolln owned the house and had converted it into two apartments. She rented the apartments to John and Barbara Hester and Augusta Frost in 1940. John was a local movie theater manager (US Census 1930, 1940; Pleasanton 1940; Sanborn 1943).

4583 Second Street does not appear eligible for the California Register of Historical Resources. The property appears to have been constructed as a vernacular, side-gable form dwelling, but is ultimately the product of many campaigns of renovation within and after the historic period. As a result of these campaigns, the property no longer exhibits the distinctive characteristics of a type, period, or method of construction. The property retains some historic fabric from the late nineteenth and early twentieth centuries in the main block, but most of the historic fabric in the building appears to date to the second quarter of the twentieth century when owners reconfigured the plan and converted the house into two apartments. Since that time, owners have further altered the property with porch enclosure and incorporation into living space, a rear addition, and door and window replacement. The property has diminished integrity of design, materials, and workmanship as a result of these changes. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes) HP3: Multiple Family Residential

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4583 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Rear transverse block with clipped gable roofline and rear ell with gable roof (ell 1988)
- Replacement casement sash and original 1/1 double-hung wood sash windows on rear block
- French doors to patio and modern windows on rear block ell
- Wood channel board siding on all portions of the building
- · Exterior brick chimney on north elevation of rear block and cased chimney on east elevation of ell
- Historic 19th c. light fixtures and ceiling medallion visible through original main entrance facing Angela St;

The property also contains a second dwelling constructed in 2003 north of the historic dwelling. Landscape features include the original gate and sidewalk to the historic main entrance to the building on Angela Street, decorative metal fencing around street frontage, and wood privacy fencing with an arched arbor gate at the rear of the house.

B6. Construction History (continued from page 2)

4583 Second Street was constructed before 1893 as a single-story side gable dwelling with a centered entry porch, ell, and wrap around ell porch on east and rear elevations of ell (Sanborn 1893, 1898, 1903). Between 1903, and 1907, owners filled in portions of the ell porch on the north and east elevations (Sanborn 1907). By 1929, owners had completely reconfigured the rear extensions, creating the existing H-shaped plan with porches on both elevations of the hyphen. The clipped gable rooflines and column porch supports also likely date to this period. Helen Koln appears to have converted the property to multiple family use by 1943, and this may have resulted in the sealing of the original porch entry cut on the E. Angela St. elevation (Sanborn 1929, 1943). Owners converted the property back to single-family use at an unknown date. In 1988, owners added 228 square feet to the rear of the dwelling and added 240 square feet to the existing garage. In 2007, owners replaced the rear patio door in kind (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

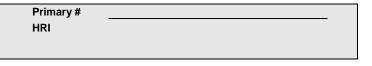
State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

CONTINUATION SHEET

Page 4 of 5

*Resource Name or # 4583 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group



☐ Update

Date: April 2015



Original main elevation fronting on E. Angela St. Looking NE from E. Angela St.



Looking NE from E. Angela St.





East elevation on Second St. Looking NW from Second St.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Recorded By:

Page 5 of 5
*Resource Name or # (Assigned by recorder)

4583 Second Street

Architectural Resources Group Date: April 2015 **⊠** Continuation ☐ Update

Primary # HRI



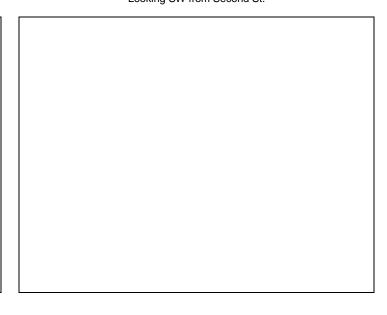
East elevation on Second St. Looking SW from Second St.



North elevation Looking SW from Second St.



4583 Second St ca. 1940 (at right)
Collection of the Amador-Livermore Valley Historical Society



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
· · · ·	NRHP Status Cod	e
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name or # (Assigned by recorder) 4614 Second Stre	et
P1. Other Identifier:		
*P2. Location: ☐ Not for Publication ☒	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as n	ecessary.)	_
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T _ c. Address 4614 Second Street	;R ; ¼of City Pleasanton	M. Zip 94566
d. UTM: (Give more than one for large and/or linear resource		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resc		PN: 094 -0031-001-01
Southeast corner of Second and E. Angela St *P3a. Description: (Describe resource and its major elemen	ts.	
 4614 Second Street is a single-story bungalow form dwe Engaged, corner entry porch on northwest corn 		
Second Street	or with equal column supports, come	baldottado, and stope offernou to
 Main entry on the east elevation of porch with h 	istoric front door	
 Projecting bay with gable roof on west elevation 	n with shaped brackets under the eave	es and altered, wood three-part picture
window	20)	
Addition with hipped roof on east elevation (199)		Politica and a second
6/1 double-hung, metal windows on most elevaStucco cladding	tions; also fixed windows and divided-	light casements
The property also includes a detached, two-car garage v	with hinned roof and evnosed rafters fr	onting on F. Angela Street (after
1943). Landscape features include lattice and pergola p		
southeast corner of the lot.	,	3
*Pol- December Attributes (1) (1)	LIDO Circle Ferrile Dress arts	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,
*P4. Resources Present: ⊠Building □Structure	□Object □Site □District □E	Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for building		P5b. Description of Photo: (View, date,
		accession #)
		Looking S from E. Angela St.
		January 2015
		*DC Data Comptunated/Assessed
		*P6. Date Constructed/Age and Sources:
		□Prehistoric □Both
		1928, City of Pleasanton
		*P7. Owner and Address:
		Kramer, Ingrid Tr
		4614 Second St Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
	A STATE OF THE STA	address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
Aller Alle		San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe)
	_	☐ Intensive
		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or	enter "none.") Pleasanton Downtown F	Historic Context Statement, 2013
*Autochmondo: NONE DI di N	Mar. Moari ii oi i 77 - ii	dia a Otavatara (Oli i i D
*Attachments: NONE Location Map Sketch		ding, Structure & Object Record
□ Archaeological Record □ District Record □ Linear F □ Artifact Record □ Photographic Record □ Other	Teature Record	d ☐Rock Art Record

State of California The Resources Agency	Primary #				
DEPARTMENT OF PARKS AND RECREATION	HRI				
BUILDING, STRUCTURE AND OBJECT RECORD					

BUI	LDING,	STRUC	CTURE AND	OBJEC	T RECO	RD
Page 2	2 of 4				*NRHP S	Status Code
B1.	Historic Name	: Newton a	and Gertrude Arendt I	House		
B2.	Common Nam					
	Original Use:		nily residential	B4.	Present Use:	Single family residential
*B5.	Architectura		raftsman			
*B6.			onstruction date, alterat	tions, and date of a	Iterations)	
	See page 3	• •			,	
*B7.	Moved?	⊠No [∐Yes	Date:	Original Loc	cation:
*B8.	Related Feat	ures:				
B9a.	Architect:				b. Build	der:
*B10.	Significanc	e: Theme:	Residential Devel	opment	Area:	Early 20th Century Expansions and Additions
				Property		
	od of Significa				Craftsman	Applicable Criteria:
(Disc	uss importance i	n terms of histo	orical or architectural co	ontext as defined by	/ theme, period, a	nd geographic scope. Also address integrity.)
create west of Pleasa out the	d by Joshua N If Main Street b anton in the lat	eal, one of the etween Divise 1860s, reor	ne major land owners sion and Abbie street riented his streets an	in the vicinity du s as early as 186 d lot divisions to	ring the late 19 th 33, but with the s align with the ro	asanton, an area of residential subdivision century. Neal began subdividing his property surety of a Central Pacific Railroad route through ute of the railroad. Neal's subdivision plan laid of Division Street (Pleasanton Historic Context
owned	I the house. No	ewton Arendt		eneral Merchand		t. They rented the property in 1930, but by 1940, asanton, selling feed, dry goods, and some
Crafts	man style, but	has since los		materials, workm	anship, and fee	es. The property was constructed in the ling with window replacement and additions. story of Pleasanton.
B11. * B12.	Additional R References		butes: (List attributes a	and codes)		
D12.	References	. See pag	e 3			(Sketch Map with north arrow required.)
					4	(OKCION MAP WITH HOLLI AND TEQUIEC.)
B13.	Remarks:					A Property of the Control of the Con
						CARRIED TO THE PARTY OF THE PAR
*B14.	Evaluator:	Elaine Stile	es and Katherine F	Petrin	* A .	
			al Resources Group			4614 Second St
			Embarcadero			· · · · · · · · · · · · · · · · · · ·
			sco, CA 94111			
						\$
*Date	of Evaluation	: <u>April 20</u> 1	5		9	E-tables of

Google Maps

DPR 523B (1/95) *Required Information

(This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4614 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4614 Second Street was constructed as a single-story dwelling oriented to East Angela Street. The main elevation had a partial-length, engaged front porch and there was a bay window on the west elevation (Sanborn 1929, 1943). In 1998, owners constructed a 350 square-foot addition on the east elevation (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4
*Resource Name or # 4614 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group



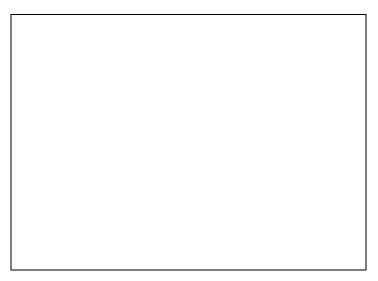
Looking SE from corner of Second and E. Angela Sts.



Looking NE from Second St.



Looking SW from E. Angela St.



State of California The R DEPARTMENT OF PARKS			Primary # HRI		
PRIMARY REC			Trinomial #		·
			NRHP Status Co	de	
	Other Listings _ Review Code	Rev	riewer	Date	<u> </u>
	_				
Page 1 of 1					
	*Resource Name or #	(Assigned by recorder)	4625 Second Str	eet	
P1. Other Identifier: *P2. Location: □ No.	ot for Publication	Unrestricted	*a. County	Alameda	
and (P2c, P2e, and P2b or P			a. County	Alameda	
*b. USGS 7.5' Quad Liver	more Date 2015 T	;R	; 1/40f	1/4 of Sec	В. ; М.
c. Address 4625 Secon		City Pleasanto			Zip 94566
d. UTM: (Give more than one	•	· —	;	mE/	mN
e. Other Locational Data: (Southwest corner	e.g., parcel #, directions to rel		as appropriate) A	.PN: 094 -0032-003-01	
*P3a. Description: (Describe			aterials, condition, al	terations, size, setting, an	d boundaries)
4625 Second Street is a 2-st					
preexisting two-story, ca. 19 portion of the new building.					
isolated historic features suc					
Historical Resources due to		material replacement	t. The property reta	ains no integrity of desi	gn, materials,
workmanship, or feeling for t	ne historic period.				
References:					
City of Pleasanton, Planning	Department. Building Per	mit Records. Pleasai	nton, CA.		
Sanborn Map Company. Ple		I. 1888, 1893, 1898,	1903, 1907, 1929,	1943. Collection of the	e Amador-
Livermore Valley Historical S	Society, Pleasanton, CA.				
*P3b. Resource Attributes:	(List attributes and codes)	HP2. Single Famil	y Property		
*P4. Resources Present:	⊠Building □Structure	□Object □Site	□District □	Element of District etc.	Other (Isolates,
*P5a. Photograph or Drawing (F	Photograph required for buildir	ngs, structures or object		P5b. Description of F	,
	A A A		<u> </u>	accession #)	parner of Second
	V			Looking SW from cand E. Angela Sts.	corner or Second
				January 2015	
				*P6. Date Construc	ted/Age and Historic
		A THAT A			Both
* / / /			VIII.	1910/2000, City of	Pleasanton
A PARTY OF THE PAR				*P7. Owner and Ad	dress:
AND THE WA	H LAND			Aimar, David F & T	heresa G Trs
		E Ampto 2		4625 Second St	
				Pleasanton, CA 94 *P8. Recorded by:	
				address)	otherine Detrin
This are the	A THE STREET			Elaine Stiles and K Architectural Resor	
				Pier 9, The Embard	cadero
				San Francisco, CA	
				*P9. Date Recorded *P10. Survey Type:	
					•
*D44 D				Reconnaissance	. 00:15
*P11. Report Citation: (Cite	survey report and other sources, o	or enter "none.") Plea	santon Downtown	Historic Context Stater	ment, 2013
*Attachments: NONE	Location Man	h Man	ion Shoot	Idina Structura & Object I	Pocord

Other (List)

☐ Linear Feature Record ☐ Milling Station Record

☐Rock Art Record

☐ District Record

☐Photographic Record

☐Archaeological Record

☐Artifact Record

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	de
Other Listings	Paviauan	Data
Review Code	Reviewer	Date
Page 1 of 4		
*Posouros Namo s	or # (Assigned by recorder) 4636 Second Str	rant
P1. Other Identifier:	(Assigned by recorder) 4030 Second Str	661
*P2. Location: Not for Publication	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ; ¼of	
c. Address 4636 Second Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear res		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate)	APN: 094 -0031-014-02
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, al	Iterations, size, setting, and boundaries)
4636 Second Street is a 1.5-story Queen Anne cotta	age form dwelling with a hipped roof featu	ıring:
Projecting gable bay on the north side of the projection of t		
pedimented gable with fish scale shingles; scroll ornament at the sill	double-nung wood sash in the gable with	n pedimented nood on brackets and
 Partial-length, engaged front porch with tur 		eplacement brackets; wood deck; and
replacement brick steps with new wood ha		nain blook: door not visible
 Main entrance set on a diagonal in the intel 1/1 double-hung wood sash windows with r 		nain block, door not visible
 Hipped dormer on south roof slope 		
Wood channel board siding Cingle start room addition agrees full langth	of algorithm	
 Single-story rear addition across full length Landscape features include a sloping lot descending 		dges.
	•	
*P3b. Resource Attributes: (List attributes and codes	HP2. Single Family Property	
		Other (Isolates,
*P4. Resources Present: Building Structur P5a. Photograph or Drawing (Photograph required for bui		Element of District etc.): P5b. Description of Photo: (View, date,
		accession #)
		Looking E from Second St. January 2015
		duridary 2010
		*P6. Date Constructed/Age and Sources: ⊠Historic
		Sources: ⊠Historic □Prehistoric □Both
		1900, City of Pleasanton
		1896 *P7. Owner and Address:
		Milne, Sandra M Tr
		4636 Second St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ⊠ Intensive
		— ☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	etch Map 🔲 Continuation Sheet 🔲 Bu	ilding Structure & Object Books
·	etch Map 🔃 Continuation Sheet 🔯 Bu ear Feature Record 🔲 Milling Station Reco	ilding, Structure & Object Record ord □Rock Art Record
_	ther (List)	

State of California T	he Resources Agency	Primary #		
DEPARTMENT OF PAI	RKS AND RECREATION	HRI		
BUILDING, STRUCTURE AND OBJECT RECORD				
Page 2 of 4		*NRHP Status Code		
B1. Historic Name: B2. Common Name:	Bruce-Zwisler House			

B1.	Historic Name: Bruce-Zwisler House				
B2.	Common Name:				
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential	
*B5.	Architectural Style Queen Anne	-			
*B6.	Construction History: (Construction date, alterations, and	date of	alterations)		
	See page 3				
*B7.	Moved? ⊠No □Yes □Unknown Date	e:	Original Locati	ion:	
*B8.	Related Features:				
B9a.	Architect:		b. Builder	: Charles A. Bruce	
*B10.	Significance: Theme: Residential Development		Area:	Early 20th Century Expansions and Additions	
		Propert	ty		
Peri	od of Significance:	Туре	e: Queen Anne cot	tage Applicable Criteria: 3/C	
(Disc	cuss importance in terms of historical or architectural context as	defined	by theme, period, and	geographic scope. Also address integrity.)	

4636 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Local house carpenter Charles A. Bruce constructed this house in 1896. He and his wife Laura lived in it briefly before moving to the adjacent house at 4672 Second Street in 1910. The Bruces retained ownership of 4636 Second Street through the early 1950s, renting it for much of that time to Albert and Georgia Zwisler (Pleasanton 1912, 1940; ARG 2003). Albert Zwisler was a department manager at a general merchandise store for much this time (US Census 1920, 1930, 1940). In 1951, the Arendt Family purchased the property from the Bruces (ARG 2003).

Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement).

4636 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne cottage form dwelling commonly constructed in the late 19th and early 20th centuries in Pleasanton. The property features many characteristics of the style including an asymmetrical form with hipped and gable roof elements; a partial-length (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

(Sketch Map with north arrow

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



ı	State of California The Resources Agency	Primary #
	DEPARTMENT OF PARKS AND RECREATION	HRI
	CONTINUATION SHEET	

*Resource Name or # 4636 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4636 Second Street has changed little since construction. In the early 20th century, the property was a single-story dwelling with a bay window and partial-length, engaged front porch, and a narrow, full-length addition across the rear elevation. The Zwislers added a small ell porch between 1929 and 1943 (Sanborn 1929, 1943). In 1976, owners repaired and replaced elements of the front porch, including adding metal railings, and added a new foundation (Pleasanton Building Permits). Owners added a wood balustrade at a later date.

B10. Significance (continued from page 2)

porch; cutaway bay window, wood channel board wall sheathing; turned work; classical elements such as pediments and cornice work; and decorative shingles. The property has a high degree of integrity of design, materials, workmanship, and feeling, retaining original form, door and window openings, doors and windows, sheathing materials, and architectural ornament. The property has lost some integrity of design with the replacement of some porch elements, but these alterations do not impact the property to such a degree that it cannot convey its architectural significance. The property may also be eligible for the California Register of Historical Resources as the work of local master craftsman Charles A. Bruce. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B12. References: (continued from page 2)

Architectural Resources Group. DPR 523 A and B Forms for 4636 Second Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency DEPARTMENT OF PARKS AND RECREATION

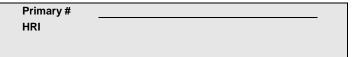
CONTINUATION SHEET

Page 4 of 4

*Resource Name or # 4636 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group

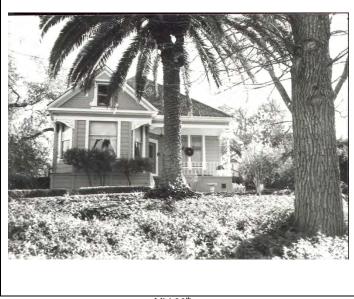




⊠ Continuation

□ Update

Date: April 2015



Mid 20th c. Collection of the Amador-Livermore Valley Historical Society



Mid 20th c.
Collection of the Amador-Livermore Valley Historical Society

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Code	
Other Listings	NRTP Status Code	 -
Review Code	Reviewer	Date
Page 1 of 5		
- 		
· -	ned by recorder) 4649 Second Street	
P1. Other Identifier:		
*P2. Location: ☐ Not for Publication ☑ Unroand (P2c, P2e, and P2b or P2d. Attach a Location Map as neces	· —	meda
	;R ; ¼of ty Pleasanton	¼ of Sec ; M Zip 94566
d. UTM: (Give more than one for large and/or linear resources) Z		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource		094 -0032-004-02
*P3a. Description: (Describe resource and its major elements. In 4649 Second Street is a single-story, end-gable bungalow for Off-center entry on the south end of the main eleval with stick work Main entry with wide door opening; half-length side of three 1/1, double-hung wood sash windows on nor elevations Shaped, exterior, rustic brick chimney centered on the Wood, channel board siding Deeply projecting, unenclosed eaves with exposed of Small addition with shed roof on rear elevation. Patio cover on north elevation enclosed with corrug of the property includes a detached garage at the rear of the lot. *P3b. Resource Attributes: (List attributes and codes)	orm dwelling with Craftsman styling. The tion with tiled steps, brick parapet walls lights; and historic, glazed wood door the end of main elevation; similar windown main elevation and cutting through eavorafter ends atted fiberglass siding, possibly used a helevation	ne property features: s, and braced gable door hood ws singly set on secondary re line s a greenhouse
,		Other (Isolates,
*P5a. Photograph or Drawing (Photograph required for buildings, str	tructures or objects) * Lo Ja * S L D 22 P * E A P S * * * * * * * * * * * *	ent of District etc.): 25b. Description of Photo: (View, date, accession #) Doking NW from Second St. anuary 2015 P6. Date Constructed/Age and Sources: Historic Both 228, City of Pleasanton P7. Owner and Address: unkley, Arthur W & Anne L Trs 39 Main St leasanton, CA 94566 P8. Recorded by: Name, affiliation, and address) laine Stiles and Katherine Petrin rechitectural Resources Group ier 9, The Embarcadero an Francisco, CA 94111 P9. Date Recorded: April 2015 P10. Survey Type: (Describe)
*P11. Report Citation: (Cite survey report and other sources, or enter		Reconnaissance ric Context Statement, 2013
*Attachments: NONE	_	Structure & Object Record
□Archaeological Record □ District Record □ Linear Featu □Artifact Record □ Photographic Record □ Other (List)	<u> </u>	Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 5 *NRHP Status Code

31.	Historic Name:			
32.	Common Name:			
33.	Original Use: Single family residential	B4.	Present Use:	Single family residential
B5.	Architectural Style Craftsman			
В6.	Construction History: (Construction date, alterations, a See page 3	and date of	alterations)	
В7.	· •	ate:	Original Loc	eation:
B8.	Related Features: Detached garage			
39a.	Architect:		b. Build	der: Charles A. Bruce (?)
B10.	Significance: Theme: Residential Developme	nt	Area:	Early 20th Century Expansions and Additions
		Propert	у	
	riod of Significance:	Туре		Applicable Criteria: <u>3/C</u>
(Disc	scuss importance in terms of historical or architectural context	as defined	by theme, period, ar	nd geographic scope. Also address integrity.)

4649 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Local home builder Charles A. Bruce and his wife Laura owned this property from at least 1912 through the early 1940s (Pleasanton 1912, 1940). Bruce lived across Second Street, initially at 4636 Second Street, and later at 4672 Second Street. Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement). Bruce may be the builder of this dwelling.

Bruce rented this property for much of the early 20th century. In 1940, Fred and Verna Kennedy rented the house. Fred was a book keeper at Kaiser Gravel (US Census 1940).

4649 Second Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of an end-gable, bungalow form dwelling with Craftsman styling in Pleasanton, featuring a low-pitched gable roof; wide unenclosed eave overhang with exposed rafters; braced door hood with stick work; wood channel board siding; and a rustic brick chimney. The property has a high degree of integrity of design, material, workmanship and feeling, retaining a distinct form; original door and window openings and fittings; historic cladding; and architectural ornament. The property has been altered with minor (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4649 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4649 Second Street was originally constructed as a single-story dwelling with end-gable orientation and a small addition on the rear elevation (Sanborn 1929, 1943). Sometime after 1943, owners may have added the entry hood and added the patio cover on the north elevation. Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

additions to the rear and north elevations, but these changes do not diminish the overall integrity of the building to such a degree that it cannot convey its architectural significance. The property may also be eligible for the California Register of Historical Resources as the work of local master craftsman Charles A. Bruce. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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IRI	

Page 4 of 5
*Resource Name or # 4649 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 **⊠** Continuation □ Update

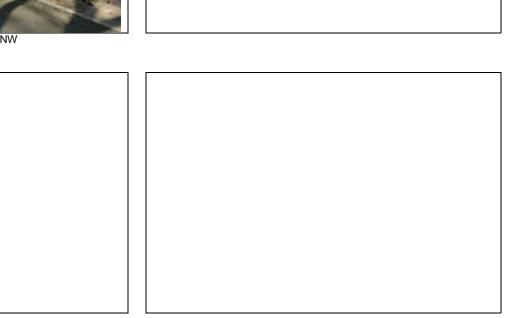


Detail, main entry

Main elevation, looking SW



South elevation, looking NW



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	
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Page 5 of 5
*Resource Name or # 4649 Second Street

(Assigned by recorder)

□ Update Date: April 2015 Recorded By: Architectural Resources Group □ Continuation

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	No.
Other Listings Review Code		Date
Page 1 of 4		
*Resource Name	or # (Assigned by recorder) 4672 Second Stro	eet
P1. Other Identifier:	•	
*P2. Location: Not for Publication and (P2c, P2e, and P2b or P2d. Attach a Location Map	☑ Unrestricted *a. County as necessary.)	Alameda
c. Address 4672 Second Street	T ;R ;	M. Zip 94566
d. UTM: (Give more than one for large and/or linear re e. Other Locational Data: (e.g., parcel #, directions t		mE/ mN PN: 094 -0031-012-02
*P3a. Description: (Describe resource and its major el		· · · · · · · · · · · · · · · ·
 4672 Second Street is a two-story-over-basement or rooflines. The property features: Raised entry terrace with metal railings ac 	ross main block	r flanking wings with parallel, hipped
 Arbor on concrete pillars sheltering main e Centered main entrance with replacement 		
 Centered main entrance with replacement Ganged casement windows with diamond 		block and wings
 Second-story balcony with metal railings of 	n main block, accessed via (new?) door o	pening on north end of second story
Three-part window with divided side caser	nent sash and ganged casement windows	with similar sash on second story
Wood shingle claddingDeeply projecting eaves with exposed raft	ers on all rooflines	
 New, wraparound addition on southeast or 		d similar finish materials to main block
The site also includes a detached garage with hipp		
with series of concrete steps and retaining walls an	d a concrete retaining wall with piers along	the lot frontage.
*P3b. Resource Attributes: (List attributes and code	HP2. Single Family Property	□Other (Isolates,
*P4. Resources Present: ⊠Building □Structu		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for bu	ildings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking E from Second St.
		January 2015
		*P6. Date Constructed/Age and Sources: ⊠Historic
17.74		□ Prehistoric □ Both
		1910, City of Pleasanton
		*P7. Owner and Address: Dunkley, Arthur W & Anne L Trs
		239 Main St Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group Pier 9, The Embarcadero
Cap to	and the same of th	San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
•	•	Iding, Structure & Object Record
<u> </u>	near Feature Record	rd □Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

Page 2		STRUCTU	TIL AILD	ODOL		Status Code
	Historic Name		ura Bruce House			
	Common Nam Original Use:	e. Single family res	idential	B4.	Present Use:	Single family residential
* B5.	Architectura			D4.	i leselli ose.	Origie farmly residential
*B6.		n History: (Construc		s, and date of	alterations)	
	See page 3					
*B7.	Moved?	⊠No □Yes	□Unknown	Date:	Original Lo	cation:
*B8.	Related Feat	ures:				
B9a.	Architect:				b. Buil	der: Charles A. Bruce
*B10.	Significanc	e: Theme: Re:	sidential Developr	nent	Area:	Early 20th Century Expansions and Additions
			•	Propert		
	od of Significa			Туре		Applicable Criteria: 3/C
(Disci	uss importance i	n terms of historical o	or architectural conte	xt as defined	by theme, period, a	nd geographic scope. Also address integrity.)
4672 \$	Second Street	is situated on prop	erty that was part	of the 1868	Neal Plan for Plea	asanton, an area of residential subdivision
create	d by Joshua N	eal, one of the maj	or land owners in	the vicinity o	during the late 19t	h century. Neal began subdividing his property
						surety of a Central Pacific Railroad route through
						oute of the railroad. Neal's subdivision plan laid
	nent 2013).	pattern for the Firs	st, Second, and Tr	iira street ne	eignbornood souti	n of Division Street (Pleasanton Historic Context
Olaton						
						(d. 1955) was one of Pleasanton's best known
						e began constructing homes in Pleasanton
						e course of his career as well as several
						s, was in business for over forty years. While nercial building literature, though the firm
						ric Context Statement). The Bruces owned and
		ntil at least the early				
						under Criterion 3. The property is one of the
						ign and workmanship of local master craftsman ding wood shingle cladding, low-pitched
						sive windows to allow light and air penetration.
						ng the design, workmanship, and feeling of the
origina	al portions of th	e building. The pro	perty has lost son	ne integrity o	of design, materia	ls, workmanship, and feeling with installation of
						ese changes do not diminish the overall integrity
		n a degree that it c nts or persons in th			ecturai significand	ce. The property is not significantly associated
willi ai	ny mstoric eve	its of persons in th	e history of Fleas	anion.		
B11.		esource Attributes:	(List attributes and	codes)		
*B12.	References	: See page 3				(Sketch Map with north arrow required.)
						(Sketch Map with north arrow required.)
B13.	Remarks:					
*B14.	Evaluator:	Elaine Stiles an		rin	_	
		Architectural Res			_	
		Pier 9, The Emba			_	4
		San Francisco, C	A 94111		_	a will second in
*Date	of Evaluation	: April 2015			4	
		<u> </u>			_	

Google Maps

DPR 523B (1/95) *Required Information

(This space reserved for official comments.)

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4672 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4672 Second Street was originally constructed as an H-shaped dwelling with a two-story main block and single-story, perpendicularly set wings (Sanborn 1929, 1943). In 1984, owners constructed a two-story rear addition to the main block, extending the hipped roofline east. In 2004, owners constructed a 660 square-foot, single story addition with hipped roof to the southeast corner of the house. They also constructed a 450 square-foot wood arbor and replaced 11 windows. The garage on the property dates to 1985 (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4
*Resource Name or # 4672 Second Street (Assigned by recorder)

Date: April 2015

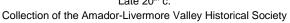
□ Continuation

□ Update









DPR 523L (1/95)

*Required Information

DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trin a mial #	
TRIMART RESORB	Trinomial # NRHP Status Cod	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
•		
*Resource Name of P1. Other Identifier:	r # (Assigned by recorder) 4673 Second Stre	eet
	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	_	7.10.11.00.00
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	B. 1/4 of Sec : M.
c. Address 4673 Second Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear res		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	PN: 094 -0032-005-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	erations, size, setting, and boundaries)
 Projecting gable bay on north end of main of Reconstructed, partial-length front porch with Centered main entrance with new door Clipped gable dormer on front roof slope (2) All new, replacement windows New, wood product clapboard siding Deeply projecting eaves on all elevations with New porte-cochere on south side of dwelling 	th all new materials and speculative Craft 006) ith brackets	
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: □ Building □ Structure *P5a. Photograph or Drawing (Photograph required for building)	e □Object □Site □District □	Other (Isolates, Element of District etc.): P5b. Description of Photo: (View, date,
		accession #) Looking W from Second St. January 2015
		*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1937, City of Pleasanton
		*P7. Owner and Address: Dunkley, Anne L & Arthur W Trs 239 Main St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and address)
THE THEFT		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
		Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE	etch Map 🔲 Continuation Sheet 🔲 Buil	lding, Structure & Object Record
_	ear Feature Record	rd ☐Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ O	ther (List)	

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:	Charles ar	nd Flor	ence Bruce Hous	е			
B2.	Common Name:							
B3.	Original Use:	Single fami	y resid	lential	B4.	Present Use:	S	ingle family residential
*B5.	Architectural S	Style						
*B6.	Construction I	History: (Co	nstruction	on date, alterations	, and date of	alterations)		
	See page 3							
*B7.	Moved? ⊠	No □	Yes	□Unknown	Date:	Original Loc	cation:	
*B8.	Related Featur	r es : 4661	and 46	675 Second Stree	et at rear of	lot		
B9a.	Architect:					b. Buile	der:	Charles A. Bruce, Jr.
*B10.	Significance:	Theme:	Resid	dential Developm	ent	Area:	Early	y 20 th Century Expansions and Additions
					Propert	у		
	od of Significan				Туре			Applicable Criteria:
(Disc	cuss importance in t	erms of histo	rical or a	architectural contex	t as defined	by theme, period, a	nd geog	graphic scope. Also address integrity.)

4673 Second Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Charles A. Bruce, Jr., son of local builder Charles Bruce, constructed this house as his family home in 1937, possibly on the occasion of his marriage to wife Florence (US Census 1930, 1940; Pleasanton 1940). Charles A. Bruce, Sr. (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects. Charles Bruce Jr. worked with his father as a builder for most of his life (Pleasanton Downtown Historic Context Statement (US Census 1920, 1930, 1940).

4673 Second Street does not appear eligible for the California Register of Historical Resources. The property no longer retains integrity of design, material, workmanship or feeling due to substantial materials replacement, porch reconstruction, and speculative decorative elements. The dwelling retains no visible historic material aside from basic form. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11.	Additional	Resource	Attributes:	(List attributes	and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4673 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4673 Second Street was originally constructed as a single-story dwelling with a bay window and partial-length, engaged front porch. It was originally situated on the same lot as 4687 Second Street (Sanborn 1943). Sometime in the late 20th or early 21st century, owners constructed two additional dwellings on the rear of the lot. In 2006-2007, owners reconstructed the porte-cochere on the south side of the building, constructed a new front porch and roof dormer, and replaced the windows (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary # HRI

Date: April 2015

CONTINUATION SHEET

Page 4 of 4

*Resource Name or # 4673 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group



Looking SW from Second St.



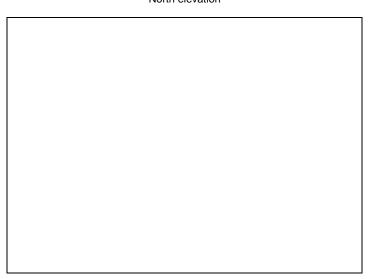
⊠ Continuation

□ Update

Looking SW from Second St. North elevation



South elevation and porte-cochere Looking W from Second St.



PRIMARY RECORD Trinomial # NRHP Status Code Other Listings Review Code Reviewer	
NRHP Status Code Other Listings	
	Date
age 1 of 4	
*Resource Name or # (Assigned by recorder) 4687 Second Street	
1. Other Identifier:	
P2. Location: ☐ Not for Publication ☑ Unrestricted *a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	
*b. USGS 7.5' Quad Livermore Date 2015 T ;R ; ¼of ¼ of Sec. Address 4687 Second Street City Pleasanton	B. M. Zip 94566
d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/	<u></u>
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0032-0	006-00
3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, sett	ing and houndaries)
 Gable wall dormer on south elevation Shaped, exterior brick chimney on south elevation Two-story rear addition (2006?) All new vinyl windows on secondary elevations Stucco cladding (1978) ne property includes an carriage barn/garage at the rear of the lot with wood channel board siding and divide indows. 	ed historic wood
P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property P4. Resources Present: ⊠Building □Structure □Object □Site □District □Element of District	Other (Isolates, etc.):
P5a. Photograph or Drawing (Photograph required for buildings, structures or objects) P5b. Descript accession #)	tion of Photo: (View, date,
Looking W from January 2018	om Second St. 5
*P6. Date Co	nstructed/Age and
Sources: Prehistoric	⊠Historic □Both
1934, City of	
*P7 Owner:	and Address:
	s A & Gina M Trs
4687 Second	
	C
Pleasanton,	
	ed by: Name, affiliation, and
*P8. Recorde address) Elaine Stiles	ed by: Name, affiliation, and and Katherine Petrin
*P8. Recorde address) Elaine Stiles Architectural	and Katherine Petrin Resources Group
*P8. Recorde address) Elaine Stiles Architectural Pier 9, The E	and Katherine Petrin Resources Group Embarcadero
*P8. Recorde address) Elaine Stiles Architectural Pier 9, The E San Francisc	and Katherine Petrin Resources Group Embarcadero co, CA 94111
*P8. Recorde address) Elaine Stiles Architectural Pier 9, The E San Francisc *P9. Date Re	and Katherine Petrin Resources Group Embarcadero co, CA 94111
*P8. Recorde address) Elaine Stiles Architectural Pier 9, The E San Francisc *P9. Date Re	and Katherine Petrin Resources Group Embarcadero co, CA 94111 corded: April 2015
*P8. Recorde address) Elaine Stiles Architectural Pier 9, The E San Francisc *P9. Date Re *P10. Survey □ Intensive □ Reconnaiss	and Katherine Petrin Resources Group Embarcadero co, CA 94111 Corded: April 2015 7 Type: (Describe)
*P8. Recorde address) Elaine Stiles Architectural Pier 9, The E San Francisc *P9. Date Re *P10. Survey ☑ Intensive	and Katherine Petrin Resources Group Embarcadero co, CA 94111 Corded: April 2015 7 Type: (Describe)
*P8. Recorde address) Elaine Stiles Architectural Pier 9, The E San Francisc *P9. Date Re *P10. Survey ☐ Intensive ☐ Reconnaiss	and Katherine Petrin Resources Group mbarcadero co, CA 94111 corded: April 2015 / Type: (Describe) sance Statement, 2013

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND	OBJECT RECORD
Page 2 of 4	*NRHP Status Code

Page 2 of 4		*NRHP Status Code
B1. H	Historic Name	
	Common Nam	
	Original Use:	Single family residential B4. Present Use: Single family residential
	Architectura	
		History: (Construction date, alterations, and date of alterations)
	See page 3	
*B7.	Moved?	⊠No ☐Yes ☐Unknown Date: Original Location:
*B8.	Related Feat	ures:
D0-	A	h Deilden Oberlee Droce In (O)
	Architect:	b. Builder: Charles Bruce Jr. (?)
*B10.	Significanc	: Theme: Residential Development Area: Early 20 th Century Expansions and Additions Property
Pario	d of Significa	
		terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
(2.000	oo importanoo i	remits of filedonical of allothicotalati soften, as a defined by filetine, period, and geographic scope. The data loss integrity.
		s situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision
		eal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property
		etween Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through
		e 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid
		pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context
Statem	ent 2013).	
This pr	oporty was or	ginally situated on the same parcel as the adjacent Charles Bruce Jr. House at 4673 Second Street and may
		ed by the Bruce Family. Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific
		s in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and
		of forty residential buildings in town over the course of his career as well as several prominent public and
		and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. Early owners of this property
		Francis Chiccazola. Charles managed the local movie theater on Main Street in Pleasanton (Trimingham 11). In
		C. Harris owned the property (US Census 1940, Pleasanton 1940).
tilo lato	/ 10 100, Edin	Tarilo ownou the property (SS Serious 16 16; 1 louisument 16 16).
4687 S	econd Street	does not appear eligible for the California Register of Historical Resources. The property may have been
		or Revival style dwelling, but owners have heavily altered the property with out-of-scale additions, replacement
		ch addition, and removal of original historic ornament or features. The property no longer retains integrity of
		rkmanship, or feeling. The property is not significantly associated with any historic events or persons in the history
of Plea	santon.	
-		
B11.		esource Attributes: (List attributes and codes)
*B12.	References	See page 3
		(Sketch Map with north arrow required.)
		A ^d
B13.	Remarks:	Cigarette City 👜
ыз.	Remarks.	
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin
D14.	Evaluator.	Farm insurance Agent
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		San Flancisco, CA 94111
*Date o	of Evaluation	

Cigarene City (a)

Levy Westphal - Enair
Farm Insurance Agent

Thomas Watch Repair

Thomas Watch Repair

Agent Age

DPR 523B (1/95) *Required Information

(This space reserved for official comments.)

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4687 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

4687 Second Street was originally constructed as a single-story dwelling with setback on north side of the front elevation. It was originally situated on the same lot as 4687 Second Street (Sanborn 1943). Sometime after 1943, owners constructed an entry porch. In 1978, owners added a bedroom to the second story and stuccoed the building. In 2006, owners constructed a 250 square-foot addition (Pleasanton Building Permits)

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

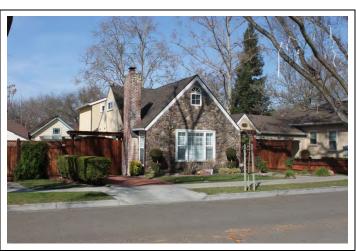
Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # 4687 Second Street (Assigned by recorder)

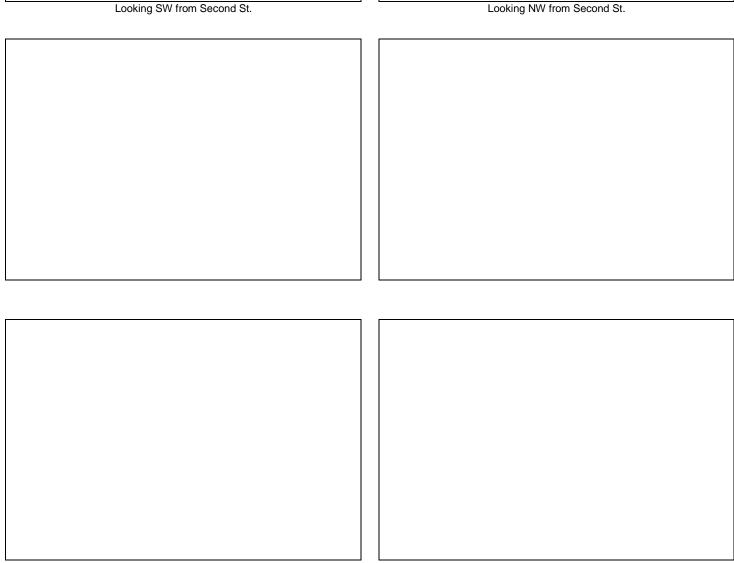
Recorded By: Architectural Resources Group





⊠ Continuation

□ Update



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI			
PRIMARY RECORD				
KIMAKT KEGOKE	Trinomial # NRHP Status Code			
Other Listings Review Code	Reviewer	Date		
age 1 of 4				
age 1 of 4				
*Resource Name of	r # (Assigned by recorder) 4698 Second St	reet		
1. Other Identifier:				
P2. Location: □ Not for Publication ▷ and (P2c, P2e, and P2b or P2d. Attach a Location Map a	Unrestricted *a. County as necessary.)			
*b. USGS 7.5' Quad <u>Livermore</u> Date 2015 To. Address 4698 Second Street	T ;R ; ¼of City Pleasanton	B ¼ of Sec ; M. Zip 94566		
d. UTM: (Give more than one for large and/or linear resc		mE/ mN		
e. Other Locational Data: (e.g., parcel #, directions to Northeast corner of Second and Abbie Sts	resource, elevation, etc., as appropriate)	APN: 094 -0031-010-00		
23a. Description : (Describe resource and its major eler		alterations, size, setting, and boundaries)		
 Recessed balcony with arched opening cen Divided wood casement sash with fixed side main elevation Vinyl and new wood casement sash and do Bay window on south elevation Shaped, exterior stuccoed chimney on south 	elights flanking main entrance and divide uble-hung windows on second story and	ed wood casement sash on end bays of d secondary elevations		
 Newer stucco cladding ontinued on page 3) P3b. Resource Attributes: (List attributes and codes) 	HP2. Single Family Property	Other (Inclotes		
P4. Resources Present: ⊠Building □Structure	e □Object □Site □District □	☐ Other (Isolates, ☐ Element of District etc.):		
5a. Photograph or Drawing (Photograph required for build	dings, structures or objects)	P5b. Description of Photo: (View, date,		
		accession #) Looking E from Second St.		
		January 2015		
	All Alaman	*P6. Date Constructed/Age and		
		Sources: Historic		
		□Prehistoric □Both		
- July and the second s		1928, City of Pleasanton		
		*P7. Owner and Address:		
		Nostrand, Neil C & Betty A Trs		
		4698 Second St		
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and		
		address)		
	The second of th	Elaine Stiles and Katherine Petrin		
		Architectural Resources Group Pier 9, The Embarcadero		
		San Francisco, CA 94111		
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)		
		☐ Reconnaissance		
P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown	n Historic Context Statement, 2013		
ttachments: NONE Location Map Ske	tch Map 🔲 Continuation Sheet 🔲 Bu	uilding, Structure & Object Record		
	ar Feature Record	cord Rock Art Record		

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BUILDING, STRUCTURE AND OBJECT R	RECORD

<u>BUI</u>	LDING,	STRUC	TURE AN	ND OBJE	CT RECO	RD
Page 2	2 of 4				*NRHP S	status Code
B2. B3.	Historic Name Common Nam Original Use:	e: Single fami	d Clara Nilson Ho	buse B4.	Present Use:	Single family residential
*B5. Architectural Style *B6. Construction History: (Construction date, alterations, and date of alterations) See page 3						
*B7. *B8.	Moved? Related Feat]Yes	own Date:	Original Loc	eation:
B9a. * B10.	Architect:	e: Theme:	Residential De	velonment	b. Build Area:	der: Early 20 th Century Expansions and Additions
D .0.	Organization		residential be	Proper		Early 20 Century Expansions and Additions
Perio	d of Significa	ince:		Тур		Applicable Criteria:
			rical or architectura			nd geographic scope. Also address integrity.)
created west on Pleasa out the	d by Joshua N f Main Street b anton in the lat	eal, one of the etween Divis e 1860s, reori	e major land own ion and Abbie str iented his streets	ers in the vicinity eets as early as 1 and lot divisions	during the late 19th 863, but with the s to align with the roo	asanton, an area of residential subdivision of century. Neal began subdividing his property surety of a Central Pacific Railroad route through oute of the railroad. Neal's subdivision plan laid of Division Street (Pleasanton Historic Context
local a city att	ttorney who pr	acticed with (sons were ac	Charles and Willia	am Gale (Gale & N	lilson and later Ga	I at least the early 1940s. Walter Nilson was a le, Nilson, & Gale). Nilson also served as the deacon and Sunday School superintendent
with a retains proper	second-story a integrity of de ty is not signifi	addition, wind sign, materia cantly associa	ow replacement, I, workmanship, c ated with any hist	and the removal or feeling and no lo oric events or per	of extant ornament onger embodies a sons in the history	sources. The property has been heavily altered with new finishes. The property no longer type, period, or method of construction. The of Pleasanton. Walter Nilson was a prominent santon or to the broader practice of law.
B11. * B12.	Additional R References		outes: (List attribute	es and codes)		
		ooo pag	, ,		4	(Sketch Map with north arrow required.)
B13.	Remarks:				0 4	And the second
*B14.	Evaluator:	Architectura Pier 9, The	es and Kathering Il Resources Grou Embarcadero Ico, CA 94111		=	First of State of Sta
*Date	of Evaluation					
	(This	space reserved	for official commen	nts.)	1440	Manual Second St.

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4698 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- A wood louvered vent with shaped louvers on the south end of the basement story on the main elevation (likely indicating earlier Spanish Colonial Revival styling)
- Asphalt shingle roofing

The property also includes a detached studio building with hipped roof set just west of the main elevation, connected to the main block with a stuccoed arch. The studio has finish materials similar to the main dwelling. A detached garage with hipped roof is set behind the house, oriented to Abbie Street. Landscape features include a stuccoed wall with gate around the south and rear yards, mature coniferous trees in the front yard, terraced concrete steps and walkways to the front entrance from Second Street, and a low concrete retaining wall along the property frontage.

B6. Construction History (continued from page 2)

4698 Second Street was originally constructed as a single-story dwelling with recessed center bays and a bay window on the rear elevation (Sanborn 1943). Sometime after 1943, owners constructed a detached "studio" building northwest of the dwelling with similar materials and decorative features. In 1987, owners added a second-story addition to the main block (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

CONTINUATION SHEET

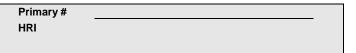
Page 4 of 4

*Resource Name or # 4698 Second Street (Assigned by recorder)

Recorded By: Architectural Resources Group



Looking NE from corner of Second and Abbie Sts.



□ Continuation

□ Update



Date: April 2015

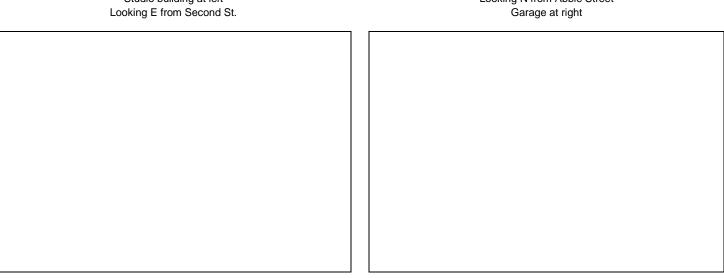
Looking E from Second St.



Studio building at left



Looking N from Abbie Street



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
Other Listings	NRHP Status Cod	de
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name o	r # (Assigned by recorder) 4699 Second Stre	eet
P1. Other Identifier:		
*P2. Location: Not for Publication and (P2c, P2e, and P2b or P2d. Attach a Location Map a	-	Alameda
*b. USGS 7.5' Quad <u>Livermore</u> Date 2015 c. Address 4699 Second Street	T ;R ;	M. Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to Northwest corner of Second and Abbie St	S	PN: 094 -0032-007-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	erations, size, setting, and boundaries)
4699 Second Street is a single-story, cross-gable dw Main entry set on the north side of the front-		
 "columns," door not visible Set of three double-hung vinyl windows on topenings 	ront-facing gable; combination of 6/1 woo	od and vinyl double hung sash in other
Tapered, stuccoed exterior chimney on sou	th elevation	
 Small exposed rafter ends on some roofline. The property also includes the original, detached gar garage has been enlarged and altered with a larger leading. 	age with stucco cladding and a clipped g	
rear of the lot.	on and a contract of the contr	wood privacy forfoling choloding the
*P2b Pagerrag Attributes: // ist attributes and asdes)	UD2 Single Family Property	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,
*P4. Resources Present: ⊠Building ☐Structure		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking SW from Second St. January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both 1934, City of Pleasanton
		*P7. Owner and Address:
		Dunkley, Anne L & Arthur W Trs Etal
		1860 Tice Creek Dr Walnut Creek, CA 94595
		*P8. Recorded by: Name, affiliation, and
		address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111 *P9. Date Recorded: April 2015
110 110 110 110 110 110 110 110 110 110		*P10. Survey Type: (Describe)
(1995年) 10年2月1日 - 10月 -	Marine	
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
•		lding, Structure & Object Record
	ar Feature Record	rd □Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

BUILDING, STRUCTURE AND OBJEC	T RECORD
age 2 of 4	*NRHP Status Code
31. Historic Name: Hugo and Helen Radbruch House 32. Common Name: 33. Original Use: Single family residential B4. B5. Architectural Style Tudor Revival Construction History: (Construction date, alterations, and date of a See page 3	Present Use: Single family residential alterations)
B7. Moved? ⊠No □Yes □Unknown Date: B8. Related Features: Detached garage	Original Location:
89a. Architect: B10. Significance: Theme: Residential Development Property	
Period of Significance: Type: (Discuss importance in terms of historical or architectural context as defined by	
1699 Second Street is situated on property that was part of the 1868 Notes and the vicinity downers of Main Street between Division and Abbie streets as early as 186 Pleasanton in the late 1860s, reoriented his streets and lot divisions to but the current street pattern for the First, Second, and Third street neighbor and Helen Radbruch constructed this house in 1934. Hugo was property until at least the early 1940s (Pleasanton 1940; US Census 19699 Second Street does not appear eligible for the California Register constructed in the Tudor Revival style, but has been altered with additional windows, and possibly removal of extant ornament with restuccing. A characteristics of the Tudor Revival style, and has diminished integrity not significantly associated with any historic events or persons in the historic and codes)	uring the late 19th century. Neal began subdividing his property 63, but with the surety of a Central Pacific Railroad route through align with the route of the railroad. Neal's subdivision plan laid ighborhood south of Division Street (Pleasanton Historic Context an Alameda County Deputy Sheriff. The Radbruches owned the 930, 1940). In of Historical Resources. The property was originally ions to the entry porch, replacement of character-defining uside from form, the property does not embody the distinct of design, materials, workmanship, and feeling. The property is
B12. References: See page 3	(Sketch Map with north arrow required.)
313. Remarks:	Cuprettu City 🚊
B14. Evaluator: Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111	Lamy Westhal - Tones Faint Neutrinol - Tones Faint Neutrinol - Tones Thomas Watch Repair Chapter Ch
Date of Evaluation: April 2015	
(This space reserved for official comments.)	



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4699 Second Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

4699 Second Street was originally constructed as a single-story dwelling with a setback on the north side of front elevation, consistent with the existing building (Sanborn 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or # 4
(Assigned by recorder)

4699 Second Street

Recorded By: Architectural Resources Group



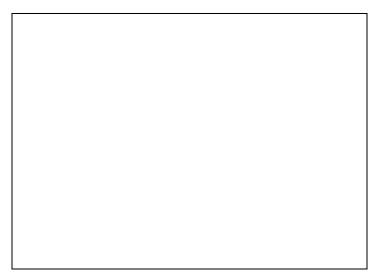
South elevation, looking W from Abbie St.



Rear (west) elevation



Garage, oriented to Abbie St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Co	- do
Other Listings	NKHF Status Co	
Review Code	Reviewer	Date
Page 1 of 4		
•		
	r # (Assigned by recorder) 3900 Stanley Bo	ulevard
P1. Other Identifier: *P2. Location: Not for Publication	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	Alameda
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	B. ½ of Sec : M.
c. Address 3900 Stanley Boulevard	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	APN: 946 -1697-002-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, al	Iterations, size, setting, and boundaries)
3900 Stanley Boulevard is a single-story Queen Ann	•	,
Original form with a main block and projection		
 Gable bay has pedimented and lit gable, ar 		
Partial-length, attached front porch with squ		e corner wall surface, parapet walls
 Centered main entrance with replacement f Small plumbing or service additions on eas 		
 Small plumbing of service additions on eas Sunburst pattern over paired windows on w 		
Modern greenhouse window with sunburst		
 Vinyl replacement windows in all openings 		
 Asbestos shingle siding 		
Landscape features include a wood picket fence end	losing the front yard, a pollarded tree in	the front yard, and privacy fencing
around rear yard.		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	□Other (Isolates,
*P4. Resources Present: ⊠Building □Structure	e	Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,
	A. Carlo	accession #) Looking S from Stanley Blvd.
		January 2015
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
		1908, City of Pleasanton
		*P7. Owner and Address:
		Ingram, Gary E & Shari J Trs
		3900 Stanley Blvd Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
	3.	Architectural Resources Group
	Attornousell littersectiff	Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
<u></u>		*P10. Survey Type: (Describe)
		Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	etch Map 🔲 Continuation Sheet 🔲 Bu	ilding, Structure & Object Record
	ear Feature Record	-
_	ther (List)	_ _

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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Page 2	2 of 4				*NRHP Status	Code
_						
	Historic Name	-				
	Common Nam Original Use:		ly residential	B4. F	Present Use: S	ingle family residential
* B5 .	Architectura		leen Anne	5	<u> </u>	ingle family residential
*B6.			nstruction date, alterati	ons, and date of alf	erations)	
	See page 3			_		
*D7	*410		N Unknown	Ca.	Original Legations	2062 Stonlay Blyd
*B7. *B8.	Moved? Related Feat]Yes □Unknown	Date: 1920	Original Location:	3963 Stanley Blvd.
D C.	Moidiou i ca.	uico.				
B9a.	Architect:				b. Builder:	
*B10.	Significance	e: Theme:	Residential Develo		Area: Early	y 20 th Century Expansions and Additions
Perio	od of Significa	ince:		Property Type:	Queen Anne	Applicable Criteria: 3/C
			rical or architectural cor			graphic scope. Also address integrity.)
subdiv Boulev proper term le Per the proper Blvd. N the bo 3900 S examp proper porch, replace signific workm move v retains historic	vision during the vard and on both vard and on both vard and on both vard and on both vard and the last eases on the last eases eases on the last eases eases on the last eases ease	e period. The of the sides of whomely Boulevard and for home been, 3900 Stankin (SVWC 1918 appear in the anton for most ard appears ending within the doverall form of eling to convestance. The potation and settersons in the his	company laid out a set is now Vervais Avd in 1914. The SVWo builders (Pleasanton ley Boulevard was on 10). In the 1920s, the US Census for Pleof the early 20th centre of the early 20th centre of the type, including the type, including a gables, porch, and historic period, and historic period, and por architectural express its significance. The property has now been ting the historic period story of Pleasanton.	small "addition" of renue (historically C appears to hav Downtown Histor riginally construc- e Martin Family a asanton or Murra tury, so property nia Register of H andly constructed asymmetrical fo window openings personalized, but ession. The proper per property was no en in the current load. Research did	f twenty-two variously of Sycamore Avenue) in the held title to the propric Context Statement, ated in 1908 across the appears to have constay during this period. Townership information istorical Resources unin Pleasanton in the larm; hipped roof; promations. The property has been compatible, ornament erty retains sufficient in the larm; hoved, but the move wocation longer than in	e street from its present location on the ructed the present house at 3963 Stanley This parcel appears to have been outside
B11.			utes: (List attributes ar	nd codes)		
*B12.	References	: See page	: 3		(Sketc	h Map with north arrow required.)
B13. * B14.	Remarks:	Flaine Stile	s and Katherine P	etrin	Stanley Blvd Stanley Blvd	Starley Bird Starley Bird Starley Bird
□ 1 ¬.	L valuato.		Resources Group	<u> </u>	9900 Stan	tey Street
			Embarcadero			7./
		San Francisc	co, CA 94111			

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 3900 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of Stanley Boulevard. Review of City of Pleasanton building permit records revealed no permits of note. The property owner reported that some of the trim on the building was created by a previous owner who taught wood shop at Amador High School.

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

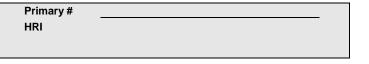
State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Page 4 of 4
*Resource Name or # 3900 Stanley Boulevard

(Assigned by recorder)

Architectural Resources Group Recorded By:



⊠ Continuation

□ Update



Looking SE from Stanley Blvd.



Looking SW from Stanley Blvd.

Date: April 2015

tate of California The Resources Agency EPARTMENT OF PARKS AND RECREATION		Primary # HRI		
PRIMARY RECORD		T-11-1#		
KIMIAKT KEGOKB		Trinomial # NRHP Status Cod	<u>e</u>	
Other Listing Review Code		viewer	Date	
	Net		Date	
age 1 of 4				
*Posource Nam	e or # (Assigned by recorder)	3063 Stanley Rou	levard	
. Other Identifier:	# (Assigned by recorder)	3903 Stariley Bou	ievaiu	
2. Location: Not for Publication		*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Ma	ap as necessary.)			_
b. USGS 7.5' Quad Livermore Date 2015	_ T ;R	; ¼of	1/4 of Sec	; B
. Address 3963 Stanley Boulevard	City Pleasanto			Zip 94566
. UTM: (Give more than one for large and/or linear r		;	mE/	mN
. Other Locational Data: (e.g., parcel #, directions	to resource, elevation, etc.,	as appropriate) Al	PN: 946 -1686-002-02	
Ba. Description: (Describe resource and its major	elements. Include design. m	aterials, condition, alte	erations, size, setting, and	boundaries)
3 Stanley Boulevard is a single-story, end gab ing. The property features:	le bungalow dwelling with	h a transverse rear	addition, addition ell, an	d Craftsman
 Full-length, engaged porch with concrete 				walls
 Porch extension with perpendicular gable 	e roof set flush with front			
Centered main entrance; door not visible Three part picture windows with 6/1 dowlers.		atronoo		
 Three-part picture windows with 6/1 doub 1/1 double-hung, wood windows on othe 				
Rear transverse addition with metal wind				
Stucco cladding				
e property also contains a historic tank house b ndscape features include chain link and landsca				modern sheds.
3b. Resource Attributes: (List attributes and cod 4. Resources Present: ⊠Building □Struct	,		☐Otl	her (Isolates,
ia. Photograph or Drawing (Photograph required for the	ouildings, structures or object		P5b. Description of Ph	
	MANUEL IN		accession #)	land Dhad
			Looking N from Stan January 2015	iley Biva.
			*P6. Date Constructe Sources:	
			□ Prehistoric □ B	istoric oth
	A RELLEGIES		1912, City of Pleasa	nton
			*P7. Owner and Add	rocci
			Willis, Thomas E & (
			3963 Stanley Blvd	
			Pleasanton, CA 945	
			*P8. Recorded by: Na address)	ame, affiliation, an
			Elaine Stiles and Ka	therine Petrin
			Architectural Resour	ces Group
	A VIVE ALL	AL VENEZA	Pier 9, The Embarca	
		7	San Francisco, CA 9	
		Asses	*P9. Date Recorded: *P10. Survey Type: (
			Intensive	_ 30011301
			Reconnaissance	
11. Report Citation: (Cite survey report and other sou	rces, or enter "none.") Plea	asanton Downtown	Historic Context Statem	ent, 2013
•	Sketch Map 🛮 Continua		ding, Structure & Object Re	ecord
	_inear Feature Record	Milling Station Recor	d □Rock Art Record	

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #

D4	Libertania Managa			
B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style Craftsman			
*B6.	Construction History: (Construction date, alterations	s, and date of	alterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loc	eation:
*B8.	Related Features: Tank house base, garage a	nd equipmei	nt shed, chicken c	oop, modern sheds
				•
B9a.	Architect:		b. Build	der:
*B10.	Significance: Theme: Residential Development	nent	Area:	Early 20th Century Expansions and Additions
	<u> </u>	Propert	y End-gable bu	ngalow,
Peri	od of Significance:	Туре	: Craftsman	Applicable Criteria: 3/C
(Disc	cuss importance in terms of historical or architectural conte	xt as defined	by theme, period, ar	nd geographic scope. Also address integrity.)

3963 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20th century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

According to a 1910 SVWC map of Pleasanton, an M. F. Martin owned this property, which encompassed 8.65 acres (SVWC 1910). The property was outside the township boundaries until after 1940, so no historic assessment data was available. No M.F. Martin is listed in period census records (US Census 1910, 1920). According to local residents, the original house on the site is now located across the street at 3900 Stanley Boulevard. It was moved there sometime in the 1920s. The Martin property also appears to have historically included the dwelling at 3987 Stanley Blvd.

3963 Stanley Boulevard appears eligible for the California Register of Historical Resources under Criterion 3. The house is a distinct example of a Craftsman dwelling in Pleasanton featuring end gable bungalow form, low-pitched roof, wide unenclosed eave overhang, full-width engaged porch, square column porch supports on solid balustrades, and stucco cladding. The property maintains integrity of design, materials, workmanship, and feeling with a distinct form, original door and window openings, most original windows, and historic finish materials. The property has had some apparent additions, but these are in scale with the historic portion of the property and have compatible finish materials. The property may also be eligible for the California Register of Historical Resources under Criterion 3 as a relatively intact historic ranch or farmstead in Pleasanton. Agriculture was a primary economic driver in the settlement, development, and growth of Pleasanton from the earliest period of European settlement until after World War II and farming interests ranged from large-scale to small family farms raising stock or market gardening. Few farmsteads survive in Pleasanton. Commercial agricultural production in the city declined dramatically in the second and third quarters of the twentieth century, and most potential historic properties related to this context no longer maintain association with agricultural production and have lost integrity of setting. (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP33. Farm/ranch

*B12. References: See page 3

B13. Remarks:

Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group Pier 9. The Embarcadero San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 3963 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of Stanley Boulevard. Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

Because of the rarity of agriculture-related resources in Pleasanton, however, these losses of integrity do not preclude historic recognition of agricultural resources if the property retained sufficient integrity of location, materials, workmanship, and feeling to convey association with agricultural production. 3963 Stanley Street appears to retain sufficient integrity across its extant resources to convey this association.

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary # HRI

Date: April 2015

CONTINUATION SHEET

Page 4 of 4

*Resource Name or #
(Assigned by recorder)

3963 Stant

3963 Stanley Boulevard

Recorded By: Architectural Resources Group



Looking NW from Stanley Blvd. Tank house base and chicken coop



□ Continuation

☐ Update

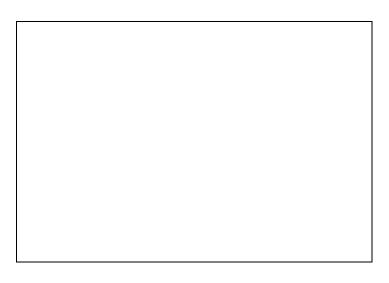
Looking NW from Stanley Blvd. Chicken coop and east elevation of house



Looking NW from Stanley Blvd.



Looking N from Stanley Blvd. Garage and equipment shed



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	4-
Other Listings	NRHP Status Co	
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name o	r # (Assigned by recorder) 3987 Stanley Bo	ulevard
P1. Other Identifier:	(Assigned by recorder)	novara
*P2. Location: Not for Publication and (P2c, P2e, and P2b or P2d. Attach a Location Map a	Unrestricted *a. County as necessary.)	Alameda
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ; ¼of	B ¼ of Sec ; M.
c. Address <u>3987 Stanley Boulevard</u> d. UTM: (Give more than one for large and/or linear reso	City Pleasanton	Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	<u> </u>	NPN: 946-1686-003-01
*P3a. Description: (Describe resource and its major eler	mente Include decign meterials condition al	torations airs setting and houndaries)
 Partial-length, attached, enclosed front porce picture windows, and older, divided fixed sa Main entrance set on east elevation of enclowards of enclose the enclose of enclose of	ash on west elevation cosed porch; door not visible double-hung wood windows on side elev n with divided wood picture sash, shaped gable roof f main block or stone chimney on rear addition arage and two other outbuildings of under	vations I vertical board siding in gable
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: ⊠Building □Structure		☐Other (Isolates,
*P5a. Photograph or Drawing (Photograph required for build		P5b. Description of Photo: (View, date,
N/A		accession #) Looking N from Stanley Blvd.
The same of the sa		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		□ Prehistoric □ Both
		1914, City of Pleasanton
		*P7. Owner and Address:
		Westfall, Rosemary Tr
		4017 Stanley Blvd
HIGH DENSITY RESIDENTIAL		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
Simplified Realty 350		address)
855-359-3517 www.simpliffedrealty.com		Elaine Stiles and Katherine Petrin
and the state of t		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		☐ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	or enter "none ") Pleasanton Downtown	Historic Context Statement, 2013
Cite Survey report and other Sources	i, or enter none.) I leasailton Downtown	I IISIONO COMENI SIAIEMENI, 2013
*Attachments: NONE	tch Map 🛮 🖾 Continuation Sheet 🔻 🖼 Bui	ilding, Structure & Object Record
	ear Feature Record	ord □Rock Art Record

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary # HRI

BUILDING, STRUCTURE AND OBJECT RECORD

*NRHP Status Code

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style Craftsman			
*B6.	Construction History: (Construction date, alterations,	and date of a	Iterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown [Date:	Original Loc	ation:
*B8.	Related Features: Detached car shelter, detached	ed outbuildir	ng of unknown us	Se
В9а.	Architect:		b. Build	
*B10.	. Significance: Theme: Residential Developme	ent	Area:	Early 20th Century Expansions and Additions
		Property	Craftsman, en	id-gable
Peri	od of Significance:	Type:	bungalow	Applicable Criteria:
(Disc	cuss importance in terms of historical or architectural context	as defined by	theme, period, an	nd geographic scope. Also address integrity.)

3987 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20th century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

According to a 1910 SVWC map of Pleasanton, an M. F. Martin owned this property, which encompassed 8.65 acres and the dwelling at 3963 Stanley Boulevard (SVWC 1910). The property was outside the township boundaries until after 1940, so no historic assessment data was available. No M.F. Martin is listed in period census records (US Census 1910, 1920).

3987 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property is a modest example of an end-gable bungalow form dwelling with minor Craftsman detailing. However, the property has few characteristics of the form aside from brackets and overall form. The property has also lost integrity of design, workmanship, and feeling with porch enclosure and incorporation into living space, vinyl replacement windows, and reconfiguration of some window openings. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

R11	Additional Decourse Attri	hutes: (List attributes and codes)

References: See page 3 *B12.

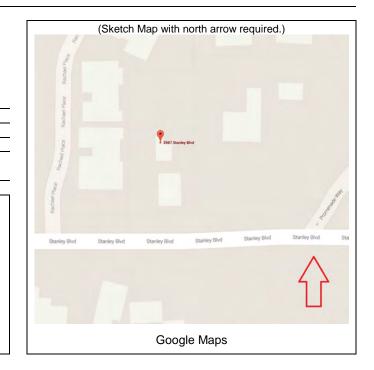
B13. Remarks:

Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of Stanley Boulevard. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.



East elevation showing extension Looking NE from Stanley Blvd.



Enclosed porch Looking NE from Stanley Blvd.



Looking NW from Stanley Blvd.	

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI						
PRIMARY RECORD	Trinomial # NRHP Status Co	de					
Other Listings _ Review Code	Reviewer	Date					
Page 1 of 4							
•							
*Resource Name or a P1. Other Identifier:	# (Assigned by recorder) 3988 Stanley Bo	ulevard					
*P2. Location: ☐ Not for Publication ☒	Unrestricted *a. County	Alameda					
and (P2c, P2e, and P2b or P2d. Attach a Location Map as	necessary.)	В.					
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T c. Address <u>3988 Stanley Boulevard</u>	;R ; ¼of City Pleasanton						
 d. UTM: (Give more than one for large and/or linear resou e. Other Locational Data: (e.g., parcel #, directions to re 		mE/ mN APN: 946 -1697-001-00					
 *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 3988 Stanley Boulevard is a heavily altered 2.5-story dwelling with a single-story wing and attached 2-story barn converted to garage and living space. The property features: Brick foundation Full-length, enclosed front porch incorporated into living space and sheathed in wide wood clapboards Main entrance set on the west elevation of a recess in the enclosed porch and fitted with wood replacement door Wood, three-part picture windows and divided picture windows on both stories of main elevation Wing set flush with former main elevation of main block clad in wood shingles Ell hyphen from wing to barn with divided wood picture window and greenhouse window Attached former barn with side gable orientation; garage on first story; living space on second story with aluminum sliding sash, skylights Single-story shed addition on east gable end with chicken house extension to east Wood shingle siding Turned bracing at apex of gable on main elevation (continued on page 3) 							
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property						
*P5a. Photograph or Drawing (Photograph required for building Structure)	ngs, structures or objects)	□Other (Isolates, etc.): P5b. Description of Photo: (View, date, accession #) Looking SW from Stanley Blvd. January 2015 *P6. Date Constructed/Age and Sources: □Historic □Both 1885, City of Pleasanton *P7. Owner and Address: Wilcox, Mary L Tr P.O. Box 769 Port Orford, OR 97465 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015 *P10. Survey Type: (Describe) □ Reconnaissance					
*P11. Report Citation: (Cite survey report and other sources,		Historic Context Statement, 2013					
*Attachments: NONE		ilding, Structure & Object Record					
	r Feature Record	ord Rock Art Record					

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
DIM DING STRUCTURE AND OR LECT !	CCODD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:	George an	d Delf	ina Lopez Hous	3e			
B2.	Common Name:			•				
B3.	Original Use:	Single famil	y resic	dential	B4.	Preser	nt Use:	Single family residential
*B5.	Architectural S	tyle						
*B6.	Construction H	listory: (Cor	nstructi	on date, alteratio	ns, and date	of alteration	ns)	
	See page 3							
*B7.	Moved? ⊠	No 🗆	Yes	□Unknown	Date:	0	riginal Loc	cation:
*B8.	Related Feature	es:						
B9a.	Architect:					_	b. Build	der:
*B10.	Significance:	Theme:	Resi	dential Develop	ment, Agric	culture	Area:	Post Railroad Subdivision and Development
					Prope	erty	- "	
Peri	od of Significand	ce:			Ty	pe:		Applicable Criteria:
(Disc	(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)							

The original owner or builder of this property is unknown. In 1900, this property belonged to. E. R. Lilienthal (Nusbaumer 1900). Ernest R. Lilienthal was a partner in the major San Francisco liquor distribution company of Lilienthal and Company and the financial backer of the Pleasanton Hop Company. The Pleasanton Hop company owned hundreds of acres of land north of the Arroyo del Valle, though hop production was concentrated northwest of downtown Pleasanton (Pleasanton Downtown Historic Context Statement). In the early 20th century the Pleasanton Hop Company liquidated its holdings with the downturn in the regional hop markets, selling to the Spring Valley Water Company (SVWC). The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

According to 1907 and 1910 SVWC maps, this property belonged to a G. Lopez (SVWC 1907, 1910). In 1910, George and Alfina (alternatively Delfina) Lopez are listed in the US Census on Pleasanton-Livermore Road. George was a farm laborer. In 1920, Delfina, then widowed, lived at the property with one of her three sons (US Census 1910, 1920). The property remained outside the township boundaries until after 1940, so additional ownership information was not readily available.

3988 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property appears to have been a 2-story end-gable dwelling with Stick style details, however the property has been heavily altered with porch enclosure and incorporation into living space, new window and door openings, conversion of agricultural areas to living space, and new siding. The property no longer has a distinct form, and while a rare example of a surviving connected farmstead in Pleasanton, no longer retains integrity of design, materials, workmanship, or feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11.	Additional Resource Attributes:	(List attributes and codes)	HP33. Farm/ranch

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: _April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 3988 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The property also includes an outhouse and several sheds. The front portion of the property has signs of landscaping and benches and is largely obscured from Stanley Boulevard by vegetation and mature trees (including redwoods). The Arroyo del Valle flows through the rear portion of the lot, and the house abuts the original Central Pacific Railroad line. Wood privacy fencing encloses the lot frontage.

B6. Construction History (continued from page 2)

Sanborn maps for Pleasanton do not offer coverage of Stanley Boulevard. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Nusbaumer, George L. and Tribune Publishing Company, "Official Map of Alameda County, California, 1900" (Oakland, Cal: Tribune Publishing Company, 1900.

Spring Valley Water Company. "Addition No. 1 to the Town of Pleasanton", 1907. Collection of the Bancroft Library, University of California, Berkeley, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

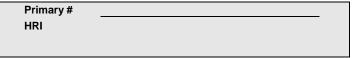
State of California--- The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Page 4 of 4

*Resource Name or # 3988 Stanley Boulevard (Assigned by recorder)

Recorded By: Architectural Resources Group



□ Continuation

☐ Update

Date: April 2015



Detail showing main entrance Looking SE



East elevation of house and north elevation of attached barn Looking W



Attached chicken coop and outhouse Looking SW



Barn/garage Looking S



Detail, stick work on gable, north elevation

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
TRIMART RESORD	Trinomial # NRHP Status Cod	de
Other Listings Review Code	Reviewer	Date
		Bate
Page 1 of 4		
*Resource Name or #	(Assigned by recorder) 4017 Stanley Bou	ulevard
P1. Other Identifier: 4023 Stanley Boulevard		
*P2. Location: ☐ Not for Publication ☒	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as r	necessary.)	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T	;R ; ¼of	/4 of Sec; M.
c. Address 4017 Stanley Boulevard d. UTM: (Give more than one for large and/or linear resource)	City Pleasanton	Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to res		PN: 946-1689-002-00
Northwest corner of Stanley Boulevard and I		and the second second second second
*P3a. Description: (Describe resource and its major element		
 4017 Stanley Boulevard is a single-story Queen Anne of Partial-length, engaged front porch with square 		
Centered main entrance with replacement door	r	·
 Projecting gable bay on west end of main elev ADA accessible ramp accessing porch level free 		v with awning
 Projecting gable bay on east elevation with wo 		hung side sash
 Casement and double hung sash windows in or 	other openings on main and secondary	
Narrow, partial-length addition with shed roof or partial and with correspond to the control of the contro		
Rear porch enclosed with corrugated fiber glasNewer stucco siding	35	
The property also contains an ancillary dwelling address		
features include chain link fencing and mature vegetation Valle Court, and a handmade stone fountain in the front		and hedges along lot frontage on del
valle Court, and a nandinade stone foundain in the norm	yaru.	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
,		☐Other (Isolates,
*P4. Resources Present: ⊠Building □Structure *P5a. Photograph or Drawing (Photograph required for building		Element of District etc.): P5b. Description of Photo: (View, date,
Tat. I notograph of Drawing (i notograph required for building	gs, structures of objects)	accession #)
	《大学》," 公子"的《中	Looking N from Stanley Blvd.
TAKE TO SHEET TO SEE		January 2015
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
		1917, City of Pleasanton
	West Transfer	
		*P7. Owner and Address: Westfall, Rosemary
		4017 Stanley Blvd
	TO THE HEAD OF	Pleasanton, CA 94566
一个人们的一个人们的一个人们的一个人们的一个人们的一个人们的一个人们的一个人们的		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
EARLY NO ALTHURAY A		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		☑ Intensive
*P11. Report Citation: (Cite survey report and other sources, or	Paper "none") Placeanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
•	·	
*Attachments: NONE Location Map Sketch		Iding, Structure & Object Record
□Archaeological Record □ District Record □ Linear □Artifact Record □ Photographic Record □ Other	Feature Record	rd □Rock Art Record

State of California The Resources Agency	Ī
DEPARTMENT OF PARKS AND RECREATION	

Primary #	
HRI	

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style Queen Anne	_		
*B6.	Construction History: (Construction date, alterations, and	d date of	alterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown Date	e:	Original Loc	ation:
*B8.	Related Features: Ancillary dwelling addressed as	4023 St	anley Blvd., shed	, stone fountain
B9a.	Architect:		b. Build	
*B10.	Significance: Theme: Residential Development		Area:	Early 20th Century Expansions and Additions
Property				
Peri	od of Significance:	Type	: Queen Anne	cottage Applicable Criteria:
(Disc	suss importance in terms of historical or architectural context as	defined b	by theme, period, ar	nd geographic scope. Also address integrity.)

4017 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20th century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

According to a 1910 SVWC map of Pleasanton, an M. F. Martin owned this property, which encompassed 8.65 acres and the dwelling at 3963 Stanley Boulevard (SVWC 1910). No M.F. Martin is listed in period census records (US Census 1910, 1920). The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4017 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property is an example of a Queen Anne cottage form dwelling commonly constructed in Pleasanton in the late 19th and early 20th centuries. However, the property has been substantially altered with new window openings and window sash, porch material replacement, new cladding, small additions, and removal of original ornamentation scheme. The property no longer retains integrity of design, materials, workmanship or feeling. The property does not appear to be significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4017 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that in the second quarter of the 20th century, 4017 Stanley Boulevard was a single-story dwelling with a partial-length, engaged front porch and a one-story shed addition across the rear elevation. The property contained a garage at the rear of the lot (since demolished) and was on the same parcel as a small residential property to the north (now demolished) (Sanborn 1929, 1943). Sometime after 1943, owners added a gable bay to the east elevation and a small addition on the west elevation. They also constructed the ancillary dwelling on the property. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Page 4 of 4

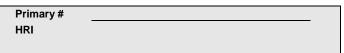
*Resource Name or # 4017 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group



Looking W from Del Valle Ct.



☐ Update



Looking SW from Del Valle Ct.



Looking NE from Stanley Blvd.



4023 Stanley Blvd., looking N from Stanley Blvd.





State of California The Resources Agency	Ī
DEPARTMENT OF PARKS AND RECREATION	

Primary #	
HRI	

Page 2 of 3 *NRHP Status Code

B1.	Historic Name: Angelo and Virginia Zaro House		
B2.	Common Name:		
B3.	Original Use: Single family residential B4.	Present Use:	Single family residential
*B5.	. Architectural Style Craftsman		
*B6.	. Construction History: (Construction date, alterations, and date of a	alterations)	
	See page 3		
*B7.	. Moved? ⊠No □Yes □Unknown Date:	Original Loc	ation:
*B8.	. Related Features:		
В9а.		b. Build	
*B10.	Significance: Theme: Residential Development	Area:	Early 20th Century Expansions and Additions
	Property	 Craftsman, en 	d gable
	riod of Significance: Type:		Applicable Criteria:
(Disc	scuss importance in terms of historical or architectural context as defined b	y theme, period, an	nd geographic scope. Also address integrity.)

4070 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20th century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

In the 1910s and 1920s, Angelo and Virginia Zaro owned and lived in this house. Angelo was a worker at the nearby Remillard Brick Company, which employed dozens of Italian immigrants in the early 20th century (SVWC 1910; US Census 1910, 1920). The Zaros had a small ancillary dwelling on the property, possibly to serve as rental housing for other brickyard workers (Sanborn 1929). The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4070 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property is an example of an end-gable bungalow form dwelling with modest Craftsman details. However, the property has been heavily altered with porch enclosure and incorporation into living space, a new porch addition, window and door replacement, new cladding, addition of speculative architectural ornament, and demolition of a historic rear addition. (Satellite imagery of the dwelling from ca. 2013 via Bing Maps shows no apparent false bracing on the building as originally configured). The property no longer retains integrity of design, materials, workmanship, and feeling. The property setting has also been altered with subdivision and development since the mid-20th century. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4070 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4070 Stanley Boulevard has been substantially altered since construction. In 1929 and 1943, the property was a single-story dwelling with an end gable orientation; a partial-length, engaged front porch, and a single-story shed addition across the rear elevation. The lot originally included property now associated with 4062 Stanley and had a small, ancillary dwelling, several sheds, and a garage. Recent owners have completely rehabilitated the property, reconfiguring the front elevation with an attached porch; replacing all doors, windows, and cladding; adding speculative architectural detailing; and demolishing the rear addition. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Nusbaumer, George L. and Tribune Publishing Company, "Official Map of Alameda County, California, 1900" (Oakland, Cal: Tribune Publishing Company, 1900.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Property Owners in the Vicinity of Pleasanton", 1910. Collection of the Earth Sciences and Map Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Cod	<u> </u>
Other Listings	Daviawar	Data
Review Code	Reviewer	Date
Page 1 of 3		
*Pagauras Nama	## (Assistant Increased as) 4072 Stoplay Pau	lovord
P1. Other Identifier:	r # (Assigned by recorder) 4073 Stanley Bou	levalu
	☐ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	
*b. USGS 7.5' Quad <u>Livermore</u> Date 2015 c. Address 4073 Stanley Boulevard	T ;R ; ¼of City Pleasanton	M. Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) AF	PN: 946-1689-067-00
*P2a Deceription (Deceribe recourse and its major elec-	manta Ingluda dacian matariala condition alt	protions size setting and houndaries)
*P3a. Description: (Describe resource and its major ele	•	•
 4073 Stanley Boulevard is a single-story, Spanish or Original form consisting of a cross-gable from 		
gable roof	seeden, lenghaaman selman siesin min ,	gazio icoi, and oman en emenerali mai
Small entry porch with shed roof in intersect		openings and stuccoed parapet wall
 Centered main entrance under entry porch Original three-part picture and double-hung 		
 Interior brick chimney on rear roof slope; sto 		of lateral cross gable
Stucco cladding		
 Small pipe vents in apex of front-facing cross The property includes a detached two-car garage with 		a wood picket fence and driveway
gate enclosing side and rear yard and a mature tree		
family unit development.		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	Other (Isolates,
*P4. Resources Present: Building Structure		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking NE from Stanley Blvd.
		January 2015
		*P6. Date Constructed/Age and
	all lates.	Sources: Historic
		□ Prehistoric □ Both
		1940, City of Pleasanton
		*P7. Owner and Address:
	4	Bottarini Trust
		1565 Petal Way San Jose, CA 95129
		*P8. Recorded by: Name, affiliation, and
	Car Paulis Sant	address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group
	1933	Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe)
		☐ Intensive
A STATE OF THE STA		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown I	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	etch Map 🔲 Continuation Sheet 🔲 Build	ding, Structure & Object Record
•	etch Map 🔃 Continuation Sheet 🔛 Build ear Feature Record 🔲 Milling Station Recor	-
	ther (List)	a Littock Art Necolu

State of California The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI		
BUILDING STRUCTURE AND OBJECT RECORD			

Page 2 of 3			*NRHP St	atus Code
D4	I Pataria Nama			
	Historic Name: Common Name:			
	Original Use: Single family residential	B4. P	resent Use:	Single family residential
*B5.	Architectural Style Mediterranean Revival			- Chilgio Islimiy Foolasiiniai
*B6.	Construction History: (Construction date, alterations	s, and date of alt	erations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loca	ation:
*B8.	Related Features: Detached garage			
B9a.	Architect:		b. Builde	er.
*B10.	Significance: Theme: Residential Developm	nent	Area:	Early 20 th Century Expansions and Additions
		Property		
	od of Significance:		Mediterranean	
(Disc	uss importance in terms of historical or architectural conte	xt as defined by	theme, period, and	d geographic scope. Also address integrity.)
30 <u>0</u> 0 (Stanley Boulevard is constructed on property that be	elonged to the	Spring Valley W	ater Company (SVMC) in the early 20th
	y. The SVWC owned substantive property in Pleasa			
	rision during the period. The company laid out a small			
	vard and on both sides of what is now Vervais Aven			
	rty north of Stanley Boulevard in 1914. The SVWC a			
term le	eases on the land for home builders (Pleasanton Do	wntown Histor	ic Context State	ment).
مطاحدا	and 20th continue Valentine and America Lindon and			the third devalling. The Lindson analysis of finite
	early 20 th century, Valentine and Ameila Linsler owr on their 4.38 acre property on Stanley Boulevard fror			
	1930). The property was outside the township boun			
	rty appears to have been constructed after the Linsk		51 13 4 0, 30 110 11	iistoric assessifierit data was available. Triis
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	roperty is an example of a simplified Mediterranean			
	tched gable roof, asymmetrical plan, arched porch o			
	ty, retaining all original windows and form (including			
elevat	ion. The property is not significantly associated with	any historic ev	ents or persons	s in the history of Pleasanton.
4073 \$	Stanley Street appears eligible for the California Reg	gister of Histori	cal Resources ι	under Criterion 3.
B11.	Additional Resource Attributes: (List attributes and o	codes)		
*B12.	References: See page 3			(0) (1) (1)
				(Sketch Map with north arrow required.)
			\wedge	
B13.	Remarks:		4 6	et yeare
D10.	Nomano.			
*B14.	Evaluator: Elaine Stiles and Katherine Petr	in		
	Architectural Resources Group			
	Pier 9, The Embarcadero	-		Deve
	San Francisco, CA 94111			Q 1 4373 Stories Word
		_		1 4273 Shadey Shul
*Date	of Evaluation: April 2015			
	(This space reserved for official comments.)		d Stanley Bh	nd Stanley Blvd Stanley Blvd Stanley Blvd St

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4073 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that shortly after construction, 4073 Stanley Boulevard was a single-story dwelling with a footprint consistent with the existing building, a small entry porch, and a garage at the rear of the lot. In 1943, the house was still on a large parcel extending west, along with second dwelling (now demolished) (Sanborn 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

itate of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
MINIAKT KLOOKD	Trinomial # NRHP Status Co	ode
Other Listings	i	
Review Code	Reviewer	Date
age 1 of 4		
*Resource Name . Other Identifier:	or # (Assigned by recorder) 4112 Stanley Bo	bulevard
2. Location: ☐ Not for Publication	☑ Unrestricted *a. County	Alameda
ind (P2c, P2e, and P2b or P2d. Attach a Location Ma	-	7 Harrioda
b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	B 1/4 of Sec : N
Address 4112 Stanley Boulevard	City Pleasanton	Zip 94566
. UTM: (Give more than one for large and/or linear re		mE/ mN
. Other Locational Data: (e.g., parcel #, directions t	o resource, elevation, etc., as appropriate)	APN: 946 -1695-003-00
Ba. Description: (Describe resource and its major el	amonto Inglisdo docigo motoriolo condition a	Utarations airs actting and houndaries)
• ,	•	,
2 Stanley Boulevard is a single-story, end gable		
Partial-length, attached front porch with ga	ible root, square column posts, parapet w	alls, wood steps with parapets, and
leaded glass sash at apex of gable	adaad daar	
Centered front entrance with historic, glaz		_
Original 1/1 wood windows with leaded gla	ass top sash in openings on front elevation	n
Narrow, wood clapboard siding		
Exterior brick chimney on east elevation		
Possibly a narrow rear addition included u		
False braces at roofline of porch and gable	e on main elevation; exposed rafters	
Brick foundation		
e property also includes three outbuildings of un	known use and several temporary car she	elters. The Arroyo del Valle flows along
3b. Resource Attributes: (List attributes and code		☐Other (Isolates,
I. Resources Present: Building Structu	re Object Site District	Element of District etc.):
a. Photograph or Drawing (Photograph required for bu	ilidings, structures or objects)	P5b. Description of Photo: (View, date accession #)
		Looking SW from Stanley Blvd.
		January 2015
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both
		1912, City of Pleasanton
		*P7. Owner and Address:
		Perry, Robert R & Wilona F Trs
		2401 Woodlake Ct
		Lodi, CA 95242
		*P8. Recorded by: Name, affiliation, an address)
		Elaine Stiles and Katherine Petrin
	[888] 263-2245 MORALALIZADO:	Architectural Resources Group
	THE PARTY OF THE P	Pier 9, The Embarcadero
	DAL.	San Francisco, CA 94111
	The same of the sa	*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
	Secretary Secretary	☐ Intensive
		☐ Reconnaissance
11. Report Citation: (Cite survey report and other source	es or enter "none ") Pleasanton Downtown	h Historic Context Statement, 2013
Coport Ortation. (One survey report and other source	os, or enter none. ;	Tribiono Context Statement, 2013
achments: NONE Location Map SI	ketch Map ☐ Continuation Sheet ☐ Bu	uilding, Structure & Object Record
	near Feature Record	- · ·
- • – –	Other (List)	5.5

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #	

Page 2 of 4 *NRHP Status Code

. .		. 5				
B1.	Historic Name: Martin and Joseph	ine Block House				
B2.	Common Name:					
B3.	Original Use: Single family reside	ntial B4.	Present Use:	Single family residential		
*B5.	Architectural Style Craftsman					
*B6.	Construction History: (Construction	n date, alterations, and date of	alterations)			
	See page 3					
*B7.	Moved? ⊠No □Yes	☐Unknown Date:	Original Loc	cation:		
*B8.	B8. Related Features: Three outbuildings of unknown use; temporary car shelters					
B9a.	Architect:		b. Build	der:		
*B10.	Significance: Theme: Reside	ential Development	Area:	Early 20th Century Expansions and Additions		
		Propert	y Craftsman, er	nd gable		
Peri	od of Significance:	Туре	: bungalow	Applicable Criteria: 3/C		
(Disc	(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)					

4112 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20th century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

In 1910, this property belonged to Martin and Josephine Block. Martin Block was a farmer. The Blocks appear to have lived on this site until sometime in the 1920s. In the 1930 census, Martin is farming grain in unincorporated Alameda County (US Census 1910, 1920, 1930; SVWC 1907, 1910). The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4112 Stanley Boulevard appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a modest, end-gable bungalow form dwelling with Craftsman details commonly constructed in Pleasanton in the early 20th century. The property has many characteristics of the style including end gable bungalow form; low-pitched roofs with wide, unenclosed eave overhangs; partial-width attached porch creating an asymmetrical façade arrangement; with the porch set off-center on the elevation. Common decorative details include exposed rafter ends and false braces at the eaves; square column porch supports on solid balustrades, and narrow wood clapboard cladding. The property maintains a high degree of integrity of design, materials, workmanship and feeling, retaining a distinct form, original door and window openings and decorative sash fittings, original siding, original and compatible porch details, and ornament. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

 $(This\ space\ reserved\ for\ official\ comments.)$



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4112 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4112 Stanley Boulevard has changed little in form since construction. In the early 20th century, the property was a single-story dwelling with an end gable orientation; partial length, attached front porch, a garage southwest of the house and a shed at the rear of the lot near the creek (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Addition No. 1 to the Town of Pleasanton", 1907. Collection of the Bancroft Library, University of California, Berkeley, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary# HRI		
Page 4 of 4 *Resource Name or # 4112 Stanley Boulevard (Assigned by recorder) Recorded By: Architectural Resources Group	Date: April 2015	⊠ Continuation	□ Update
Looking SE from Stanley Blvd.			
	1		

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #	
	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Cod	
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
*Pagazina Nama	THE ALL ALONG Stopley Paul	lavord
P1. Other Identifier:	r # (Assigned by recorder) 4120 Stanley Boul	evalu
*P2. Location: Not for Publication	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015		½ of Sec ; M.
c. Address 4120 Stanley Boulevard	City Pleasanton	Zip 94566
 d. UTM: (Give more than one for large and/or linear rese e. Other Locational Data: (e.g., parcel #, directions to 		mE/ mN
e. Other Locational Data. (e.g., parcel #, unections to	resource, elevation, etc., as appropriate) A	14. 340 - 1033-004-00
*P3a. Description: (Describe resource and its major ele		erations, size, setting, and boundaries)
4120 Stanley Boulevard is a single-story dwelling with		ad bright and wood doolsing
 Partial-length, attached porch with shed roc Off-center main entrance fitted with new do 		nd brick and wood decking
 Vinyl three-part picture window west of porce 	ch on main elevation and on east elevation	
1/1 double-hung vinyl windows in other ope urrounds (possibly pour)	nings on secondary elevations; some ope	nings feature molded window
surrounds (possibly new)Narrow addition with shed roof across rear	elevation, featuring metal sliding sash wir	ndows
 Newer wood clapboard siding 		
Concrete foundation with brick facing on ma	ain elevation	
The property also includes a detached, two-car gara	ge (1997) and a second outbuilding of unk	known use. The Arroyo del Valle flows
along the south boundary of the lot.	-	•
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	Other (Isolates,
*P4. Resources Present: Building Structure		Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking S from Stanley Blvd.
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		□ Prehistoric □ Both
		1913, City of Pleasanton
		*P7. Owner and Address:
		Walker, David H & Tsujioka, Tammy S 4120 Stanley Blvd
	在 2000年代的	Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group
13827	N	Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe)
		Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source:	s, or enter "none.") Pleasanton Downtown I	Historic Context Statement, 2013
•		ding, Structure & Object Record
	ear Feature Record	d ☐Rock Art Record

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #	_

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:				
B2.	Common Name:				
B3.	Original Use: Single famil	ly residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style				
*B6.	Construction History: (Co	nstruction date, alterations, an	d date of	alterations)	
	See page 3				
*B7.	Moved? ⊠No □]Yes □Unknown Dat	te:	Original Loc	cation:
*B8.	Related Features: Deta	ched two-car garage (1997), addition	onal outbuilding of	of unknown use
B9a.	Architect:			b. Build	der:
*B10.		Residential Development	<u> </u>	Area:	Early 20 th Century Expansions and Additions
	_		Propert	<u>у</u>	, ,
Peri	od of Significance:		Туре	: Queen Anne	cottage Applicable Criteria:
(Disc	cuss importance in terms of histo	rical or architectural context as	defined	by theme, period, ar	and geographic scope. Also address integrity.)

4120 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20th century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

In the 1910s, A.V. Cactano and a Bellam owned this parcel. Neither name appears in US Census records for Pleasanton in the period (US Census 1910, 1920; SVWC 1910). The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4120 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property appears to have been constructed as a modest, Queen Anne cottage form dwelling commonly built in Pleasanton in the late 19th and early 20th centuries. Since construction, owners have substantially altered the property with enclosure of the original front porch and incorporation of the space into the living area, added a new front porch, changed window openings, replaced windows and doors, and constructed a small rear addition. The property no longer retains integrity of design, materials, workmanship, and feeling for the historic period. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

D44	۱ ماما:۱: مام م	D	۸ ۵ ۵ ۵ ۵ ۵ ۵ ۵ ۵ ۵ ۵ ۵	/I. fact a really set a a	
B11	Additional	Resource	Attributes:	(List attributes	and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4120 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4120 Stanley Boulevard was originally constructed as a single-story dwelling with a partial-length, engaged front porch on the east side of the main elevation. Sometime after 1943, owners enclosed the porch and incorporated it into living space, added a new attached porch, installed three-part picture windows, and added a narrow shed addition on the rear elevation (Sanborn 1929, 1943). In 1997, owners replaced the historic garage on the property (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Addition No. 1 to the Town of Pleasanton", 1907. Collection of the Bancroft Library, University of California, Berkeley, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4
*Resource Name or # 4120 Stanley Boulevard (Assigned by recorder)

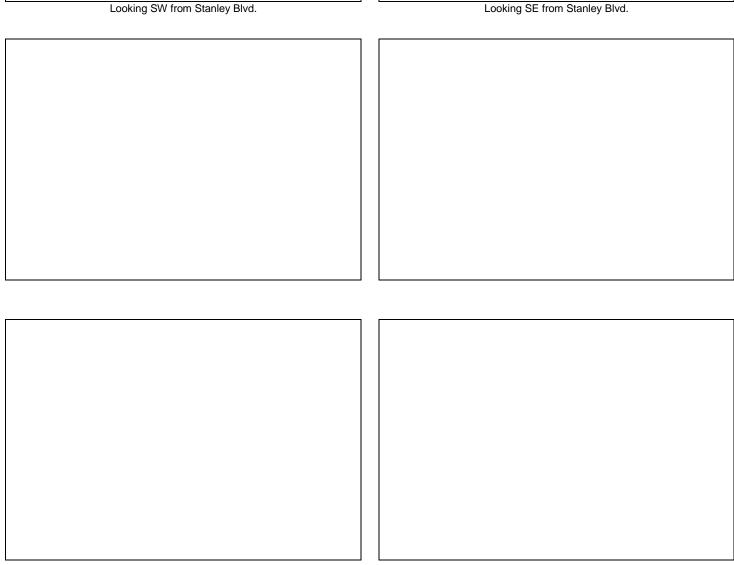
Recorded By: Architectural Resources Group Date: April 2015





⊠ Continuation

□ Update



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary #		
PRIMARY RECORD		Trinomial # NRHP Status Cod	•	
Other Listings		NKHP Status Cou	<u> </u>	
Review Code	Revi	iewer	Date	
Page 1 of 1				
-				
	# (Assigned by recorder)	4128 Stanley Boul	levard	
P1. Other Identifier: *P2. Location: □ Not for Publication □	Unrestricted	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map as		a. County	Alameda	
•	• •	. 1/ of	1/ of \$00	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T c. Address 4128 Stanley Boulevard	;R ;R City Pleasantor	; ¼of	1/4 of Sec	; M. Zip 94566
d. UTM: (Give more than one for large and/or linear resou	_	· ;	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to re	· —	as appropriate) AF	PN: 946 -1695-005-00	_
*P3a. Description: (Describe resource and its major elem	enta Ingluda dagian ma	torials condition alto	protions size setting and	houndarios)
• ` `	3 ·			,
4128 Stanley Boulevard is a 2.5-story dwelling primarica. 1911, which now constitutes the western, single-si				
original property was a single-story Queen Anne cotta				
main elevation. In 2000, owners constructed a 1,498 s	square-foot addition 83	33 square-foot decl	k, and 793 square foot	covered porch
on the property. The property also includes two guest				
rear of the lot (date unknown). This property does not the substantial alterations and additions ca. 2000. The				
and incorporating it into a new structure and removing			ou me camer bunding b	, cg
References:				
City of Pleasanton, Planning Department. Building Pe City of Pleasanton and Architectural Resources Group	rmit Records. Pleasan City of Pleasanton F	iton, CA. Downtown Historic	Context Statement 201	13
Sanborn Map Company. Pleasanton, Alameda Co. Ca				
Livermore Valley Historical Society, Pleasanton, CA.				
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family	/ Property	ПО	her (Isolates,
*P4. Resources Present: ⊠Building □Structure	□Object □Site		Element of District etc.):	,
*P5a. Photograph or Drawing (Photograph required for build		s)	P5b. Description of Ph	noto: (View, date,
	W DATE	A WALL TO	accession #) Looking S from Stan	ılev Blvd
			January 2015	ioy Biva.
	TIME TO SERVICE THE PROPERTY OF THE PROPERTY O	NAME OF THE OWNER OWNER OF THE OWNER	*P6. Date Constructe Sources:	ed/Age and listoric
			□ Prehistoric □ B	
		THE MARKET	1913/2000, City of P	
			*P7. Owner and Add Eaton, Scott	ress:
			4128 Stanley Blvd	
			Pleasanton, CA 945	
			*P8. Recorded by: No	ame, affiliation, and
			address) Elaine Stiles and Ka	therine Petrin
			Architectural Resour	
	A SAIL		Pier 9, The Embarca	adero
Side and the same of the same	The state of the s		San Francisco, CA 9	
		The second second	*P9. Date Recorded:	Aprii 2015

□ Artifact Record □ Photographic Record □ Other (List) _____

☐ Milling Station Record

☐ Sketch Map

☐Linear Feature Record

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

☐ Location Map

☐ District Record

*Attachments:

☐Archaeological Record

NONE

*P10. Survey Type: (Describe)

☑ Intensive☐ Reconnaissance

☐ Building, Structure & Object Record

☐Rock Art Record

Pleasanton Downtown Historic Context Statement, 2013

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Coo	de
Other Listings	Bustania	- Date
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name of P1. Other Identifier:	r # (Assigned by recorder) 4140 Stanley Bou	llevard
	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	
*b. USGS 7.5' Quad Livermore Date 2015		B ¼ of Sec ; M.
c. Address 4140 Stanley Boulevard	City Pleasanton	Zip <u>94566</u>
 d. UTM: (Give more than one for large and/or linear res e. Other Locational Data: (e.g., parcel #, directions to 	· · · · · · · · · · · · · · · · · · ·	mE/ mN
e. Other Locational Data. (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	PN. 946 - 1695-007-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	erations, size, setting, and boundaries)
4140 Stanley Boulevard is a 1.5-story Queen Anne	cottage form dwelling with a hipped roof a	nd rear ell. The property features:
 Partial-length, engaged front porch with original 		
steps	d	
 Centered main entrance with historic glaze Shallow bay window on west end of main e 		
 1/1 double-hung wood sash windows 	levation and on east elevation	
Hipped dormer on the front (north) roof slope	pe with fixed, multi-pane wood window	
Original narrow wood clapboard siding	, ,	
 Hipped ell with similar finish materials set fl 	ush with west elevation	
Brick interior chimney on west roof slope		
The property includes a detached building of unknown of the lot.	vn use at the rear of the lot. The Arroyo de	el Valle runs along the south boundary
of the lot.		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	Other (Isolates,
*P4. Resources Present: Building Structure	e □Object □Site □District □I	Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for bui		P5b. Description of Photo: (View, date,
		accession #)
	,	Looking S from Stanley Blvd.
	\$ 184 C	January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		□Prehistoric □Both
		1912, City of Pleasanton
		*P7. Owner and Address:
	William St. A. C.	Rodondi, Deborah J
		225 Wildwood Dr
		South San Francisco, CA 94080
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
And the second s	THE RESERVE TO THE RE	San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
April 1 April		
		Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
•	·	Iding, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Line	ear Feature Record	rd ☐Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
	·

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:						
B2.	Common Name:						
B3.	Original Use: Single famil	y residential	B4.	Present Use:	Single famil	ly residential	
*B5.	Architectural Style Qu	een Anne					
*B6.	Construction History: (Cor	nstruction date, alteration	s, and date of	alterations)			
	See page 3						
*B7.	Moved? ⊠No □	Yes Unknown	Date:	Original Loc	ation:		
*B8.	Related Features: Detact	ched outbuilding					
В9а.	Architect:			b. Build			
*B10.	Significance: Theme:	Residential Develop	ment	Area:	Early 20th Cen	tury Expansions and Ad	ditions
			Propert	ty			
Peri	od of Significance:		Туре	e: Queen Anne	cottage	Applicable Criteria:	3/C
(Disc	uss importance in terms of histor	rical or architectural conte	ext as defined	by theme, period, ar	nd geographic scor	pe. Also address integrity.)	

4140 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20th century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

In the 1910s, Fred J. and Emma F. Hall owned the parcel associated with this property (SVWC 1910). The Halls lived at 215 Neal Street at the time, and Fred Hall was one of the largest hay and grain merchants in the city (Pleasanton Downtown Historic Context Statement). The original owner and builder of this property are unknown. The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4140 Stanley Boulevard appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne cottage form dwelling commonly constructed in Pleasanton in the late 19th and early 20th centuries. The property exhibits many characteristics of the form, including a partial-length, engaged front porch and bay window on the primary elevation; decorative emphasis on gables, porches, and bay windows; wood clapboard siding; and classical elements such as columns. 4140 Stanley Boulevard has a high degree of integrity of design, materials, workmanship, and feeling, retaining a distinct form, original door and window openings and fittings, porch materials and configuration, and siding materials. The rear ell addition is likely from the historic period, and is compatible in scale and materials. The property is not significantly associated with any historic events or persons in the history of Pleasanton, though more research is necessary to identify property owners and occupants.

B11.	Additional Resource	Attributes:	(List attributes	and codes)
------	---------------------	-------------	------------------	------------

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 4140 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn research indicates that in the early 20th century, 4140 Stanley Boulevard was a single-story dwelling with an engaged porch on the west side of façade and a bay window on the west elevation. The property included a garage behind the house along the west lot line (Sanborn 1929, 1943). Later owners constructed a small ell with hipped roof on the rear elevation after 1943. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Proposed Water District", 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # (Assigned by recorder)

4140 Stanley Boulevard

Architectural Resources Group Recorded By: Date: April 2015 **⊠** Continuation □ Update



Looking SE from Stanley Blvd.



Looking S from Stanley Blvd.





State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
TAILURA TAILURA TAIL	Trinomial # NRHP Status Co	ode .
Other Listings Review Code _	Reviewer	Date
age 1 of 4		
	# (Assigned by recorder) 4151 Stanley Bo	oulevard
1. Other Identifier: P2. Location:	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	-	B
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> To. Address 4151 Stanley Boulevard	City Pleasanton	
d. UTM: (Give more than one for large and/or linear reso	_	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to r	· · · · · · · · · · · · · · · · · · ·	APN: 946 -1689-010-00
3a. Description: (Describe resource and its major elen	nents Include design materials condition a	Ilterations size setting and boundaries)
 Main entrance set in the east elevation Vinyl replacement sliding and double-human Channel board siding with scallop edge Stucco cladding Stuccoed exterior chimney on west elevely property also includes a detached garage with local property. 	ung sash windows; greenhouse window in gables on front elevation vation	on west elevation
P4. Resources Present: ⊠Building □Structure 5a. Photograph or Drawing (Photograph required for build	HP2. Single Family Property Object Site District Sings, structures or objects)	☐Other (Isolates, ☐Element of District etc.): ☐ P5b. Description of Photo: (View, date accession #) ☐ Looking NE from Stanley Blvd.
		January 2015
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
		1912, City of Pleasanton
		*P7. Owner and Address:
		Walterson, Darell R
		4151 Stanley Blvd
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, an address)
		Elaine Stiles and Katherine Petrin
The state of the s		Architectural Resources Group
	The state of the s	Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		Intensive☐ Reconnaissance
11. Report Citation: (Cite survey report and other sources	, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
•	·	uilding, Structure & Object Record
- • – –	ar Feature Record	ord ☐Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
DIM DING CERUCEURE AND OR LEGE	

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:							
B2.	Common Name	:						
B3.	Original Use:	Single family residential			B4.	Present Use:	Single family residential	
*B5.	Architectural	Style						
*B6.	. Construction History: (Construction date, alterations, and date of alterations)							
	See page 3							
*B7.	Moved? ∑	No	∐Yes	□Unknown	Date:	Original Loc	cation:	
*B8.	Related Featu	res:						
B9a.	Architect:					b. Build	der:	
*B10.	Significance:	Theme:	Resi	idential Develop	oment	Area:	Early 20 th Century Expansions and Additions	
Property								
Period of Significance:			Тур	e:	Applicable Criteria:			
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)								

4151 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20th century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The company appears to have held title to the property into the 1920s, likely granting long term leases on the land for home builders (Pleasanton Downtown Historic Context Statement).

Research uncovered no information on the early owners or occupants of 4151 Stanley Boulevard. The property was outside the township boundaries until after 1940, so no historic assessment data was available.

4151 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property has been heavily altered over the course of the 20th century with porch enclosure and incorporation into living space, small gable additions, restyling, new stucco cladding, new window and door openings, and replacement doors and windows. The property no longer retains integrity of design, materials, workmanship, or feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

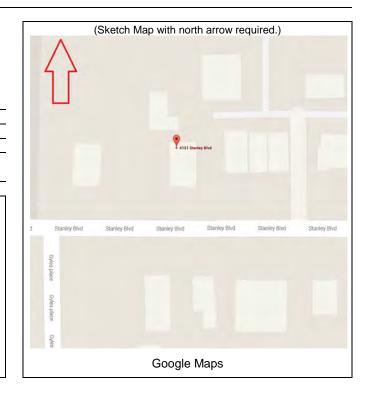
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4151 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that in the early 20th century, 4151 Stanley Boulevard was a single-story dwelling with a square plan and full-length front and rear porches. Sometime between 1929 and 1943, owners enclosed the rear porch and incorporated it into living space and added a small extension to the west (Sanborn 1929, 1943). Sometime after 1943, owners added the front-facing gable section on the main elevation and restyled the house. In 2008, owners installed solar panels on the roof (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4
*Resource Name or # 4151 Stanley Boulevard (Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 **⊠** Continuation □ Update





Looking N from Stanley Blvd.	Looking NW from Stanley Blvd.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
	nki	<u> </u>
PRIMARY RECORD	Trinomial # NRHP Status Co	do
Other Listings	NRHF Status Co	
Review Code	Reviewer	Date
Page 1 of 4		
•		
	r # (Assigned by recorder) 4160 Stanley Bo	ulevard
P1. Other Identifier: *P2. Location: Not for Publication	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	_	Alameda
*b. USGS 7.5' Quad Livermore Date 2015		B ¼ of Sec ; M.
c. Address 4160 Stanley Boulevard	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	APN: 946 -1695-006-02
*P3a. Description: (Describe resource and its major eler	ments Include design materials condition a	Iterations size setting and boundaries)
4160 Stanley Boulevard is a single-story bungalow for		
Shallow, engaged entry porch on the NE co		
column supports on parapet walls (altered 1	994)	3., .,
Entrance set on east end of main elevation Challenge restaurable have significant and a set of the set o		
Shallow, rectangular bay window projectionShallow semi-hexagonal bay window on ea		
Vinyl replacement windows in all openings	,	
 Cased, exterior chimney on west elevation 		
 Original form with shed roof extension Narrow addition across full length of rear ele 	ovation with shad roof	
 Wood product clapboard siding 	evalion with shed roof	
The property includes a detached combination garage		
features include a mature redwood tree at street from		I rear yards, new wishing well structure
in front yard, and brick piers at the front property line	and flanking the driveway.	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4. Resources Present: ⊠Building □Structure	e □Object □Site □District □	☐Other (Isolates,]Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking SW from Stanley Blvd.
	The second second	January 2015
		*P6. Date Constructed/Age and Sources: ⊠Historic
Mo Visit I was the	The state of the s	□ Prehistoric □ Both
MAN TO THE TOTAL OF THE TOTAL O		1912, City of Pleasanton
		*P7. Owner and Address:
		Swift, Michael J.
		5994 W Las Positas Blvd
		Pleasanton, CA 94588 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ⊠ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
-		,
•		ilding, Structure & Object Record
	ar Feature Record	ord Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style	_'		
*B6.	Construction History: (Construction date, alterations, and	d date of	alterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown Date	e:	Original Loc	ation:
*B8.	Related Features: Detached garage/game room/sto	orage bu	uilding (1995); wis	hing well
B9a.	Architect:		b. Build	ler:
*B10.	Significance: Theme: Residential Development		Area:	Early 20th Century Expansions and Additions
		ropert	<u>y</u>	
Peri	od of Significance:	Type	: Bungalow forr	m Applicable Criteria:
(Disc	russ importance in terms of historical or architectural context as	defined b	by theme, period, ar	nd geographic scope. Also address integrity.)

4160 Stanley Boulevard is constructed on property that belonged to the Spring Valley Water Company (SVWC) in the early 20th century. The SVWC owned substantive property in Pleasanton by the turn of the century and also engaged in speculative real estate subdivision during the period. The company laid out a small "addition" of twenty-two variously sized lots along the south side of Stanley Boulevard and on both sides of what is now Vervais Avenue (historically Sycamore Avenue) in 1907. The SVWC subdivided the property north of Stanley Boulevard in 1914. The SVWC appears to have held title to the property into the 1920s, likely granting long term leases on the land for homebuilders (Pleasanton Downtown Historic Context Statement).

Research uncovered no information on the earliest owners or occupants of 4160 Stanley Boulevard. In the 1940s or 1950s, Marie Delucchi owned the property, though she does not appear to have lived there. James and Marie Delucchi lived and had a farm on the west side of Santa Rita Road and sold market vegetables door to door in Pleasanton (Trimingham 6, Pleasanton Building Permits). The property was outside the township boundaries until after 1940, so no historic assessment data was available. In the 1960s, Ethel and John Corner owned the property (Pleasanton Building Permits).

4160 Stanley Boulevard does not appear eligible for the California Register of Historical Resources. The property was constructed as a modest bungalow form dwelling, possibly with Craftsman styling. However, owners have substantially altered the property in the late 20th century, changing the porch depth, adding new porch elements, replacing all windows and doors, adding new siding, and constructing a rear addition. The property no longer retains any exterior historic materials, and has lost integrity of design, materials, workmanship, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4160 Stanley Boulevard

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that the overall form of 4160 Stanley Boulevard has remained generally consistent since the early 20th century. In 1929 and 1943, the property was a single-story dwelling with an engaged entry porch at the northeast corner and a shallow bay window on the east elevation. The lot originally extended to the Arroyo del Valle (Sanborn 1929, 1943). Sometime after 1943, owners appear to have extended the dwelling to the south, including new work under the hipped roofline. In 1994, owners added a fireplace to the dwelling and partially enclosed the entry porch, making it shallower. In 1995, owners constructed a combination garage, storage building, and game room on the lot (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or #

4160 Stanley Boulevard

(Assigned by recorder)

Architectural Resources Group Recorded By:

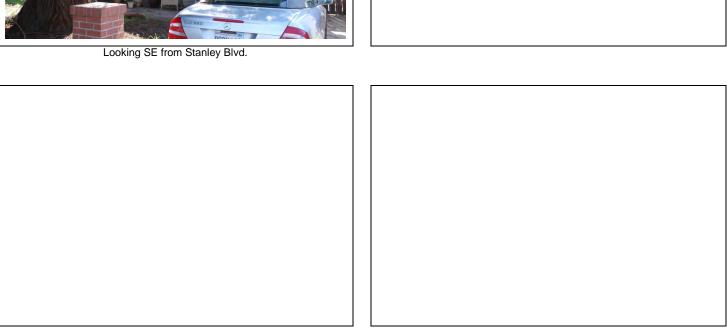


Looking SW from Stanley Blvd.



Looking SE from Stanley Blvd.





State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #	
	HRI	
PRIMARY RECORD	Trinomial # NRHP Status Code	
Other Listings	NKHF Status Code	
Review Code	Reviewer	Date
Page 1 of 4		
10		
*Resource Name or # (Assigned P1. Other Identifier:	by recorder) 536 St. John Street	
*P2. Location: ☐ Not for Publication ☐ Unrest	ricted *a. County Al	lameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary	·.)	B
*b. USGS 7.5' Quad Livermore Date 2015 T	;R ; ¼of	B. ¼ of Sec ; M.
	Pleasanton	Zip 94566
 d. UTM: (Give more than one for large and/or linear resources) Zone e. Other Locational Data: (e.g., parcel #, directions to resource, ele 		_ mE/ mN
e. Other Locational Data. (e.g., parcel #, directions to resource, ele	valion, etc., as appropriate) Ai N.	. 034 -0122-010-00
*P3a. Description: (Describe resource and its major elements. Include	le design, materials, condition, alterat	ions, size, setting, and boundaries)
536 St. John Street is a single-story dwelling with a hipped roof		
and addition campaign in the 1930s that added to the front of the The property features:	e building and reconligured the ro	oor form (See Construction History).
Partial length engaged front porch with square balustra		nd square spindle screen
 Centered main entrance fitted with historic, glazed woo 1/1 and 2/2 double-hung wood windows 	a door	
 Wood channel board siding 		
 Wide frieze and applied acanthus ornament on rear ser 1907). 	ction of main block, indicating orio	ginal main block (constructed before
 Enclosed porch with T1-11 siding and modern sliding s 	ash windows on east elevation of	f ell
The property also contains a detached garage at the rear of the	lot.	
*P3b. Resource Attributes: (List attributes and codes) HP2. S	single Family Property	
		☐Other (Isolates,
*P4. Resources Present: Building Structure Object *P5a. Photograph or Drawing (Photograph required for buildings, structu		nent of District etc.): P5b. Description of Photo: (View, date,
	, ,	accession #)
		Looking SW from St. John St. January 2015
	_	
The last of the la		*P6. Date Constructed/Age and Sources: ⊠Historic
William Control		□Prehistoric □Both
	-	1900, City of Pleasanton
No.		*P7. Owner and Address:
		Mills, Nancy C. & Dunkley, Arthur W. & Anne L. Trs. Etal
		239 Main St, Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
XDIA Depart Citation (C)		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "non	e.") <u>Pleasanton Downtown His</u>	toric Context Statement, 2013
*Attachments: NONE	☐ Continuation Sheet ☐ Building	g, Structure & Object Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

(This space reserved for official comments.)

ROI	LDING,	SIKU	CIURE	AND O	BJF (JI REGO	JKD			
Page 2	of 4					*NRHF	Status Code	•		
B1. I	Historic Name									
B2. (Common Nam	e:								
B3. (Original Use:	Single fa	mily residential		B4.	Present Use:	Single	family residential		
*B5.	Architectura						•			
*B6.	Construction	n History: (Construction date	, alterations, a	nd date of	alterations)				
	See page 3									
*B7.		⊠No		known Da	ate:	Original L	ocation:			
*B8.	Related Feat	ures: De	etached garage							
Do	A 1.4						71.1			
	Architect:	. The	Desidential	D			uilder:	0	۱ - ا - اندا	_
*B10.	Significanc	e: Theme	e: Residential	Developmen		Area		Century Expansions and A	Additions	<u>, </u>
Porio	d of Significa	nco:			Propert Type	•	ie Cottage	Applicable Criteria	. 2/0	
			storical or archited	tural context a	י ypt ו s defined	by theme period	and geographic	c scope. Also address integrity	1. <u>3/C</u>	
(DI300	iss importance i	ii teiiiis oi iii	storical of alcrifice	idiai context a	is defined	by tricine, period,	, and geographic	c scope. Also address integrity	··)	
536 St	. John Street i	s located w	ithin the original	Kottinger su	bdivision	plan for the Cit	y of Pleasanto	on. With the confirmed cont	inuance	
								e property holders in the vid		
								In 1868, John Kottinger laid		
								, the Arroyo del Valle on th		
and Ma	ain Street on t	ne east, cre	eating a series o	f regular, squ	are prop	erty blocks and	various partia	I blocks and lots in anticipa	ation of	
continu	lance of the g	rid south of	Division Street	at a later date	e (Thomp	son 1878, Plea	santon Downt	own Historic Context State	ment).	
								e property. Manuel immigra		
								Goulartes owned this prop		
			el worked doing	odd jobs and	l as a gar	dener at a priva	ate home (Plea	asanton 1912, 1940; US Ce	ensus	
1910, <i>1</i>	1920, 1930, 19	940).								
						_	_			
								ructed in Pleasanton in the		
and early 20 th centuries. The property acquired this appearance in the 1930s, however, when owners wanted to expand the property. It appears the Goulartes or their builder chose to model the expanded house on a common local building form. The property retains a										
								e period of historic alteration	n. The	
proper	ty is not signifi	cantly asso	ciated with any	historic even	its or pers	sons in the histo	ory of Pleasant	ton.		
(continu	and on nage 2)									
(Continu	ued on page 3)									
B11.	Additional R	esource Δt	ributes: (List attri	ibutes and cod	loc)					
* B12.	References			ibutes and cou						
D12.	References	. See pa	ige 3				(Sketch Mar	with north arrow required.)		
						/	(OKEICIT Map	with north arrow required.)		
B13.	Remarks:					/	SI	John St		
D 10.	rtomanto.					/ /-		St John St		
*B14.	Evaluator:	Flaine S	tiles and Kathe	rina Patrin		(St John St		To
D14.	Lvaiuatoi.		ral Resources (_		sonn St		
			e Embarcadero			_			-	
			cisco, CA 9411			_		\$ 536 St John St	StJa	in St
		Jan Fiall	51360, OA 3411	1		_		+ 0.00 ST JOHN ST		
*Date	of Evaluation	: April 20	15					9	ftl Pleasanton Chamber of Commerce	
Date (o. Evaluation	• <u></u>	10					1 2		



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 536 St. John Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 536 St. John St. was originally constructed as a single-story dwelling with a side-gable plan, full-length front porch, ell and enclosed addition along the full length of the east elevation of the ell (Sanborn 1907, 1929). Sometime between 1929 and 1943, the Goulartes altered the property to take its current form, adding to the front, enclosing part of the front porch and reconfiguring the roof form. They also opened up the ell addition to create a porch along one side of the ell (Sanborn 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

536 St. John St. appears eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # (Assigned by recorder)

536 St. John Street

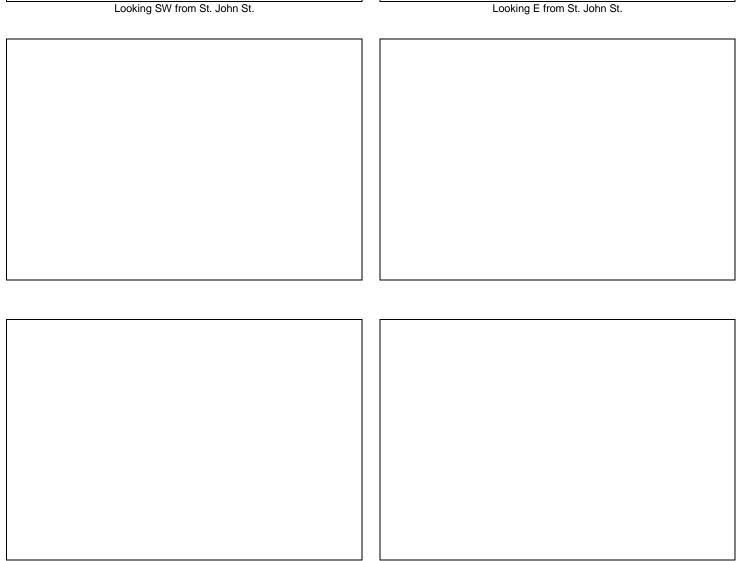
Recorded By: Architectural Resources Group





⊠ Continuation

□ Update



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
FRIMART RECORD	Trinomial # NRHP Status Co	de
Other Listings Review Code	Reviewer	Date
	- 1011011	
Page 1 of 4		
*Resource Name o	r # (Assigned by recorder)648 St. John Stre	eet
P1. Other Identifier:		
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map	Unrestricted *a. County as necessary.)	Alameda B.
*b. USGS 7.5' Quad Livermore Date 2015 c. Address 648 St. John Street	T ;R ; 4of 14of	¼ of Sec ; M Zip94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	PN: 094 -0120-004-01
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, al	erations, size, setting, and boundaries)
property features: Off-center main entrance with arched open Small entry landing with stuccoed parapet was Large, divided, arched, fixed sash window in Semi-hexagonal bay window on east elevation Small casement window set east of entrance which will window set east of entrance which will will will be secondary entrance on the east elevation parapet walls extending from both ends of shaped, stuccoed chimney with brick copin shallow projecting gable section with roof a main block (continued on page 3) *P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: Building Structure *P5a. Photograph or Drawing (Photograph required for building)	valls and metal railings in the front-facing gable with metal balcor ion (post 1943) e on secondary elevations the main elevation g on west elevation t south end of west elevation; interior stu HP2. Single Family Property	nette
		*P10. Survey Type: (Describe) ☑ Intensive
		_
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
	· · · · · · · · · · · · · · · · · · ·	
•	tch Map ☑ Continuation Sheet ☑ Bui ear Feature Record ☐ Milling Station Reco	lding, Structure & Object Record rd □Rock Art Record
	ther (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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Page	2 of 4		*NRHP S	tatus Code
B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family resid	ential B4.	Present Use:	Single family residential
*B5.	Architectural Style			
*B6.	Construction History: (Construction	on date, alterations, and date	of alterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes	☐Unknown Date:	Original Loc	ation:
*B8.	Related Features:			
B9a.	Architect:		b. Build	er:
*B10.	. Significance: Theme: Resid	dential Development	Area:	Early 20th Century Expansions and Additions
		Prope	rty	
Peri	iod of Significance:	Тур	De: Tudor Revival	Applicable Criteria: 3/C
(Disc	cuss importance in terms of historical or a	architectural context as define	d by theme, period, an	d geographic scope. Also address integrity.)
C40 C	Ot John Chroat is located within the	visional Mattingray and division	n nlan fan tha Citus	f Diagontary Mith the confirmed continues
				f Pleasanton. With the confirmed continuance
				860s, large property holders in the vicinity of out streets. In 1868, John Kottinger laid out a
				n the south, the Arroyo del Valle on the north,
				rious partial blocks and lots in anticipation of
				on of the Kottinger Plan area was relatively
				und 1910 (Thompson 1878, Pleasanton
				the north end of Pleasanton Avenue appear to
				ury, and many of them built substantial period
reviva	al homes in the district.			
-				D
inela	and now associated with 648 St. Joh	in Street was part of a larg	e lot owned by Anto	ne Peterson in the 1910s (Pleasanton 1912). In

1930, just a year after construction, Charles and Anna Gale rented the dwelling. Charles Gale was a prominent local attorney and justice of the peace. He had a law office at 62 West Neal Street and practices with Walter T. Nilson (Gale and Nilson) and later with his nephew, William Gale (Gale, Nilson, and Gale) (Trimingham 20; Pleasanton Downtown Association Historical Preservation Committee 6). In the early 1940s, Albert and Nancy Oxsen owned the dwelling. Al Oxsen was a gas and oil distributor and owned the local Signal Oil Company distributorship. His station, which sold bulk gas to other gas stations and farms, was located on Santa Rita Road immediately across the railroad tracks, south of the high school. Oxsen also served as postmaster in the 1930s or 1940s (Trimingham 27).

(continued on page 3)

D44	A -1-1141 1 D	A 44	411 4 411 4 1 1 1 1	
B11.	Additional Resource	Affributes:	(List attributes and codes)	

*B12. References: See page 3

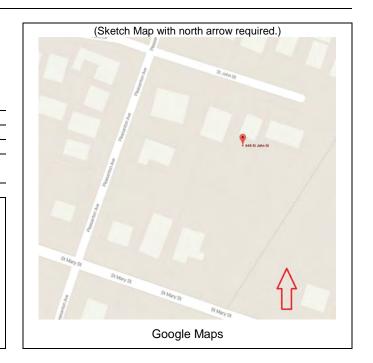
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

> Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 648 St. John Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Cut-out barge board with brackets on front-facing gable of main elevation
- Stucco cladding

The property includes a detached garage with original, double-leave, glazed and paneled wood doors. Landscape features include concrete curbing around front yard, brick path, and rear yard security gate.

B6. Construction History (continued from page 2)

Sanborn map research indicates little change in 648 St. John Street since construction. In 1929 and 1943 the property was a single-story dwelling with a footprint consistent with the existing building and a detached garage (Sanborn 1929, 1943). Sometime after 1943, owners appear to have added the bay window on the east elevation. Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance: (continued from page 2)

648 St. John Street is a modest example of Tudor Revival domestic architecture in Pleasanton. The property has hallmarks of the style such as a cross-gable plan with a prominent cross gable on the main elevation; steeply pitched gable rooflines; gable end decorative treatment; stucco wall cladding; groupings of narrow windows with casement sash; arched door openings; and substantive exterior chimney stacks. The property appears to maintain integrity of design, materials, workmanship, and feeling and retain most of its historic materials. The possible addition of the bay window on the east elevation after 1943 only minimally impacts integrity of design.

648 St. John Street appears eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Pleasanton Downtown Association Historical Preservation Committee. "Historic Downtown Pleasanton Walking Tour Guide." 2003. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

Primary # HRI

Date: April 2015

CONTINUATION SHEET

Page 4 of 4
*Resource Name or # 648 St. John Street (Assigned by recorder)

Recorded By: Architectural Resources Group



Looking SE from St. John St.



⊠ Continuation

□ Update

Looking SW from St. John St., showing lot curbing

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State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
PRIMARY RECORD	Trinomial #	
Other Listings	NRHP Status Co	
Review Code	Reviewer	Date
Page 1 of 4		
•		
	r # (Assigned by recorder) 653 St. John Stre	eet
P1. Other Identifier: *P2. Location: Not for Publication	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	
*b. USGS 7.5' Quad Livermore Date 2015	Γ;R; ½of	B. ¼ of Sec : M.
c. Address 653 St. John Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	NPN: 094 -0119-003-02
*P3a. Description: (Describe resource and its major ele	nents. Include design, materials, condition, al	terations, size, setting, and boundaries)
653 St. John Street is a 1.5-story cross-gable dwelling	g executed in the Tudor Revival style. The	ne property features:
 Prominent front-facing gable with ganged w 		
gable endRound, engaged tower set in the intersection	n of the cross gable, with false half timb	oring at cave line and conical roof
 Recessed main entrance set in the tower at 		ening at eave line and conical roof
 Ganged windows on transverse block and of 	n secondary elevations	
Wood casement and double hung windows Tytorion at your and a himsey with a stigulated.		
Exterior stuccoed chimney with articulated,Stucco cladding with wavy board siding in g		
 Large wall dormer on rear elevation (1994) 		
Small rear ell with gable roof (1994)		
The property also contains an expanded, historic sin curved boxwood hedges.	gie-car detached garage. Landscape fea	tures include curved walkway with
curved boxwood ricages.		
*D2h Dagarrag Attributage (Ust attributage and and a)	LIDO Cinale Family Dranamty	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,
*P4. Resources Present: ☐ Building ☐ Structure *P5a. Photograph or Drawing (Photograph required for buil		Element of District etc.):
Psa. Protograph of Diawing (Photograph required for bull	alings, structures of objects)	P5b. Description of Photo: (View, date, accession #)
		Looking N from St. John St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both 1930, City of Pleasanton
		<u> </u>
		*P7. Owner and Address:
		Lowry, David & Stone, Deborah Trs 653 St John St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
Will Bank to the second		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
The state of the s		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
*P11. Report Citation: (Cite survey report and other source:	or enter "none ") Pleasanton Downtown	☐ Reconnaissance Historic Context Statement, 2013
•	•	ilding, Structure & Object Record
	ar Feature Record	ord Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

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aye	2 01 4			NKHF 3	ialus Code
B1.	Historic Name:				
B2.	Common Name:				
B3.	Original Use: Single family	residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style				
*B6.	Construction History: (Cons	truction date, alteration	ns, and date of a	alterations)	
	See page 3				
*B7.	Moved? ⊠No □Y	es Unknown	Date:	Original Loca	ation:
*B8.	Related Features: Detach	ed garage			
B9a.	Architect:			b. Build	er:
*B10.	. Significance: Theme:	Residential Develop	oment	Area:	Early 20th Century Expansions and Additions
			Property	'	
Peri	iod of Significance:		Type:	Tudor Revival	Applicable Criteria: 3/C

*NDUD Status Code

653 St. John Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early twentieth century, and many of them built substantial period revival homes in the district.

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

It is unclear who the first owned or built 653 St. John Street, though historic census research indicates it may have been the home of Chris and Martha Simonsen and their children. Simonsen, a Danish immigrant, was the millwright at the local gravel pit (US Census 1940). By 1940, Alfred J. and Catherine Avila owned the property. Alfred Avila was a laborer at the gravel pit (US Census 1940; Pleasanton 1940).

653 St. John Street is one of the most highly developed examples of Tudor Revival styling in Pleasanton. The property has many characteristics of the style including a cross-gable plan with a prominent cross gable on the main elevation; steeply pitched gable rooflines; a tower; stucco and imitation masonry wall cladding; decorative half-timbering; groupings of narrow windows, often with casement sash; and substantive exterior chimney stacks. The property retains a high degree of integrity of location, setting, design, workmanship, feeling, and association with a recognizable and distinct form, almost all its original formal and ornamental elements. The property has been altered with two rear additions but these are in scale with the overall massing and form of the building and appear to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

(continued on page 3)

Dago 2 of 4

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 653 St. John Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn maps do not cover this portion of Pleasanton. Building permit research revealed that in1994 owners constructed an addition to convert the existing second floor attic, den and bedroom areas to 1,134 square-foot master bedroom suite. The project altered the roofline and included a 72 square-foot addition to the first story of the rear elevation (Pleasanton Building Permits).

B10. Significance (continued from page 2)

653 St. John Street appears eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency		Primary #	
DEPARTMENT OF PARKS AND RECREATION		HRI	
CONTINUATION SHEET			
Page 4 of 4 *Resource Name or # (Assigned by recorder) 653 St. John Street			
Recorded By: Architectural Resources Group	Date:	April 2015	☐ Update
Looking NE from St. John St.			
Looking the from our common			

DEPARTMENT OF PARKS AND RECREATION		HRI		<u></u> _
PRIMARY RECORD		Trinomial #		
	Trinomial # NRHP Status Code			
Other Listings Review Code	Revie	ewer	Date	
Page 1 of 4				
•				
*Resource Name of P1. Other Identifier:	or # (Assigned by recorder)	670 St. John Stre	eet	
		*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	_		
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	½of	¼ of Sec	B.
c. Address 670 St. John Street	City Pleasanton			Zip <u>94566</u>
 d. UTM: (Give more than one for large and/or linear rese. e. Other Locational Data: (e.g., parcel #, directions to 		; s annronriate) Δ	mE/ PN: 094 -0120-003-01	mN
e. Other Educational Data. (e.g., parcer #, directions to	resource, elevation, etc., a	s appropriate) — A	111.034-0120-003-01	
*P3a. Description: (Describe resource and its major ele	ments. Include design, mat	erials, condition, al	terations, size, setting, and	l boundaries)
670 St. John Street is a single-story, Spanish Colon	ial Revival dwelling with	a long, rectangula	ar plan and gable roof.	The property
features:Prominent, front-facing gable section with g	gable roof; clay pipe vent	s; and arched, pl	ate glass window with s	piral collonnette
mouldings		•	-	
 Main entrance situated on the east elevation roof, and small landing; entrance is fitted w 			entry porch with arched	opening, shed
 Square corner tower set flush with side ele 	vation featuring a hipped		ded window with spiral	collonnette
surrounds, and ganged casement windows				
 Bay window toward rear of the east elevati Transverse gable roofline at rear of building 				
 Secondary entrance with braced door hood 	d and landing with parape			
Wood casement and double-hung windows	in select openings on s	econdary elevation	ons	
(continued on page 3)				
*P3b. Resource Attributes: (List attributes and codes) UD2 Single Family	Proporty		
· ·	, <u> </u>			ther (Isolates,
*P4. Resources Present: ☐ Building ☐ Structur *P5a. Photograph or Drawing (Photograph required for building)	re □Object □Site	District	Element of District etc.) P5b. Description of P	
Total Total State of the State	All January Strategy of Strate	1.00	accession #)	•
		No. of the last	Looking SW from S	t. John St.
		costa 40 c	January 2015	
		1016	*P6. Date Construct	
WE TO VIEW TO THE TOTAL THE TOTAL TO THE TOTAL THE TOTAL TO THE TOTAL THE TOTAL TO THE TOTAL TOT				Historic Both
			1930, City of Pleasa	
		The state of the	Before 1929, Sanbo	
			Garman, Duane M	
			670 St John St	
			Pleasanton, CA 945	
			address)	iame, amiliation, and
		The post	Elaine Stiles and Ka	
			Architectural Resou Pier 9, The Embarc	
	West Transfer		San Francisco, CA	94111
		10 May 200 May 10	*P9. Date Recorded	
			*P10. Survey Type: ☑ Intensive	(Describe)
			☐ Reconnaissance	
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleas	anton Downtown	Historic Context Staten	nent, 2013
*Attachments: NONE	etch Map 🔀 Continuation	on Sheet ⊠ Pui	Iding, Structure & Object R	Pecord .
_ ' _	•	Milling Station Reco	,	COOIG
	Other (List)			

S	State of California The Resources Agency	Primary #
D	DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:	Manuel and	d Maria	an Rose House	!				
B2.	Common Name:								
B3.	Original Use: S	Single family	y reside	ential	B4.	Present Use:	Single fami	ily residential	
*B5.	Architectural St	yle Spa	anish C	olonial Revival	<u> </u>				
*B6.	Construction Hi	istory: (Con	nstructio	n date, alteration	ns, and date o	f alterations)			
	See page 3								
*B7.	Moved? ⊠N	10 🔲	Yes	□Unknown	Date:	Original Lo	cation:		
*B8.	Related Feature	s: Detac	ched ga	arage					
B9a.	Architect:					b. Buil	der:		
*B10.	Significance:	Theme:	Resid	lential Develop	ment	Area:	Early 20th Cer	ntury Expansions and Ad	ditions
					Proper	ty			
	od of Significance				Тур			Applicable Criteria:	
(Disc	uss importance in ter	rms of histori	ical or a	rchitectural conte	ext as defined	by theme, period, a	nd geographic sco	ppe. Also address integrity.)	

670 St. John Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early twentieth century, and many of them built substantial period revival homes in the district.

This house was constructed in 1930 by Manuel and Marian Rose. Manuel, like several of his immediate neighbors, was a laborer in one of the local gravel pits. The Roses owned the property through the early 1940s (Pleasanton 1940; US Census 1930, 1940).

670 St. John Street is a distinct example of the Spanish Colonial Revival style in Pleasanton and one of the best-developed examples in the city. The property features many characteristics of the style, including a cross-gable plan; low-pitched gable roof line, red clay tile roofing; arched window and door openings; stucco cladding; and a small entry porch with arched openings. The property retains a high degree of integrity of location, setting, design, materials, workmanship, feeling, and association. It has a distinct, recognizable form and retains all elements of its historic ornamentation scheme.

(continued on page 3)

B11.	Additional	Resource	Attributes:	(List attributes	and codes)
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*B12. References: See page 3

B13. Remarks:

B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 670 St. John Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- · Stuccoed, exterior chimney on west elevation
- Textured stucco cladding
- Red clay tile roofing or coping on all roof planes

The property also contains a detached garage with similar stylistic treatment to the dwelling. Landscape features include parallel paved strips in driveway and large coniferous tree at west side of lot.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 670 St. John Street is unchanged in form since construction (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

670 Saint John Street appears eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

rimary #	_
IRI	

Date: April 2015

*Resource Name or # 670 St. J (Assigned by recorder)

670 St. John Street

Recorded By: Architectural Resources Group



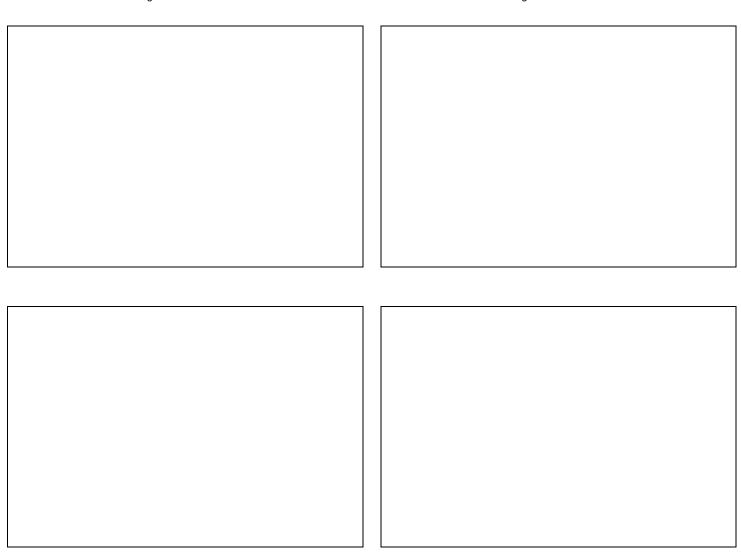
Looking SW from St. John St.



⊠ Continuation

□ Update

Looking SE from St. John St.



DEPARTMENT OF PARKS AND RECREATION		rımary # RI		
PRIMARY RECORD	_	-ll-1 #		
TRIMINATE RESORD	Trinomial # NRHP Status Code			
Other Listings Review Code	Review	er	Date	
Page 1 of 4				
	or # (Assigned by recorder) 40	3 St. Mary Stre	et	
P1. Other Identifier: *P2. Location: Not for Publication	Unrestricted ■	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map		a. County	Alameda	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address <u>403 St. Mary Street</u>	City Pleasanton	¼of	1/4 of Sec	; M. Zip <u>94566</u>
d. UTM: (Give more than one for large and/or linear res		_ ;	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to Northwest corner of St. Mary St. and Pete		ppropriate) Al	PN: 094 -0122-032-00	
*P3a. Description: (Describe resource and its major ele		als, condition, alte	erations, size, setting, and	boundaries)
balustrade, and leaded glass vent sash in t Off-center main entrance with newer wood Plate glass picture window set west of entr 1/1 double-hung wood sash windows Stucco cladding on main and side elevation Exposed rafter tails on side elevation roofli Single-story rear addition with flat roof, T1- glazed door Bulkhead entrance on rear elevation The property also includes a detached two-car garafeatures include a hedge lining the lot frontage on S (continued on page 3)	door ance ns; wood clapboard siding one and false braces on gab 11 siding, aluminum sliding	le rooflines sash windows detail imitative	, and secondary entranders of the main dwelling. La	
*P3b. Resource Attributes: (List attributes and codes				her (Isolates,
*P11. Report Citation: (Cite survey report and other sources)	ildings, structures or objects)		Element of District etc.): P5b. Description of Placcession #) Looking NE from St. January 2015 *P6. Date Constructe Sources: □ Prehistoric □ B 1915, City of Pleasa *P7. Owner and Add Pestana, Eric & Jen 403 St Mary St Pleasanton, CA 945 *P8. Recorded by: Naddress) Elaine Stiles and Ka Architectural Resoul Pier 9, The Embarca San Francisco, CA 9 *P9. Date Recorded: *P10. Survey Type: (□ Intensive □ Reconnaissance Historic Context Statem	Mary St. Mary St. ed/Age and distoric soth sinton ress: ni 66 ame, affiliation, and atherine Petrin rees Group addero 94111 - April 2015 (Describe)
rii. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasan	ו מאטזוואטע ווטו	nisione context Statem	ient, 2013
•	etch Map		ding, Structure & Object R	ecord
	ear Feature Record	ing Station Recor	rd □Rock Art Record	

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
DIW DING STRUCTURE AND S	D JEOT DECORD	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style Craftsman			
*B6.	Construction History: (Construction date, alteration	s, and date of	alterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loc	cation:
*B8.	Related Features:			
B9a.	Architect:		b. Build	der:
*B10.	Significance: Theme: Residential Develope	ment	Area:	Early 20th Century Expansions and Additions
		Propert	у	
Peri	od of Significance:	Type	: Craftsman	Applicable Criteria: 3/C
(Disc	cuss importance in terms of historical or architectural conte	ext as defined	by theme, period, ar	nd geographic scope. Also address integrity.)

403 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement).

Just before this property was constructed in 1915, the associated property belonged to Joseph Lewis as part of a larger, through-block parcel that preexisted the opening of Peters Avenue (Pleasanton 1912). The property appears to have been constructed as a rental property as in the early 1940s, the Lewis Family (Carrie Lewis) continued to own it (Pleasanton 1940). Renters included local druggist F.E. Hartzell and his wife Maude in 1940.

403 St. Mary Street is a distinct example of an end-gable bungalow form dwelling with modest Craftsman styling that was common in Pleasanton in the early 20th century. It has many characteristics of the type, including a single-story height; low-pitched roof; wide unenclosed eave overhangs; partial-width attached porch; asymmetrical facade arrangement; exposed rafter ends and false braces at the eaves; square or round column porch supports on piers, and stucco cladding. The property retains integrity of location, setting, design, materials, workmanship, feeling and association. The main block of the property retains its original design and almost all of its historic materials. The replacement of the porch rail with a metal rail and the rear addition diminish integrity of design to some degree, but not to such a degree that the dwelling cannot convey its significance. (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 403 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 403 St. Mary Street has changed little in form since the early 20th century. Sometime after 1943, owners constructed the rear ell addition (Sanborn 1929, 1943).

B10. Significance (continued from page 2)

403 St. Mary Street appears to be eligible for the California Register of Historic Resources under Criterion 3.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency		Primary #	
DEPARTMENT OF PARKS AND RECREATION		HRI	
CONTINUATION SHEET			
Page 4 of 4 *Resource Name or # (Assigned by recorder) 403 St. Mary Street			
Recorded By: Architectural Resources Group	Date:	April 2015	□ Update
Looking SW from Peters Ave.			

State of California The Resources Age DEPARTMENT OF PARKS AND RECREA			Primary # HRI		
PRIMARY RECORD			Trinomial #		
		NRHP Status Code			
	Listings _ w Code	Rev	viewer	Date	
Page 1 of 4					
	e Name or	# (Assigned by recorder)	417 St. Mary Stre	eet	
P1. Other Identifier: *P2. Location: Not for Publicati	on 🖂	Unrestricted	*a. County	Alameda	_
and (P2c, P2e, and P2b or P2d. Attach a Local	_		a. County	Alameda	
	2015 T		;	1/4 of Sec	B. ; M. Zip 94566
c. Address 417 St. Mary Street d. UTM: (Give more than one for large and/or	linear resou	City <u>Pleasanto</u>		mE/	Zip <u>94566</u> mN
e. Other Locational Data: (e.g., parcel #, dir			as appropriate) A	NPN: 094 -0122-011-01	`
*P3a. Description: (Describe resource and its	major elem	ents. Include design, m	aterials, condition, al	terations, size, setting, and	d boundaries)
417 St. Mary Street is a single-story, Queer	-	_		_	
features:					
Projecting front section with hipperSingle-story rear addition that wrap					
 Single-story rear addition that wrap Full-length front porch with parape 				kate matal handraile an	d hipped roof
Centered main entrance fitted with		•	ewer scrolled brac	kets, metarnandrans an	и прреи тоот.
Engaged entry porch with similar of the simila			secondary entranc	e fitted with French doo	rs
Vinyl replacement windows in all controls					.0
Later addition with flat roof and ply					
Wood, channel board siding		9			
Exterior brick chimney on east ele	vation of m	ain block			
The property also contains an early 20 th cer			ed roof and substa	antial rear addition and	a second
outbuilding of unknown use at the rear of th		0 0 11			
*P3b. Resource Attributes: (List attributes a	and codes)	HP2. Single Famil	ly Property		
*D4 Bassings Brassiti MB 111	٠	Пон Пон			ther (Isolates,
	Structure	Object Site		Element of District etc.)	
*P5a. Photograph or Drawing (Photograph requires	ea for buildi	ngs, structures or object	CIS)	P5b. Description of P	hoto: (View, date,
			The state of the s	accession #) Looking N from St.	Many Ct
The state of the s					iviary St.
				January 2015	
				*P6. Date Construct	od/Age and
	11000000				Historic
MINISTER STATE OF THE STATE OF		1 × 60 7 1	一种 一个		Both
CONTRACT TO THE PARTY OF THE PA				1915, City of Pleasa	
		克斯特拉拉拉	美国	Before 1893, Sanbo	
		一点人们的		*P7. Owner and Add	
	\\(\-\/\)			Emmett, George P.	Tr.
			1	940 Riesling Dr	
				Pleasanton, CA 945	
				*P8. Recorded by: N	lame, affiliation, and
William I		*		address)	ath anima Dati
				Elaine Stiles and Ka	
				Architectural Resou	
The second second		and the second second	Anna Calmana	Pier 9, The Embarc	
	Mark Const			San Francisco, CA	
			The same of the sa	*P9. Date Recorded *P10. Survey Type:	
				☐ Intensive	(nescribe)
1044 B				Reconnaissance	
*P11. Report Citation: (Cite survey report and o	ther sources,	or enter "none.") Plea	santon Downtown	Historic Context Staten	nent, 2013
*Attachments: NONE -		h Mars - Mars - 1	tion Object Man	Halliana Otanicationa C. O. I. 17)
*Attachments: NONE Location Map	Sketc	·		ilding, Structure & Object F	kecora
☐ Archaeological Record ☐ District Record ☐ Photographic Record			Milling Station Reco	ord Rock Art Record	
☐Artifact Record ☐ Photographic Record		er (List)			

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Pr	imar	у#	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:					
B2.	Common Name:					
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential		
*B5.	Architectural Style Queen Anne					
*B6.	Construction History: (Construction date, alterations,	and date of	f alterations)			
	See page 3					
*B7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loc	ation:		
*B8.	B8. Related Features: Detached garage, second outbuilding of unknown use					
В9а.	Architect:		b. Build	ler:		
*B10.	Significance: Theme: Residential Developm	ent	Area:	Early 20th Century Expansions and Additions		
		Proper	ty			
	od of Significance:	Тур				
(Disc	cuss importance in terms of historical or architectural context	t as defined	by theme, period, an	nd geographic scope. Also address integrity.)		

417 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date (Thompson 1878, Pleasanton Downtown Historic Context Statement).

The original builder or owner of this dwelling is unknown. Among the earliest owners and longest residents of this dwelling were Frank C. and May A. Nevis. The Nevis Family, which grew to include six children, lived on St. Mary Street since at least 1910 and lived in this house from construction through at least the early 1940s (Pleasanton 1912, 1940). Frank Nevis was a civil servant in Pleasanton and Alameda County for much of his adult life. In 1910, he was serving as the town marshal, and over the next thirty years served as a town officer and deputy sealer for the county weights and measures department. May Nevis also operated her own millinery store in 1910. The household included cousins, nephews, and grandchildren over the years, and in 1920 when many of the children were young, a servant (US Census 1910, 1920, 1930, 1940).

Built prior to 1893, 417 St. Mary Street is an example of a modest Queen Anne Cottage form commonly constructed in Pleasanton in the late 19th century. The property has many formal characteristics of the type, including asymmetrical form, hipped roof form full-length (formerly wrap-around porch; and ship lap or channel board siding. The property lacks ornamental treatments common in the style such as spindle and turned work, classical elements such as columns and cornice work, decorative brackets at roofline corners; or bay windows. The property has also lost some integrity of design, materials, and workmanship through partial enclosure of the wrap around porch, window and door replacement, and rear additions from outside the historic period.

417 St. Mary Street appears eligible for the California Register of Historic Resources under Criterion 3.

B11.	Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

 $(This\ space\ reserved\ for\ official\ comments.)$



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 417 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that the main block of this dwelling was constructed sometime before 1893. From 1893 to 1907, the property was a single-story dwelling with a wrap-around front porch and small entry porch on the northeast corner of the building. Sometime between 1907 and 1929, the Nevis Family added a single-story rear addition to the property in the configuration of the existing rear ell. Sometime after 1943, owners enclosed the east side of the wrap-around porch and added a small addition with flat roof to the northwest corner of the rear ell (Sanborn 1893, 1898, 1903, 1907, 1929, 1943).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

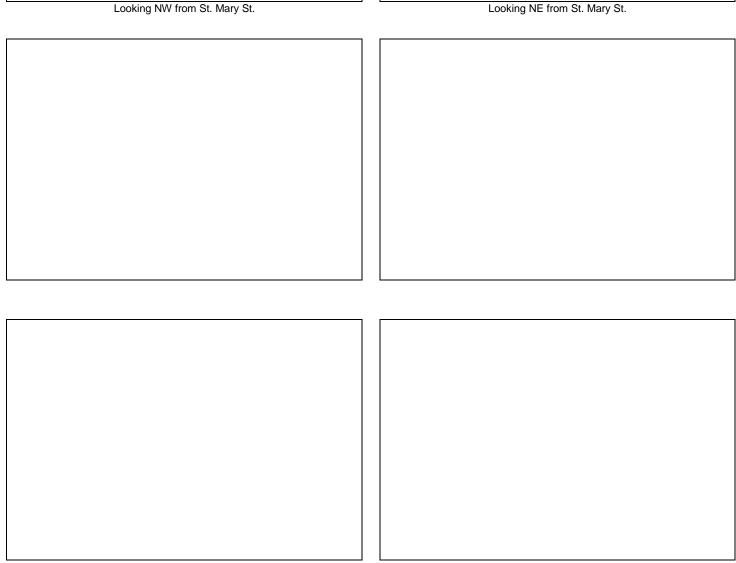
Primary # HRI

Page 4 of 4
*Resource Name or # 417 St. Mary Street (Assigned by recorder)

Architectural Resources Group Recorded By: Date: April 2015 **⊠** Continuation □ Update







State of California The Resources Agency	Primary # HRI	
DEPARTMENT OF PARKS AND RECREATION		
PRIMARY RECORD	Trinomial #	
Other Listings	NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1		
490 1 01 1		
*Resource Name or # (Assigned by reco	rder) 430-432 St. Mary St	reet
21. Other Identifier:	* 0	
P2. Location: ☐ Not for Publication ☐ Unrestricted and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	*a. CountyA	Alameda
		В.
	; ¼of	1/4 of Sec ; M.
c. Address 430-432 St. Mary Street City Pleas d. UTM: (Give more than one for large and/or linear resources) Zone	santon	Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation,	etc as appropriate) APN	
o. Other 2000 normal Batta. (0.9., paroof //, alreations to recourse, cloration	, oto., ao appropriato) - 711 1	00 1 0120 011 00
P3a. Description: (Describe resource and its major elements. Include designation)	gn, materials, condition, altera	ations, size, setting, and boundaries)
430-432 St. Mary Street is a single-story, bungalow form dwelling with	a hipped roof. An off-set r	ear block with a hipped roof forms
he second unit. The main block of the property features:		
 A partial-length, engaged front porch on the northwest cornel and steps, and metal railings 	r of the main elevation with	no post supports, a concrete deck
An off-center entry with a new wood door		
 A secondary entrance on the east elevation with a hipped do 	or hood	
he offset, rear block features a similar porch and an entry with a new		footure
	rei wood door. Dolli blocks	leature.
Vinyl sliding sash windows	er wood door. Both blocks	reature.
Vinyl sliding sash windowsStucco cladding	er wood door. Both blocks	reature.
Vinyl sliding sash windowsStucco claddingNo architectural ornament	er wood door. Both blocks	reature.
 Vinyl sliding sash windows Stucco cladding No architectural ornament Deeply projecting eaves 		
 Vinyl sliding sash windows Stucco cladding No architectural ornament Deeply projecting eaves The rear block may date from 1972 when local building permit records	s indicate the owner constr	ucted an addition valued at \$4,000.
 Vinyl sliding sash windows Stucco cladding No architectural ornament Deeply projecting eaves The rear block may date from 1972 when local building permit records The property appears to have been heavily rehabilitated and retains not be supported by the property appears to have been heavily rehabilitated. 	s indicate the owner constr	ucted an addition valued at \$4,000.
 Vinyl sliding sash windows Stucco cladding No architectural ornament Deeply projecting eaves The rear block may date from 1972 when local building permit records The property appears to have been heavily rehabilitated and retains not be a supplementary of the property appears to have been heavily rehabilitated. 	s indicate the owner constr	ucted an addition valued at \$4,000. ວ.
 Vinyl sliding sash windows Stucco cladding No architectural ornament Deeply projecting eaves The rear block may date from 1972 when local building permit records the property appears to have been heavily rehabilitated and retains not property. P3b. Resource Attributes: (List attributes and codes) HP3. Multiple	s indicate the owner constr o discernible historic fabric e Family Property	ucted an addition valued at \$4,000.
 Vinyl sliding sash windows Stucco cladding No architectural ornament Deeply projecting eaves The rear block may date from 1972 when local building permit records The property appears to have been heavily rehabilitated and retains n P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: Building Structure Object P5a. Photograph or Drawing (Photograph required for buildings, structures or 	s indicate the owner constrion discernible historic fabrice. E Family Property Site	ucted an addition valued at \$4,000.
 Vinyl sliding sash windows Stucco cladding No architectural ornament Deeply projecting eaves The rear block may date from 1972 when local building permit records The property appears to have been heavily rehabilitated and retains n P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: Building Structure Object P5a. Photograph or Drawing (Photograph required for buildings, structures or 	s indicate the owner constrion discernible historic fabrice. E Family Property Site	ucted an addition valued at \$4,000. Dother (Isolates, ment of District etc.): P5b. Description of Photo: (View, date, accession #)
 Vinyl sliding sash windows Stucco cladding No architectural ornament Deeply projecting eaves The rear block may date from 1972 when local building permit records the property appears to have been heavily rehabilitated and retains not property appears. (List attributes and codes) P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: Building Structure Object P5a. Photograph or Drawing (Photograph required for buildings, structures or 	s indicate the owner constrion discernible historic fabrice. E Family Property Site	ucted an addition valued at \$4,000. Other (Isolates, ment of District etc.): P5b. Description of Photo: (View, date, accession #) Looking SE from St. Mary St.
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 Vinyl sliding sash windows Stucco cladding No architectural ornament Deeply projecting eaves The rear block may date from 1972 when local building permit records The property appears to have been heavily rehabilitated and retains n P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: Building Structure Object P5a. Photograph or Drawing (Photograph required for buildings, structures or 	s indicate the owner constrion discernible historic fabrice. Family Property Site District Eleopjects	Ucted an addition valued at \$4,000. Dother (Isolates, ment of District etc.): P5b. Description of Photo: (View, date, accession #) Looking SE from St. Mary St. January 2015 *P6. Date Constructed/Age and Sources: □Prehistoric □Both After 1943, Sanborn maps *P7. Owner and Address: Antonini Family Properties LLC Etal 110 Broadmoor Dr San Francisco, CA 94132 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group
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 Vinyl sliding sash windows Stucco cladding No architectural ornament Deeply projecting eaves The rear block may date from 1972 when local building permit records the property appears to have been heavily rehabilitated and retains not property appears. (List attributes and codes) P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: Building Structure Object P5a. Photograph or Drawing (Photograph required for buildings, structures or 	s indicate the owner constrion discernible historic fabrice. Family Property Site District Eleopjects	ucted an addition valued at \$4,000. Dother (Isolates, ment of District etc.): P5b. Description of Photo: (View, date, accession #) Looking SE from St. Mary St. January 2015 *P6. Date Constructed/Age and Sources: □Prehistoric □Both After 1943, Sanborn maps *P7. Owner and Address: Antonini Family Properties LLC Etal 110 Broadmoor Dr San Francisco, CA 94132 *P8. Recorded by: Name, affiliation, and address) Elaine Stiles and Katherine Petrin Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111 *P9. Date Recorded: April 2015
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Other (List)

□Linear Feature Record □ Milling Station Record □ Rock Art Record

☐Archaeological Record

☐Artifact Record

☐ District Record

☐Photographic Record

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI				
PRIMARY RECORD	Trinomial # NRHP Status Code				
Other Listings	NKHF Status Co				
Review Code	Reviewer	Date			
Page 1 of 4					
•					
	r # (Assigned by recorder) 431 St. Mary Stre	eet			
P1. Other Identifier: *P2. Location:	☑ Unrestricted *a. County	Alameda			
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	B.			
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 431 St. Mary Street	T ;R ; ¼of City Pleasanton	¼ of Sec ; M. Zip 94566			
d. UTM: (Give more than one for large and/or linear res		mE/ mN			
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate) A	PN: 094 -0122-012-00			
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	erations, size, setting, and boundaries)			
431 St. Mary Street is a single-story, Queen Anne co	9,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , ,			
property features:	mage with a hipped root and wrap around	a roar addition with hat root. The			
Projecting gable section with cutaway bay visiting the section with the sectio		vith diamond wood shingles; square,			
decoratively divided light in gable; and infillAttached, partial-length porch on southeast		oncrete deck and steps, and nine			
railings; section east of the entrance enclos					
Off-center entrance with historic, glazed, page 1.					
 Main block with compound hipped roof form 					
• 1/1, double-hung wood windows on main b					
East portion of rear extension has one surv		ire			
Small landing and porch on rear elevation ofWood channel board siding	of east extension				
The property also includes a detached garage or bal	n with newer board and batten siding at t	he rear of the lot			
(continued on page 3)	g at t				
*POI- December Attailers are (1) and 1	UD0 0: 1 E 1 D				
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,			
*P4. Resources Present: ⊠Building □Structure	e Object Site District	Element of District etc.):			
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,			
		accession #)			
	The state of the s	Looking N from St. Mary St. January 2015			
	ing of Facilities	candary 2010			
		*P6. Date Constructed/Age and			
The state of the s	7	Sources: ⊠Historic □Prehistoric □Both			
		1895, City of Pleasanton			
A Marine		roos, ony or risasamon			
	Share to the state of the state	*P7. Owner and Address:			
		Mohr, Alice Tr. 431 St Mary St			
		Pleasanton, CA 94566			
The state of the s		*P8. Recorded by: Name, affiliation, and			
		address)			
		Elaine Stiles and Katherine Petrin			
	- NATION - 1987	Architectural Resources Group Pier 9, The Embarcadero			
		San Francisco, CA 94111			
		*P9. Date Recorded: April 2015			
		*P10. Survey Type: (Describe)			
*P44 P 10'11'		Reconnaissance			
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") <u>Pleasanton Downtown</u>	Historic Context Statement, 2013			
*Attachments: NONE Location Map Ske	tch Map 🔲 Continuation Sheet 🔲 Bui	Iding, Structure & Object Record			
	ear Feature Record	rd □Rock Art Record			
	ther (List)				

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:							
B2.	Common Name:							
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential				
*B5.	Architectural Style Queen Anne							
*B6.	6. Construction History: (Construction date, alterations, and date of alterations)							
	See page 3							
*B7.	Moved? ⊠No □Yes □Unknown [Date:	Original Loc	ation:				
*B8.	Related Features: Detached garage							
В9а.	Architect:		b. Build	er:				
*B10.	. Significance: Theme: Residential Developme	ent	Area:	Early 20th Century Expansions and Additions				
Property								
	iod of Significance:	Type:		Applicable Criteria: <u>3/C</u>				
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)								

431 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date (Thompson 1878, Pleasanton Downtown Historic Context Statement).

The original owner and builder of 431 St. Mary Street is unknown, though in 1912, Catherine Peterson owned the property. For much of the early 20th century, Anton and Anna Peterson (relation to Catherine unclear) owned the property. Anton and Anna Peterson immigrated to the US from Denmark in the 1860s; Anton served as the town marshal in the 1920s. The Petersons owned the property until 1955. In the 1940s. Hannah M. Rasmussen owned the property. She lived there with her sister and brother-in-law Catherine and Arthur Dunsford (Pleasanton 1912, 1940; US Census 1920, 1930, 1940).

431 St. Mary Street is an example of a Queen Anne cottage form dwelling commonly constructed in Pleasanton in the late nineteenth and early twentieth centuries. The property has many distinctive characteristics of the form, including a prominent projecting gable bay and partial-length front porch on the primary elevation; ornament limited to the primary elevation and concentrated on window openings, porches, door openings, and rooflines. The property retains a high degree of integrity with a distinct form, almost all original design elements and finish materials, and minor alterations such as an historic-period addition and side porch enclosure. 431 St. Mary Street appears eligible for the California Register of Historic Resources under Criterion 3.

(continued on page 3)

B11.	Additional	Resource	Attributes:	(List attributes	and codes)
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*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 431 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 431 St. Mary Street has changed little since construction. From 1898 until at least 1929, the property was a single-story dwelling with a projecting bay and porch on the southeast corner of main elevation and a porch at the north end of the east elevation. Sometime between 1929 and 1943, the Petersons built a full-length, single-story addition across the rear elevation. Sometime after 1943, owners partially enclosed the front wraparound porch and enclosed the secondary porch (Sanborn 1898, 1903, 1907, 1929, 1943).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

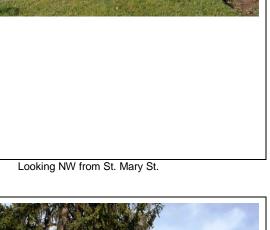
Primary # HRI

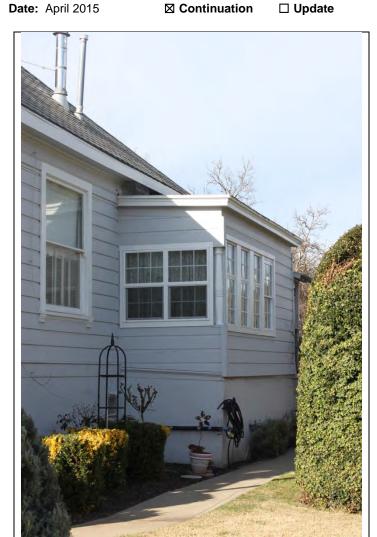
Page 4 of 4
*Resource Name or # 431 St. Mary Street (Assigned by recorder)

Recorded By: Architectural Resources Group









Detail, east porch enclosure with post



Looking NE from St. Mary St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI						
PRIMARY RECORD	Trinomial # NRHP Status Code						
Other Listings Review Code	Reviewer	Date					
Page 1 of 4							
*Resource Name or # (Assigned by recorder) 438 St. Mary Street							
P1. Other Identifier:							
*P2. Location: Not for Publication I and (P2c, P2e, and P2b or P2d. Attach a Location Map		Alameda B.					
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address <u>438 St. Mary Street</u>	City Pleasanton	¼ of Sec ; M. Zip 94566					
 d. UTM: (Give more than one for large and/or linear res e. Other Locational Data: (e.g., parcel #, directions to 		mE/ mN PN: 094-0123-014-01					
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, alt	erations, size, setting, and boundaries)					
 438 St. Mary Street is a single-story dwelling with an end gable orientation and rear ell. The property features: Sidehall entrance with newer front door and gable hood on braces Large aluminum awning over paired windows west of main entrance Newer 1/1 double-hung wood windows on front elevation and 2/2 double-hung wood windows on side elevations 							
 Secondary entrance at rear of west elevation fitted with glazed wood door and aluminum hood Sliding vinyl sash windows on ell Stucco cladding 							
 Concrete platform across front elevation The property also includes the former IDES Hall, not 	w converted to apartment use, a car shelt	er, and detached two-car garage.					
*P3b. Resource Attributes: (List attributes and codes)		☐Other (Isolates,					
*P4. Resources Present: Building Structur P5a. Photograph or Drawing (Photograph required for bui		Element of District etc.): P5b. Description of Photo: (View, date, accession #)					
		Looking SW from St. Mary St. January 2015					
		*P6. Date Constructed/Age and					
		Sources: Historic Prehistoric Both					
		1910, City of Pleasanton					
		*P7. Owner and Address: Ault, Beverly D. & Eddie T. Etal					
		2297 Acacia Dr Concord, CA 94520					
1		*P8. Recorded by: Name, affiliation, and address)					
	Was milestanders	Elaine Stiles and Katherine Petrin Architectural Resources Group					
		Pier 9, The Embarcadero San Francisco, CA 94111					
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)					
*P44 Poport Citation (Citation)	Pleacentan Downtown	☐ Intensive ☐ Reconnaissance					
*P11. Report Citation: (Cite survey report and other source	•	Historic Context Statement, 2013					
☐Archaeological Record ☐ District Record ☐Line	etch Map	lding, Structure & Object Record rd □Rock Art Record					
☐ Artifact Record ☐ Photographic Record ☐ O	ther (List)						

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #

BUILDING, STRUCTURE AND OBJECT RECORD

B1.	Historic Name:	IDES Hall				
B2.	Common Name:					
B3.	Original Use:	Community	center/social hall	B4.	Present Use:	Single family residential
*B5.	Architectural S	Style				
*B6.	Construction F	listory: (Cor	nstruction date, alterations	s, and date of a	Iterations)	
	See page 3					
*B7.	Moved? ⊠	No 🗌	Yes Unknown	Date:	Original Loca	ation:
*B8.	Related Featur	es: Cars	helter; apartment build	ing		
B9a.	Architect:				b. Build	er:
			Civic, Religious, and	Institutional		Religious Organizations; Portuguese
*B10.	Significance:	Theme:	Development; Immigi	ration	Area:	Immigration
				Property		
	od of Significan			Type:		Applicable Criteria:
(Disc	uss importance in t	erms of histor	ical or architectural conte	xt as defined by	theme, period, an	d geographic scope. Also address integrity.)

438 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement).

The Irmandade do Divino Espirito Santo (IDES), a Portuguese religious fraternal organization in Pleasanton, constructed this building sometime between 1907 and 1929 to serve as an auxiliary social hall. The use of the building is unclear, but it may have served as a women's auxiliary space or office space for the main social hall immediately adjacent at 444 St. Mary Street. Portuguese Catholic residents of Pleasanton established a local chapter of a common Portuguese religious and fraternal society, Irmandade do Divino Espirito Santo (IDES), or Brotherhood of the Divine Holy Spirit In 1898. The local Council No. 15, Conselho Piexoto, celebrated the most important religious feast of the Azorean Portuguese, the Festa do Divino Espirito Santo, expressing their devotion to the Holy Trinity and Pentecost. The first festival took place in Pleasanton in 1901 at the Nevis Pavilion on Main Street. In 1910, the Pleasanton IDES constructed a fraternal hall and this adjacent building for chapter and festival events. Interest in the festa declined in the 1930s, and the last local Holy Ghost Festival took place ca. 1936 (Pleasanton Downtown Historic Context Statement). The property was sold sometime after 1943 and has been owned by the Ault Family since at least the mid-1960s and was likely converted to residential use in the mid-20th century (Pleasanton 1940; Sanborn 1943; Pleasanton Building Permits).

438 St. Mary Street does not appear eligible for the California Register of Historical Resources. 438 St. Mary Street does not display the distinctive characteristics of a type, period, or method of construction and is not the work of a master architect. The property is (continued on page 3)

Additional Resource Attributes: (List attributes and codes) HP13. Community center/social hall, HP16. Religious building B11.

*B12. References: See page 3

B13. Remarks:

Evaluator: Elaine Stiles and Katherine Petrin *B14.

Architectural Resources Group Pier 9. The Embarcadero San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 438 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 438 St. Mary Street was originally constructed as a single-story social hall with a rectangular plan and the narrow end oriented to St. Mary Street. Owners added a single-story addition of lower height on the rear elevation after 1943 (Sanborn 1929, 1943).

B10. Significance (continued from page 2)

associated with Portuguese immigration and cultural practices in Pleasanton as a part of the IDES social and community building complex on St. Mary Street. However, the property has lost integrity of association, design, workmanship, and materials with conversion to residential use in the mid-20th century.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or # 438 St. Mary Street (Assigned by recorder)

Recorded By: Architectural Resources Group



Looking SE from St. Mary Street



438 (left) and 444 (IDES Hall, right) St. Mary St.

tate of California The Resources Agency EPARTMENT OF PARKS AND RECREATION	Prin HRI	nary #	
PRIMARY RECORD	⊤		
TAMINATA RESORD		omial # IP Status Code	
Other Listings Review Code	Reviewer		Date
4 of 5			-
age 1 of 5			
*Resource Name o	or # (Assigned by recorder) 443 \$	St. Mary Street	
. Other Identifier:	· · · · · · · · · · · · · · · · · · ·	•	
2. Location: Not for Publication	☑ Unrestricted *	a. County Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)		В
b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	1/4 of S	ec <u>;</u> N
. Address 443 St. Mary Street	City Pleasanton		Zip <u>94566</u>
. UTM: (Give more than one for large and/or linear res		; mE/	mN
. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as app	ropriate) APN: 094 -0122-0)13-03
Ba. Description: (Describe resource and its major ele	ements. Include design, materials	, condition, alterations, size, set	ting, and boundaries)
3 St. Mary Street is a single-story, Queen Anne c	•		,
tures:	, g app a		.,
 Projecting gable bay on the east side of the 			
wood shingles and a round louvered vent v	vith molding in the gable, cuta	away bay window with pierce	d brackets and drop
pendants, and paneled spandrels			
 Partial-length attached front porch with turn 	ed posts and balusters, spin-	dle screen, post brackets, wo	od decking, concrete
steps, and newer wood handrails (1997)		•	
Centered main entrance fitted with historic,	paneled glazed wood door		
1/1 and 2/1 double-hung wood windows in			
Shallow, rectangular bay window with shed			id of east elevation
 Narrow clapboard siding on major wall plar 	es and channel board siding	enclosing foundation	
 Exterior brick chimney on east elevation 			
dscape features include wood planter box in from	nt of porch, mature trees, and	privacy fencing enclosing re	ar vard
accupe realtarce morade wood planter box in her	it or poron, matero troco, and	privacy remaining endiceding re	ai yaia.
b. Resource Attributes: (List attributes and codes	HP2. Single Family Prop	perty	Other (Isolates,
. Resources Present: Building Structur	e □Object □Site □D	istrict	
a. Photograph or Drawing (Photograph required for built	Idinas, structures or objects)		tion of Photo: (View, date
in the tograph of Brawning (Friedling and Friedling and Fr	anigo, oractaros or objecto)	accession #)	tion of Frioto. (view, date
		F	om St. Many St
			om St. Mary St.
		January 201	5
	A STATE OF THE STA		
			nstructed/Age and
		Sources:	⊠Historic
		☐ Prehistorio	
			Pleasanton
		circa 1880	
		*P7. Owner	and Address:
A Commission of the Commission		Carev, Micha	ael & Theresa
		P.O. Box 56	
		Sunol, CA 9	
			ed by: Name, affiliation, ar
Transplation designation of the last of th		address)	J. Hamo, annauon, ar
		W. A.	and Katherine Petrin
			Resources Group
			Embarcadero
			co, CA 94111
and the second s	1443-1	*P9. Date Re	
			y Type: (Describe)
		☐ Reconnais	sance
1. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasantor	n Downtown Historic Context	
. (,,,,,,,,,	, <u></u>		, _0
achments: NONE Location Map Ske	etch Map 🔲 Continuation Sh	eet 🛛 Building, Structure &	Object Record
	·	Station Record Rock Art	-
	ear reature Record	Glation Necold IROCK AIL	Noodia

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
DITTION CENTER AND OF I	ECT DECODD

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 5 *NRHP Status Code

mily residential
es A. Bruce
ad Subdivision and Development
Applicable Criteria: 3/C
cope. Also address integrity.)
=

443 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement).

443 St. Mary Street was constructed ca. 1880 when Martin Donahue owned the property. In 1898, Herman Detjens, a Pleasanton grocer and owner of the Germania/Pleasanton Hotel (1874, demolished 1931) owned the house. Charles and Matilda Graham purchased the property In 1900 (ARG 2003). At that time, Charles was Pleasanton's postmaster and Matilda was a postal clerk (US Census 1900). Charles continued to serve as postmaster in the 1910s and in the 1930s, interrupted by a brief stint as a stock man on a local cattle ranch in the early 1920s. Graham is best known in Pleasanton as the local mortician, though he appears to have only entered that profession in the late 1930s (US Census 1910, 1920, 1930, 1940). The Graham Mortuary was located at 706 Main Street. Graham later partnered with Ralph Hitch and operated the Graham-Hitch Mortuary on St. John Street (Trimingham 28). The Graham Family lived at 443 St. Mary Street until 1967 (ARG 2003).

It is unclear who originally owned or built 443 St. Mary Street, but the house is attributed in local history to Charles Bruce. Carpenter-builder Charles A. Bruce (d. 1955) was one of Pleasanton's best-known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
HRI	

*Resource Name or # 443 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that in 1907, 443 St. Mary Street was a single-story dwelling with projecting bay window and partial-length front porch. Sometime between 1929 and 1943, the Grahams added an offset rear block on the northwest corner of the main block (Sanborn 1907, 1929, 1943). Sometime after 1943, owners added a small, rectangular bay window with shed roof at the north end of the east elevation. Owners replaced the porch deck boards and stair handrail in 1997 (Pleasanton Building Permits).

B10. Significance (continued from page 2)

plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Historic Context Statement).

443 St. Mary Street appears eligible for the California Register of Historic Resources under Criterion 3. The property is a distinct example of the Queen Anne cottage form dwelling commonly constructed in Pleasanton in the late 19th and early 20th centuries. The property has many characteristics of the style including a prominent projecting gable bay and partial-length front porch on the primary elevation, and ornament limited to the primary elevation and concentrated on window openings, porches, door openings, and rooflines. The property has a high degree of integrity of design, materials, workmanship, and feeling, retaining its overall historic form, door and window openings and fittings, ornament, and cladding. The rear addition on the property respects the scale and massing of the main block. The property also appears eligible as the work of local master craftsman Charles A. Bruce. The property is not significantly associated with any historic events or persons in the history of Pleasanton. Charles Graham was a well-known resident of Pleasanton, but does not appear to have made significant contributions to the community in the course of his service as postmaster or mortician.

B12. References: (continued from page 2)

Architectural Resources Group. DPR 523A and B for 443 St. Mary Street, Pleasanton, CA. 2003.

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

CONTINUATION SHEET

Page 4 of 5

*Resource Name or # 443 Si (Assigned by recorder)

443 St. Mary Street

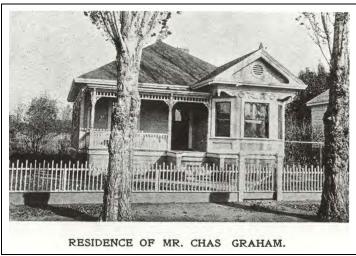
Recorded By: Architectural Resources Group



Looking NE from St. Mary St. January 2015



Looking NW from St. Mary St. January 2015



Early 20th century Collection of the Amador-Livermore Valley Historical Society



Mid-20th century

Collection of the Amador-Livermore Valley Historical Society



Mid 20th century

Collection of the Amador-Livermore Valley Historical Society



Mid 20thcentury Collection of the Amador-Livermore Valley Historical Society

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
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Page 5 of 5
*Resource Name or # 443 St. Mary Street

(Assigned by recorder)

□ Update Date: April 2015 **⊠** Continuation Recorded By: Architectural Resources Group

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Code	
Other Listings		
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name o P1. Other Identifier: IDES Hall	r # (Assigned by recorder) 444 St. Mary Stre	eet
	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	В.
	T ;R ;	¼ of Sec ; M.
c. Address 444 St. Mary Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resonance. Other Locational Data: (e.g., parcel #, directions to		mE/ mN
e. Other Locational Data. (e.g., parcel #, unections to	resource, elevation, etc., as appropriate)	N N. 034-0123-014-01
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, al	terations, size, setting, and boundaries)
444 St. Mary Street is a 2.5-story multiple-family dwe	elling (approximately 8 units) with a hippe	d roof and narrow rear addition with
shed roof. The property features:Stucco cladding on the first story with low-ro	elief pilasters at corners and flanking entr	y hay
Asbestos shingle cladding on the second st		, cay
A wide molded beltcourse dividing first and		
 Centered entrance on first story of main ele Large, 1/1 wood windows flanking the main 		, wood door
 2/2 double-hung wood windows set evenly 		story and in the front bays of side
elevations		
 Newer wood windows on first story of side elevations 	elevations; aluminum casement sash with	n noods on second story of side
Unit entrances set at varied intervals on sid	e elevations, most fitted with wood glaze	d doors; some with metal hoods
(continued on page 3)		
,		
*P3b. Resource Attributes: (List attributes and codes)	HP3. Multiple Family Property	Other (Isolates,
*P4. Resources Present: Building Structure	e □Object □Site □District □	Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking SW from St. Mary St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both 1910, City of Pleasanton
		*P7. Owner and Address:
		Ault, Beverly D. & Eddie T. Etal 2297 Acacia Dr
		Concord, CA 94520
		*P8. Recorded by: Name, affiliation, and address)
	+	Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source:	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	-	Iding, Structure & Object Record
	ar Feature Record ☐ Milling Station Reco	
	ther (List)	

State of California The Resources Agency	Ī
DEPARTMENT OF PARKS AND RECREATION	

Primary #	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name: IDES Hall						
B2.	Common Name:						
B3.	Original Use: Community	center/social hall	B4. F	Present Use:	Multiple fam	nily residential	
*B5.	Architectural Style Co	lonial Revival			•		
*B6.	Construction History: (Cor	nstruction date, alterations, ar	nd date of alf	terations)			
	See page 3						
*B7.	Moved? ⊠No □	Yes □Unknown Da	te:	Original Loc	ation:		
*B8.	Related Features: Dwell	ling at 438 St. Mary St.					
В9а.	Architect:			b. Build	er:		
		Civic, Religious, and Inst	itutional		Religious Orga	nizations, Portuguese	
*B10.	Significance: Theme:	Development; Immigration	n	Area:	Immigration		
			Property				
	od of Significance:		Type:	Religious, Soc		Applicable Criteria:	1/A
(Disc	uss importance in terms of histor	ical or architectural context as	s defined by	theme, period, an	d geographic scop	e. Also address integrity.)	

444 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement).

Portuguese Catholic residents of Pleasanton established a local chapter of a common Portuguese religious and fraternal society, Irmandade do Divino Espirito Santo (IDES), or Brotherhood of the Divine Holy Spirit In 1898. The local Council No. 15, Conselho Piexoto, celebrated the most important religious feast of the Azorean Portuguese, the Festa do Divino Espirito Santo, expressing their devotion to the Holy Trinity and Pentecost. The first festival took place in Pleasanton in 1901 at the Nevis Pavilion on Main Street. Sometime before 1907 the IDES purchased the property now associated with 444 St. Mary Street. In the early 20th century, this parcel went through the block to Division Street. By 1907, the IDES had constructed a small, single-story building on the property (Sanborn 1907). In 1910, the organization constructed this fraternal hall for chapter and festival events. Sometime between 1907 and 1929 the IDES built a second, smaller hall adjacent to the major hall (338 St. Mary Street) (Sanborn 1929, 1943). Interest in the festa declined in the 1930s, and the last local Holy Ghost Festival took place ca. 1936 (Pleasanton Downtown Historic Context Statement). The property was sold sometime after 1943 and has been owned by the Ault Family since at least the mid-1960s and was in use as an apartment building at that time (Pleasanton 1940; Sanborn 1943; Pleasanton Building Permits).

(continued on page 3)

B11.	Additional Res	ource At	tributes: ((List attributes and codes)	HP13	 Community 	<u>/ center/social</u>	hall, HP16	. Religious	building
		_	_							

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 444 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Entrance to interior corner staircase at north end of west elevation; awning vent sash in stairwell set in wall south of entrance
- Wide eave overhangs with simple scrolled modillions
- Hipped dormer centered on front roof slope with 3-part arched window composed of central, divided wood sash and flanking louvered vents
- Two-story rear addition has asbestos and wood siding and two-story rear deck and exterior stairwell

The property also includes a single-family residence at 438 St. Mary Street and a detached two-car garage and car shelter at the rear of the lot. Landscape features include drives on either side of the building.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 444 St. Mary Street has changed little in overall form since the early 20th century. In 1929 and 1943 the property was a two-story building with a long, rectangular plan and the narrow end oriented to St. Mary Street. The property had a single-story extension on the south end of west elevation and a single-story addition at the midpoint of the west elevation that were removed after 1943 (Sanborn 1929, 1943). Historic photographic evidence shows that the property originally had channel board siding on the first story and narrow clapboard siding on the second story and narrower, taller window openings on the first story of the main elevation (see continuation sheet).

B10. Significance (continued from page 2)

The property is associated with Portuguese immigration and cultural practices in Pleasanton. The building has lost some integrity of materials, workmanship, and design due to recladding, new door and window openings, and window and door replacement. It has lost integrity of association, workmanship, and feeling with conversion to multiple family residential use. However, it retains its original form, massing, and some features of Colonial Revival styling. Some alterations have been additive and could be removed to restore a greater level of material integrity. While the building is not a distinctive example of the Colonial Revival style in Pleasanton, it is significant as a cultural institution associated with the Portuguese community. It is a rare survivor. The building appears to be eligible for the California Register of Historic Resources under Criterion 1.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

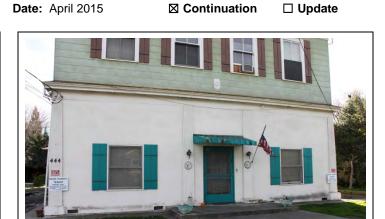
Page 4 of 4

*Resource Name or # 444 St. Mary Street (Assigned by recorder)

Recorded By: Architectural Resources Group



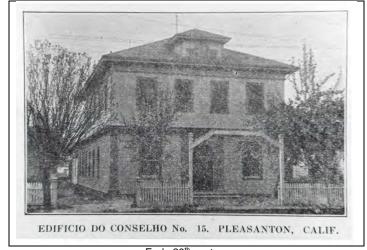
Looking SE from St. Mary Street



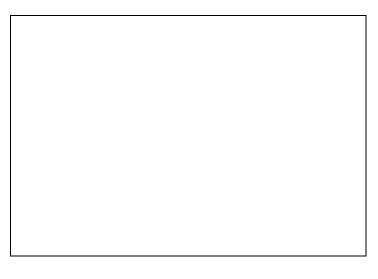
Looking S from St. Mary Street Detail showing pilasters



438 (left) and 444 (right) St. Mary Street, looking S



Early 20th century Collection of the Amador-Livermore Valley Historical Society



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	····· <u> </u>	
FRIMARI RECORD	Trinomial # NRHP Status Co	de
Other Listings Review Code	Reviewer	Date
	Keviewei	Bate
Page 1 of 2		
*Resource Name o	r # (Assigned by recorder) 459 St. Mary Stre	net .
P1. Other Identifier:	- 100 - 100	
*P2. Location: 🗆 Not for Publication	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
	T ;R ; ¼of	¼ of Sec ; M.
c. Address 459 St. Mary Street	City Pleasanton	Zip <u>94566</u>
d. UTM: (Give more than one for large and/or linear residue). e. Other Locational Data: (e.g., parcel #, directions to		mE/ mN PN: 094 -0122-014-02
o. Othor Educational Data: (e.g., paroor ", anothor to	resource, elevation, etc., as appropriate,	. 14. 661 6122 611 62
*P3a. Description: (Describe resource and its major ele	3 , , , , ,	, , , , , , , , , , , , , , , , , , , ,
459 St. Mary Street is a heavily altered, single-story,		
2010, owners constructed additions totaling more that main block of the property features:	an 3,000 square feet to the property, nea	rly tripling the aweiling size. The historic
Partial-length attached porch with gable root	f, all new materials, brick steps, braces a	at eaves and gable apex and historic
fixed sash with diamond-division pattern in Off-center main entrance with historic door		
Vinyl replacement windows in all openings		pattern on west elevation
 Braces at apex and eave of main elevation 	·	
Wood product siding Darte people rest on posts on a	west alcustion, shaltering accordant entry	2000
• Porte-cochere with gable roof on posts on the 1999 rear addition (2,870 square feet) features:	vest elevation, sheltering secondary entit	ance
Hipped roof		
(continued on page 2)		
, ,	1100 0: 1 5 11 5	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	□Other (Isolates,
*P4. Resources Present: Building Structure Structure	e Object Site District	Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
	A CONTRACTOR OF THE STATE OF TH	Looking NE from St. Mary St.
		January 2015
		*P6. Date Constructed/Age and
		Sources: ⊠Historic □Prehistoric □Both
		1915, City of Pleasanton
		*P7. Owner and Address: Powers, Kevin M & Cynthia J Trs
		459 St Mary St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: _April 2015 *P10. Survey Type: (Describe)
		☐ Intensive
		Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	tch Map 🔲 Continuation Sheet 🔲 Bu	Iding, Structure & Object Record
<u> </u>	ear Feature Record	,
	ther (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 2 of 2

*Resource Name or # 459 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Projecting gable on second story sheltering balcony with sliding door
- Balcony extension to west with pergola
- Engaged rear porch on first story of rear (north) elevation
- Finish materials and ornament similar to main block, including diamond-pane fixed sash windows

The property also contains a detached two-car garage (1995).

Because of substantial alterations, this property does not retain sufficient integrity to be eligible for the California Register of Historic Resources.

References:

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
Other Lietings	NRHP Status Co	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
*Peccurso Nemo or # /	Assistant de La constant AS2 St. Mary Str	oot
P1. Other Identifier:	Assigned by recorder) 462 St. Mary Str	eet
*P2. Location: ☐ Not for Publication ☒	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as n	ecessary.)	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T		¼ of Sec ; M.
c. Address 462 St. Mary Street	City Pleasanton	Zip <u>94566</u> mE/ mN
 d. UTM: (Give more than one for large and/or linear resource e. Other Locational Data: (e.g., parcel #, directions to resource) 		mE/ mN APN: 094-0123-013-01
, .		
*P3a. Description: (Describe resource and its major elemen		
462 St. Mary Street is a 1.5-story cross-gable dwelling w of building before 1943. It features:	ith a compound roof form. The prope	erty is the product of several campaigns
 Projecting gable section slightly off-center on m 		cutaway bay window with hipped roof
 and aluminum sliding sash window in gable pea Bay window features 1/1 double-hung wood sa 		
 Engaged, partial-length front porch set west of 		osts on wood decking and wood
louvered infill on west elevation	ation boundary at visible	
 Main entrance set in the west elevation of proje 1/1 double-hung wood sash in most openings; 		end
 Rear addition infilling southeast intersection of 		
 Rear gable wall dormer The property also includes a detached, 2-car garage wit 	h gable roof, metal overhead door, a	nd T1-11 siding
The property also includes a detached, 2 our garage with	ri gabie 1001, metal overnead door, al	na 11 11 Stating.
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4. Resources Present: Building Structure	□Object □Site □District □	Other (Isolates,
*P5a. Photograph or Drawing (Photograph required for building	s, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking SE from St. Mary St.
and the same of th	W. S.	January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		□Prehistoric □Both Before 1907, Sanborn maps
		Before 1907, Sambotti Iliaps
		*P7. Owner and Address: Nerton, Susan M & Thacher,
		Thomas A Trs & Nerto Etal
		462 St Mary St, Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
		Pier 9, The Embarcadero
The same of the sa		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
		☑ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or	enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Sketch	Map ☐ Continuation Sheet ☐ Bu	illding, Structure & Object Record
·	eature Record	
□ Artifact Record □ Photographic Record □ Other	_ •	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:					
B2.	Common Name:					
B3.	Original Use: Single family residential	B4.	Present Use:	Single far	nily residential	
*B5.	Architectural Style Queen Anne					
*B6.	Construction History: (Construction date, alterations,	and date of a	alterations)			
	See page 3					
*B7.	Moved? ⊠No □Yes □Unknown	Date:	Original Loc	ation:		
*B8.	Related Features: Detached garage					
D 0	A 177				S 14/ 1/	
В9а.	Architect:		b. Build		3. Walton	
*B10.	. Significance: Theme: Residential Development	ent	Area:	Early 20th Co	entury Expansions and Ad	ditions
		Property				
Peri	iod of Significance:	Type	: Queen Anne	cottage	Applicable Criteria:	3/C
(Disc	cuss importance in terms of historical or architectural context	as defined b	y theme, period, ar	nd geographic so	cope. Also address integrity.)	

462 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement).

This property is likely the work of local builder John B. Walton, who owned the property for much of the early 20th century. John and Georgia (alternatively Georgiana) Walton formerly lived on Second Street and built and moved to this house in the first decade of the twentieth century. The Waltons owned the house from at least 1900 until Georgia Walton's death sometime in the 1930s (Pleasanton 1912; US Census 1900, 1910, 1920, 1930). The Waltons also owned a substantial amount of land on the west side of Third Street and may have constructed some of the dwellings there (Pleasanton 1912). In the early 1940s, Walter and Ine Christianson owned the property. Walter was a locomotive engineer at a local gravel pit (Pleasanton 1940, US Census 1940). By the 1960s, the Nerton Family owned the property. Tom Nerton worked as an ice and fuel oil delivery man in the 1940s (Trimingham 40). Members of the Nerton Family continue to own the property (Pleasanton Building Permits).

462 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a variation on the Queen Anne cottage form commonly constructed in Pleasanton in the late 19th and early 20th centuries and likely the work of local craftsman John B. Walton. The property has many characteristics of the Queen Anne cottage form, such as a projecting front gable; engaged partial-length front porch, and bay window, and also reflects a series of historic period additions under the direction of a prolific local house carpenter. The property has lost some integrity of design, materials, workmanship, and feeling with expanded window openings, replacement windows, and partial porch enclosure. However, the property retains a historic form and sufficient historic material to convey its significance as the built expression of local craftsman John B. Walton. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



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State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 462 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 462 St. Mary Street has changed little in form since the early 20h century. Between 1907 and 1943, the house had a footprint consistent with the existing dwelling, including the rear block. Sometime after 1943, owners enclosed a portion of what was a wrap-around porch on the northwest corner of the house and a small entry porch on the southwest corner of the house (Sanborn 1907, 1929, 1943). In 1929, the property included a two-story barn and shed at the rear of the lot near Division Street. In 1943, the lot included a second single-story dwelling and garage at the rear of the lot fronting on Division Street (no longer extant) (Sanborn 1929, 1943).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4

*Resource Name or # 462 St. Mary Street (Assigned by recorder)

Recorded By: Architectural Resources Group



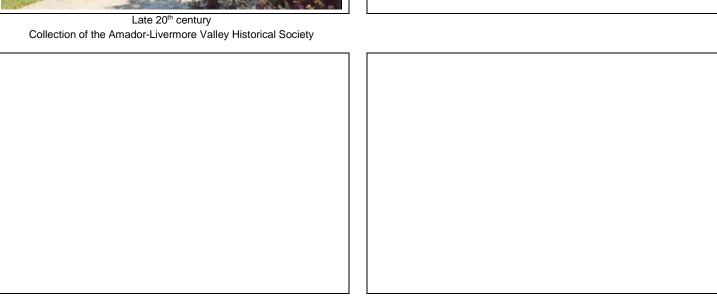
Looking SW from St. Mary St.



□ Update

Late 20th century Collection of the Amador-Livermore Valley Historical Society





Other Listings Review Code Reviewer Date Date Page 1 of 4 "Resource Name or # (Assigned by recorder) 471 St. Mary Street P1. Other Identifier: P2. Location: Not for Publication Unrestricted Tan County Alameda Alameda Alameda Alameda Alameda Alameda Alameda Note P2. Acadion: Date 2015 T R. Wof Wof Sec C. Address 471 St. Mary Street C. Address Tan County Street P2. Location: Date 2015 T R. Wof Wof Sec C. Address Tan County Street C. Address P2.	ornia The Resources Agend T OF PARKS AND RECREAT		Primary #		
Other Listings Review Code Reviewer Date	PRIMARY RECORD		Trinomial #		
Review Code Revi	Othor I	otingo		le	
**Resource Name or # (Assigned by recorder) 471 St. Mary Street 1. Other Identifier: 22. Location: Not for Publication Description: 33. Unrestricted Not for Publication Description: 44. Alameda Not for Publication Description: 45. USGS 7.5' Quad Livermore Date 2015 T City Pleasanton Description: 46. UTM: (Sew more than one for large and/or linear resources). Zone			Reviewer	Date	
1. Other Identifier: 2. Location: □ Not for Publication □ Unrestricted and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) 7b. USGS 7.5 Quad Livermore Date 2015 T					
1. Other Identifier: 22. Location: Not for Publication Image under Identifier: 23. Locations Image under Identifier: 24. Locations Image under Identifier: 25. Address 471 St. Many Street Image under Identifier Image under Identifier: 26. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 27. Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 28. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundarier 27. Ist. Many Street is a 2-story dwelling with a single-story rear addition. The property features: 28. Wrap-around attached porch with hipped roof, column supports, wood decking, brick steps, and new wood handrail 29. Shallowly projecting center bay with hipped roof 20. Recessed, centered entrance with glazed, historic wood door, half-length sidelights, and pilasters at edge of recess 27. If double-hung wood windows set in singly and in pairs on all elevations; set of three windows on second story of projecting bay on rear elevation with hipped roof 20. Semien Scaladitions with hipped and flat roofs on rear elevation 20. Wood channel board siding on first story, narrow flush board siding on second story 20. Cased interior chimney on east root slope 21. Pergola on east elevation of rear additions 22. Shebitograph or Drawing (Photograph required for buildings, structures or objects) 23. Photograph or Drawing (Photograph required for buildings, structures or objects) 24. Resources Present: Building Structure Object She District Element of District etc.; 25. Photograph or Drawing (Photograph required for buildings, structures or objects) 26. Photograph or Drawing (Photograph required for buildings, structures or objects) 27. Other Recorded: April 2 27. Date	#B		474 Ot Mari Otra	-4	
Th. USGS 7.5 Quad Livermore Date 2015 T ; % of % of Sec ; Address 471 St. Mary Street City Pleasanton		Name or # (Assigned by reco	rder) 471 St. Mary Stre	et	
To USGS 7.5' Quad	: Not for Publication	n ⊠ Unrestricted	*a. County	Alameda	
C. Address 471 St. Mary Street City Pleasanton Zip 94. d. UTM: (Give more than one for large and/or linear resources) Zone e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 094 -0122-030-00 Plane Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. It is than y Street is a 2-story dwelling with a single-story rear addition. The property features: Wrap-around attached porch with hipped roof. Recessed, centered entrance with glazed, historic wood door, half-length sidelights, and pilasters at edge of recess 1/1 double-hung wood windows set in singly and in pairs on all elevations; set of three windows on second story of projecting bay. Semi-hexagonal bay window at north end of wrap around porch, included under the roofline Projecting bay on rear elevation with hipped and flat roofs on rear elevation. Wood channel board siding on first story, narrow flush board siding on second story. Cased interior chimney on east roof slope Pergola on east elevation of rear additions printinued on page 3) B. Resource Attributes: (List attributes and codes) HP2. Single Family Property A. Resources Present: Beluiding Structure Object Site District Color Prehistoric Both Jooking N from St. Mary St. January 2015 PF6. Date Constructed/Age and Sources: Blistoric Prehistoric Both 1900, City of Pleasanton 177. Owner and Address: Felton, John W & John 417. St Mary St. Pleasanton. PR9. Date Recorded by: Name, affiliative address: Felton, John W & John 417. St Mary St. Pleasanton. PR9. Date Recorded April 291. Pleasanton. PR9. Date Recorded 2011. Pleasanton. PR9. Date Recorded 3011. Pleasanton. PR	e, and P2b or P2d. Attach a Locati	on Map as necessary.)			В.
c. Address _471 St. Mary Street	Quad Livermore Date 2	015 T ;R	;	1/4 of Sec	; М.
P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries with a single-story rear addition. The property features: ■ Wrap-around attached portor with hipped roof, column supports, wood decking, brick steps, and new wood handrail Shallowly projecting center bay with hipped roof ■ Recessed, centered entrance with glazed, historic wood door, half-length sidelights, and pilasters at edge of recess 1.11 double-hung wood windows set in singly and in pairs on all elevations; set of three windows on second story of projecting bay on rear elevation with hipped roof ■ Series of single-story additions with hipped and flat roofs on rear elevation Wood channel board siding on first story, narrow flush board siding on second story ■ Cased interior chimney on east roof slope ■ Pergola on east elevation of rear additions P3b. Resources Present: ■ Building ■ Structure ■ Object ■ Stine ■ District ■ Element of District etc.) P5b. Description of Photo: (View accession #) Looking N from St. Mary St. January 2015 ■ P7o. Owner and Address: Felton, John W & John 417 St Mary St. Photograph required for buildings, structures or objects) ■ P7P. Owner and Address: Felton, John W & John 417 St Mary St. Photograph required for buildings, structures or objects) ■ P7P. Owner and Address: Felton, John W & John 417 St Mary St. Photograph required for buildings, structures or objects) ■ P1P. Structure ■ P1P. Description of Photo: (View accession #) Looking N from St. Mary St. January 2015 ■ P7P. Owner and Address: Felton, John W & John 417 St Mary St. Photograph required for buildings, structures or objects) ■ P1P. Date Recorded by: Name, affiliating P1P. Date Recorded: April 2 P1	471 St. Mary Street	City Plea			Zip <u>94566</u>
33. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundariet 15t. Mary Street is a 2-story dwelling with a single-story rear addition. The property features: Wrap-around attached porch with hipped roof, column supports, wood decking, brick steps, and new wood handrail Shallowly projecting center bay with hipped roof Recessed, centered entrance with glazed, historic wood door, half-length sidelights, and pilasters at edge of recess 1/1 double-hung wood windows set in singly and in pairs on all elevations; set of three windows on second story of projecting bay Semi-hexagonal bay window at north end of wrap around porch, included under the roofline Projecting bay on rear elevation with hipped roof Series of single-story additions with hipped roof Series of single-story additions with hipped and flat roofs on rear elevation Wood channel board siding on first story, narrow flush board siding on second story Cased interior chimney on east roof slope Pergola on east elevation of rear additions Particularly Property HP2. Single Family Property HP2. Single Family Property A. Resources Present: □Building □Structure □Object □Ste □District □Stelement of District etc.): P5b. Description of Photo: (Yew coession #) Looking N from St. Mary St. January 2015 "P6. Date Constructed/Age and Sources: □Historic □Both 1417 St Mary St. Pleasantton. CA 94566 "P7. Owner and Address: Felton, John W & John 1417 St Mary St. Pleasantton. CA 94566 "P7. Owner and Address: Felton, John W & John 1417 St Mary St. Pleasantton. CA 94566 "P7. Owner and Address: Felton, John W & John 1417 St Mary St. Pleasantton. CA 94566 "P7. Owner and Address: Felton, John W & John 1417 St Mary St. Pleasantton. CA 94566 "P7. Owner and Address: Felton, John W & John 1417 St Mary St. Pleasantton. CA 94566 "P7. Owner and Address: Felton, John W & John 1417 St Mary St. Pleasantton. CA 94566 "P7. Owner and Address: Felton, John W & John 1417 St Mary St. Pleasantton. CA 94566 "			;;		mN
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1/1 double-hung wood windows set in singly and in pairs on all elevations; set of three windows on second story of projecting bay Semi-hexagonal bay window at north end of wrap around porch, included under the roofline Projecting bay on rear elevation with hipped roof Series of single-story additions with hipped roof Wood channel board siding on first story, narrow flush board siding on second story Cased interior chimney on east roof slope Pergola on east elevation of rear additions ortinued on page 3) P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property □Other (Isolate et.): P5b. Description of Photo: (View accession #) Looking N from St. Mary St. January 2015 "P6. Date Constructed/Age and Sources: □ Ireistoric □ Both 1900, City of Pleasanton "P7. Owner and Address: Felton, John W & John 417 St Mary St. Pleasanton, CA 94566 "P8. Recorded by: Name, affiliation address: Felton, John W & John 417 St Mary St. Pleasanton, CA 94566 "P8. Recorded by: Name, affiliation address: Felton, John W & John 417 St Mary St. Pleasanton, CA 94566 "P9. Recorded by: Name, affiliation address: Felton, John W & John 417 St Mary St. Pleasanton CA 94566 "P9. Recorded by: Name, affiliation address: Felton, John W & John 417 St Wary St. Pleasanton San Francisco, CA 94111 "P9. Date Recorded: April 2: "P10. Survey Type: (Describe) □ Intensive					
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				Reconnaissance	
P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013	Citation: (Cite survey report and other	er sources, or enter "none.")	Pleasanton Downtown	Historic Context Statem	nent, 2013
Attachments: NONE	NONE Disseller Mar	Ckotch Man Man	otinuation Chaot NA Dell	ding Ctrusture 9 Object D	Popord
	_ '	•		•	ecoru
□Archaeological Record □ District Record □Linear Feature Record □ Milling Station Record □Rock Art Record □Artifact Record □Photographic Record □ Other (List)			☐ willing Station Recor	LINUCK AIT RECOID	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
DITH DING STRUCTURE AND OR IECT I	DECODD

Page 2 of 4	, OTROC	STURE AND	OBOL		Status Code
rage Z UI 4				NICHE	Status Coue
B1. Historic Nam		stine Rectory			
B2. Common Nar B3. Original Use:			B4.	Present Use:	Single family residential
*B5. Architectur		olonial Revival		Fleschi Ose.	Olligie faithly residential
*B6. Construction	on History: (Co	onstruction date, alterati	ions, and date of	alterations)	
See page 3	3				
*B7. Moved?	□N _A F	⊠Yes ∏Unknown	Date : 197	70 Original La	Rose Avenue (Site of 533 Peters
*B8. Related Fea		⊠res ⊔unknown round swimming poo			ocation: Ave.)
		, , , , , , , , , , , , , , , , , , ,	, 40.40		
B9a. Architect:	TI	D. C. effel Devel		b. Buil	
*B10. Significan	ce: Theme:	Residential Develo		Area:	Early 20th Century Expansions and Additions
Period of Signific	cance:		Propert Type	: y ∌: Colonial Rev	vival Applicable Criteria: 3/C
		orical or architectural co			and geographic scope. Also address integrity.)
house predates the have been a result associated with the Joshua Nevis bega parcels off in variou	opening of Pe of creating Pet Nevis Family, n subdividing la is acreages. 31	eters Avenue in the la ters Avenue. This dwo once owners of the F land between the Plea	nte 20 th century, elling was origin Pleasanton Rac asanton Race T a set of small h	, and the move of nally on property ce Track (now Ala Track and Divisio nouse lots Nevis I	g-day 533 Peters Avenue. Construction of the fifthe building to its present location in 1978 may be that was part of the Nevis Tract, an area of land ameda County Fairgrounds). In the late 1870s, on Street. He laid out Rose Street and sold of laid out on the north side of Rose Avenue,
lived next door at 4	59 St. Mary Str cated the prese	reet (US Census 193	30). In 1955, ov	vners demolished	anton 1912, 1940). Owner Emma Mendenhall d the existing structure on this site. In 1978, f Peters and Rose avenues (Pleasanton Building
half-story, wood-fra the congregation ur between 1898 and also took over the fo on Rose Avenue re	me, Gothic Re ntil Pleasanton 1903 in conjun ormer America mained in use	evival church across F became a parish in 1 action with the establish an Legion Hall at 339	Rose Avenue that 1901. This build shment of the processes avenue aparish construction.	ne same year. Cleding, which serve parish (Sanborn 1 as a parish hall in ted a new church	2. The congregation constructed a one-and-a- ergy from Mission San Jose in Fremont served ed as the parish rectory, was constructed 1898, 1903; US Census 1930, 1940). The church in the 1930s. The St. Augustine's parish buildings the east of downtown on Bernal Avenue and (2).
	e Colonial Rev				s under Criterion 3. The property has indow, door surround with sidelights, and
B11. Additional I		butes: (List attributes a	nd codes) <u>HP</u>	16. Religious bui	_
B13. Remarks:	- o				(Sketch Map with north arrow required.)
*B14. Evaluator:		es and Katherine P	etrin		
		al Resources Group Embarcadero		_	
		sco, CA 94111		_	les Ave
		700, 2		_	P _{471 SI May} SI
*Date of Evaluatio	n: April 2015	5		_	• 47) St May St

(This space reserved for official comments.) Google Maps

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 471 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The property also includes a detached garage with gable roof at the rear of the lot and an in-ground swimming pool. Landscape features include boxwood hedges in front yard and wood privacy fencing around rear yard.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 471 St. Mary Street has changed little in form since construction. In 1903, the property was a 2-story dwelling with a footprint and porch form consistent with the existing structure. The projecting bay and a single story rear addition similar to the existing western single story rear addition appear in 1907 (Sanborn 1903, 1907). Another single-story addition was constructed on the east side of the rear elevation by 1943 (Sanborn 1943). The house was moved to this site in 1978 (Pleasanton Building Permits).

B10. Significance (continued from page 2)

classical detailing typical of the conservative architectural expressions of the Catholic church in the period. The property retains its original form and much of its historic fabric, including doors, windows, and cladding. The property was associated with the development of the Catholic church in Pleasanton, but has lost association with this context through relocation and demolition of the associated church building. The property does not appear to be associated with any significant persons the history of Pleasanton.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency		Primary #	
DEPARTMENT OF PARKS AND RECREATION		HRI	
CONTINUATION SHEET			
Page 4 of 4 *Resource Name or # (Assigned by recorder) 471 St. Mary Street			
Recorded By: Architectural Resources Group	Date	: April 2015	☐ Update
Looking NW from St. Mary St.			
Looking IVV Holli Gt. Waly Gt.			

PRIMARY RECOR	D		Trinomial #		
			NRHP Status Co	ode	
	Other Listings Review Code	R	eviewer	Date	·
Page 1 of 1					
	*Resource Name or	# (Assigned by recorder)	496 St. Mary Str	eet	
P1. Other Identifier: P2. Location: □ Not for	Publication ⊠	Unrestricted	*a. County	A la vas a da	
P2. Location: ☐ Not for and (P2c, P2e, and P2b or P2d. Att			a. County	Alameda	В.
*b. USGS 7.5' Quad Livermore c. Address 496 St. Mary Stre	Date 2015 T	R ;R City Pleasant	;	¼ of Sec	; M. Zip 94566
d. UTM: (Give more than one for la			;	mE/	<u></u>
e. Other Locational Data: (e.g., p	-		., as appropriate) /	APN: 094-0125-001-01	
P3a. Description: (Describe resou	ırce and its major elen	nents. Include design,	materials, condition, a	Iterations, size, setting, and	d boundaries)
196 St. Mary Street is a single-sto	ry, cross-gable forn	n dwelling with a rea	r ell. The property for	eatures:	
 Small, single-bay deep m 	nain block with front	porch			
Prominent, front-facing c		ter date of construct	ion		
Rear ell across the entire Parch with shad roof, pla		tal railings, and son	arata daak		
Porch with shed roof, plaMain entrance on the ma			Tete deck		
 Newer, double-hung woo 		SINIC			
Stucco cladding, brick factoring was a stucked by the state of th		evel, and vertical, b	ead board siding in	the front-facing cross ga	able
Exterior brick chimney or				0 0	
he property includes a detached				siding, and exposed raf	ter ends. The
roperty does not appear on the 1	943 Sanborn map t	or Pleasanton, howe	ever the main block	appears to be an older,	side-gable,
ernacular form dwelling common					
moved to the site after 1943 and s		eled before forming t	he core of the curre	ent dwelling. No historic	fabric from
pefore the mid-20 th century appea	rs extant.				
De Passuras Attributos: /list	attributes and sadas)	UDO Cinalo Fon	oilu Dronortu		
P3b. Resource Attributes: (List	attributes and codes)	HP2. Single Fan	illy Property	ПС	Other (Isolates,
P4. Resources Present: ⊠Bu	uilding Structure	□Object □Site	e District D	Element of District etc.	
P5a. Photograph or Drawing (Photog	raph required for build	ings, structures or obje	ects)	P5b. Description of F	Photo: (View, date,
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				January 2015 *P6. Date Construct Sources: □ Prehistoric □ 1945, City of Pleas *P7. Owner and Ad Gomez, Marie S Tr 689 Rose Ave Pleasanton, CA 94: *P8. Recorded by: laddress) Elaine Stiles and K Architectural Resout Pier 9, The Embard San Francisco, CA *P9. Date Recorded *P10. Survey Type: □ Intensive	ted/Age and Historic Both anton dress: 566 Name, affiliation, and atherine Petrin urces Group cadero 94111 H: _April 2015
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P11. Report Citation: (Cite survey	report and other sources	or enter "none.") Ple	easanton Downtown	January 2015 *P6. Date Construct Sources: □ Prehistoric □ 1945, City of Pleas *P7. Owner and Ad Gomez, Marie S Tr 689 Rose Ave Pleasanton, CA 94: *P8. Recorded by: laddress) Elaine Stiles and K Architectural Resout Pier 9, The Embard San Francisco, CA *P9. Date Recorded *P10. Survey Type: □ Intensive	ted/Age and Historic Both anton dress: 566 Name, affiliation, and atherine Petrin urces Group cadero 94111 H: _April 2015 (Describe)
		· <u></u>		#P6. Date Construct Sources: ☐ Prehistoric ☐ 1945, City of Pleas *P7. Owner and Ad Gomez, Marie S Tr 689 Rose Ave Pleasanton, CA 94: *P8. Recorded by: Idea and K Architectural Resout Pier 9, The Embard San Francisco, CA *P9. Date Recorded *P10. Survey Type: ☐ Reconnaissance In Historic Context Stater	ted/Age and Historic Both anton dress: 566 Name, affiliation, and atherine Petrin urces Group eadero 94111 I: _April 2015 (Describe)
Attachments: NONE Loc	ation Map	ch Map Continu		#P6. Date Construct Sources: ☐ Prehistoric ☐ 1945, City of Pleas *P7. Owner and Ad Gomez, Marie S Tr 689 Rose Ave Pleasanton, CA 94: *P8. Recorded by: 1 address) Elaine Stiles and K Architectural Resou Pier 9, The Embard San Francisco, CA *P9. Date Recorded *P10. Survey Type: ☐ Reconnaissance a Historic Context Stater	ted/Age and Historic Both anton dress: 566 Name, affiliation, and atherine Petrin urces Group eadero 94111 H: _April 2015 (Describe)

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
Other Listings	NRHP Status Co	de
Review Code	Reviewer	Date
Page 1 of 4		
*Dagarrag Nama	##/A · III FAT Ct Mon/ Ctr	o at
P1. Other Identifier:	r # (Assigned by recorder)517 St. Mary Str	eet
-	☐ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u>		¼ of Sec ; M.
c. Address <u>517 St. Mary Street</u> d. UTM: (Give more than one for large and/or linear res	City <u>Pleasanton</u>	Zip <u>94566</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		APN: 094 -0120-006-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, a	Iterations, size, setting, and boundaries)
517 St. Mary Street is a single-story dwelling consist		
roof, porte-cochere, and small rear addition (1994) v	rith hipped roof. The property features:	
 Engaged porch on east elevation of the pro Corinthian capitals 	jecting section with arched openings and	small arcade on turned posts with
Arched window with new divided fixed sash	in south end of projecting section	
Entry patio with concrete steps and deck are		eights
 Main entrance set in east elevation of proje Secondary front entrance set on the main be 		uple-leaf glazed doors with full-length
sidelights	lock with shallow, blind after and new do	uble-leaf glazed doors with full-length
Porte-cochere with arched openings		
Rear addition features awning sash, doubleStucco cladding	-hung sash and French doors on rear el	evation
·		
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	COtton (Inches
*P4. Resources Present: \(\text{\text{Building}} \) \(\text{\text{Structure}} \)	e □Object □Site □District □	Other (Isolates,]Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking NW from St. Mary St.
		January 2015
	Market State of the State of th	*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both 1923, City of Pleasanton
		· · · · · · · · · · · · · · · · · · ·
		*P7. Owner and Address: Moirano, Roger & Karen
		517 St Mary St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	etch Map 🔲 Continuation Sheet 🔲 Bu	ilding, Structure & Object Record
□ Archaeological Record □ District Record □ Line	ear Feature Record	-
☐ Artifact Record ☐ Photographic Record ☐ O	ther (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

D.4	IP (NI					
B1.	Historic Name:					
B2.	Common Name:					
B3.	Original Use: Single family residential	B4.	Present Use:	Single fam	ily residential	
*B5.	Architectural Style Mediterranean Revival					
*B6.	Construction History: (Construction date, alterations,	and date of	alterations)			
	See page 3					
*B7.	Moved? ⊠No □Yes □Unknown □	Date:	Original Loc	ation:		
*B8.	Related Features: Detached garage					
В9а.	Architect:		b. Build	ler: Charles	s A. Bruce	
*B10.	. Significance: Theme: Residential Developme	nt	Area:	Early 20th Ce	ntury Expansions and Ado	ditions
		Propert	y			
Peri	iod of Significance:	Туре	: Mediterranear	n Revival	Applicable Criteria:	3/C
(Disc	cuss importance in terms of historical or architectural context	as defined	by theme, period, an	d geographic sco	ope. Also address integrity.)	

517 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20th century, and many of them built substantial period revival homes in the district.

Before construction of 517 St. Mary Street, this property was part of a large parcel of land owned by Antone Peterson. The original owners and builders appear to have been Ambrose and Rose Rivolta. Ambrose Rivolta was a viticulturalist and farmer, which may have influenced his choice of a Mediterranean Revival dwelling. He was also the mayor of Pleasanton from 1940-1943 (Trimingham 14; Pleasanton 1940; US Census 1930, 1940).

Local history accounts attribute the design and construction of 517 St. Mary St. to local carpenter-builder Charles Bruce. Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Historic Context Statement).

517 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 517 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

The property also includes a detached garage with hipped roof. Landscape features include a stuccoed wall enclosing the east side yard.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 517 St. Mary Street was originally constructed as a single-story dwelling with a footprint generally consistent with existing main block, including the porch and porte-cochere. The existing garage at the rear of the lot also appears consistent in size and location with the historic garage shown on the Sanborn maps (Sanborn 1929, 1943). In 1994, owners constructed a 398 square-foot family room addition on the rear elevation (Pleasanton Building Permits).

B10. Significance (continued from page 2)

example of the Mediterranean style in Pleasanton, featuring an asymmetrical plan, engaged porch with arched openings, arched door and window openings, stucco cladding and a similarly-styled port-cochere. The property retains sufficient integrity of design, materials, workmanship, and feeling to convey it architectural significance. The property has lost some integrity of design and materials with window and door replacement, but retains original openings and important design features such as the arcaded entry porch, additive form, and porte-cochere. The 1994 addition is compatible in scale, massing, and materials, and appears to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. 517 St. Mary Street also appears eligible under Criterion 3 as the work of local master craftsman Charles A. Bruce.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # 517 St. Mary Street (Assigned by recorder)

Recorded By: Architectural Resources Group





⊠ Continuation

□ Update

Looking NW from St. Mary St.	Looking NE from St. Mary St.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # 		
PRIMARY RECORD	Trinomial # NRHP Status Code		
Other Listings	NKHF Status Co		
Review Code	Reviewer	Date	
Page 1 of 4			
	r # (Assigned by recorder) 530 St. Mary Stre	eet	
P1. Other Identifier: *P2. Location:	☐ Unrestricted *a. County	Alonsodo	
*P2. Location: Not for Publication and (P2c, P2e, and P2b or P2d. Attach a Location Map	<u> </u>	Alameda B.	
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 530 St. Mary Street	T ;R ; ¼of City Pleasanton	¼ of Sec ; M. Zip 94566	
d. UTM: (Give more than one for large and/or linear res		mE/ mN	
e. Other Locational Data: (e.g., parcel #, directions to		PN: 094 -0125-006-03	
*P3a. Description: (Describe resource and its major ele	ments Include design materials condition all	terations size setting and houndaries)	
530 St. Mary Street is a 1.5-story dwelling with an H	, , , , ,	, , , , , , , , , , , , , , , , , , , ,	
Prominent front-facing gables on each end			
division pattern and arched, louvered vents			
 Recessed, off-center entry marked with a s 	mall gable with false half-timbering and s	mall concrete and brick landing with	
metal railing; door not visible			
Newer, three-part window with casement sa			
 Shallowly projecting gable bays on east and Double-hung wood and replacement windo 		ack window on projecting gable on	
 Double-hung wood and replacement windo west elevation; kitchen greenhouse window 		ock willdow on projecting gable on	
Narrow ell extensions from rear of H-shape		er addition	
Stuccoed, exterior chimney on west elevation			
Stucco cladding			
(continued on page 3)			
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property		
· · ·		☐Other (Isolates,	
*P4. Resources Present: ⊠Building ☐Structure	e □Object □Site □District □	Element of District etc.):	
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)	
		Looking SE from St. Mary St.	
		January 2015	
		*P6. Date Constructed/Age and	
		Sources: A Historic	
		☐Prehistoric ☐Both 1930, City of Pleasanton	
		1930, City of Fleasartton	
		*P7. Owner and Address: Apperson, Ann M. Tr	
		530 St Mary St	
	100 6 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Pleasanton, CA 94566	
		*P8. Recorded by: Name, affiliation, and	
		address)	
		Elaine Stiles and Katherine Petrin	
		Architectural Resources Group	
		Pier 9, The Embarcadero San Francisco, CA 94111	
		*P9. Date Recorded: April 2015	
		*P10. Survey Type: (Describe)	
		☐ Reconnaissance	
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013	
*Attackments NONE DIS C N DO	tole Man. M. Carrillandia Ci.	Idia a Charatura 9 Obitat Base I	
•	•	Iding, Structure & Object Record	
	ear Feature Record	rd Rock Art Record	
☐ Artifact Record ☐ Photographic Record ☐ O	ther (List)		

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

rimary #	
IDI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4	*NRHP Status Code
i age 2 or 7	Milli Status Code

B1.	Historic Name: Rando	lph and Fran	ces Appersor	n House			
B2.	Common Name:						
B3.	Original Use: Single f	amily resider	ntial	B4.	Present Use:	S	Single family residential
*B5.	Architectural Style	Tudor Reviv	/al				
*B6.	Construction History:	(Construction	date, alteration	s, and date of	alterations)		
	See page 3						
*B7.	Moved? ⊠No	□Yes [Unknown	Date:	Original Loc	cation:	
*B8.	Related Features: S	wimming po	ol (1963)				
B9a.	Architect:				b. Build	der:	Charles A. Bruce
*B10.	Significance: Them	e: Reside	ntial Developi	ment	Area:	Earl	y 20th Century Expansions and Additions
Property							
	od of Significance:			Type			Applicable Criteria:
(Disc	(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)						

530 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20th century, and many of them built substantial period revival homes in the district.

The Western Pacific Railroad owned the property associated with 530 St. Mary Street in the 1910s in conjunction with establishing a rail line in the vicinity. In 1923, Randolph Apperson, nephew of Phoebe Apperson Hearst, hired local carpenter-builder Charles Bruce to construct this house as a wedding present for his wife, Frances (Pelletier 2009; Pleasanton 1940; US Census 1930). Randolph grew up in Pleasanton on his parents' Elbert and Elizabeth Apperson's home on Glen Avenue. Phoebe Hearst deeded her brother Elbert 2,552 acres of land near Sunol, which came to be known as Apperson Ridge (Gammon, 2006). The Appersons raised stock, and Randolph continued his family's operation into the 1930s. He also managed the Hearst Family properties at San Simeon in some capacity. The front door of the house reportedly came from San Simeon and was a prototype for some of the doors installed at Hearst Castle (Pelletier 2009). The Apperson Family continues to own the property.

Local history accounts attribute the design and construction of 530 St. Mary St. to local carpenter-builder Charles Bruce. Charles A. Bruce (d. 1955) was one of Pleasanton's best-known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: _April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 530 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

Slate shingle roofing

The property formerly included a swimming pool, still adjacent to the house but now on the same parcel as 4372 Pleasanton Avenue. Landscape features include a stucco wall along the east property line.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 530 St. Mary Street has been altered in form since construction. The house was originally constructed as a single-story dwelling with an H-shaped plan, projecting bays on the east and west elevations, and a small extension on the rear elevation of the east ell. Sometime after 1943, the Appersons constructed additions on the front and rear elevations of the "hyphen" of the H-shaped plan and may have reconfigured the entrance. The owners installed a swimming pool on the property in 1963 and reroofed the house with slate shingles in 1990 (Pleasanton Building Permits).

B10. Significance (continued from page 2)

commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement).

530 St. Mary Street does not appear eligible for the California Register of Historical Resources. The property has some characteristics of the Tudor Revival form, such as an H-shaped plan, half-timber ornament, prominent front-facing gables, and stucco cladding. It is also the work of local master craftsman Charles Bruce. However, the property has lost integrity of design, materials, and workmanship with a front addition infilling the north side of the H-shaped plan, extensive rear additions, reconfiguration of the main entrance, and window replacement in the later 20th century. The property is associated with Randolph Apperson, a prominent stock raiser in Pleasanton and the region, but the property was not directly associated with the Apperson Family's stock operations.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Gammon, Robert. "We're Outta Here." East Bay Express, April 12, 2006.

http://www.alamedacreek.org/newsroom/pdf/media%20articles/2006/East%20Bay%20Express%204-12-06.pdf. Accessed June 2015.

Pelletier, Janet. "Pleasanton's 'master craftsman." Pleasanton Weekly, March 13, 2009.

http://www.pleasantonweekly.com/print/story/2009/03/13/pleasantons-master-craftsman. Accessed June 2015.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Recorded By:

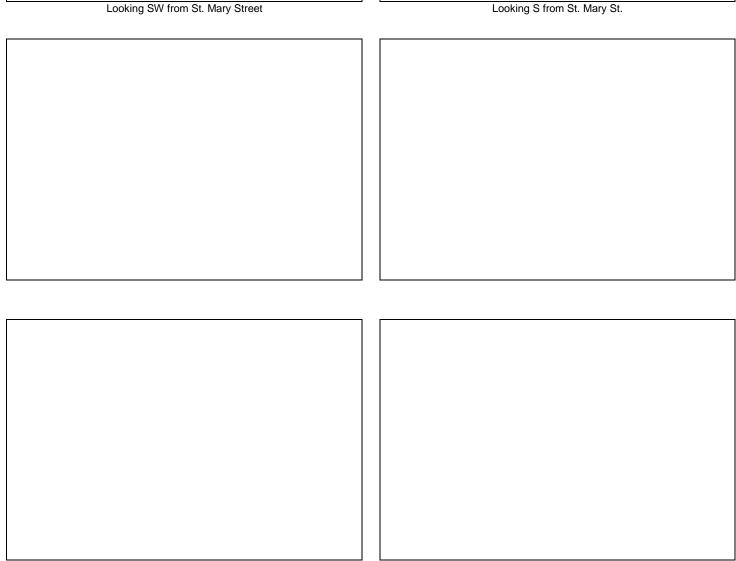
Page 4 of 4
*Resource Name or # 530 St. Mary Street (Assigned by recorder)

Date: April 2015 **⊠** Continuation □ Update



Architectural Resources Group





State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
Other Lietings	NRHP Status Co	de
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
*December Name	F44 St Mong Str	0.04
P1. Other Identifier:	or # (Assigned by recorder)541 St. Mary Str	eet
*P2. Location: Not for Publication	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
	T ;R ; 1/4 of	¼ of Sec ; M.
c. Address 541 St. Mary Street d. UTM: (Give more than one for large and/or linear res	City Pleasanton	Zip <u>94566</u> mR/ mN
e. Other Locational Data: (e.g., parcel #, directions to		APN: 094 -0120-007-01
*P3a. Description: (Describe resource and its major ele	aments Include design materials condition a	Iterations size setting and houndaries)
541 St. Mary Street is a 1.5-story, side-gable bunga		
shaped lot with frontage on St. Mary Street and Plea		The property is situated on an E-
 Partial-length, attached porch with wide, sh walls on south and east 	nallowly- arched openings; flared porch pi	ers; and original steps and parapet
 Off-center main entrance with original, glaz 	ed wood front door and full-length, multi-	pane sidelights
Plate glass picture window with 6/1 double		
Large gable dormer on main roof slope wit6/1 and 8/1 double-hung wood sash set sir		
Porte-cochere extension from east elevation		
Projecting gable section on west elevation	(original)	
Rear ell with gable roof (original)Wide eave overhangs with braces at gable	ends	
Stucco cladding	Chas	
The property includes a detached garage with rear	extension and double-leave, glazed wood	doors and a fenced tennis court.
*P3b. Resource Attributes: (List attributes and codes	HP2. Single Family Property	
*P4. Resources Present: Building Structur	e □Object □Site □District □	☐Other (Isolates,]Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for bu		P5b. Description of Photo: (View, date,
		accession #) Looking N from St. Marv St.
1 State		January 2015
	> k . k	*DO Date Construct all Assessed
		*P6. Date Constructed/Age and Sources:
		☐Prehistoric ☐Both
		1921, City of Pleasanton
		*P7. Owner and Address:
		Anger, Donald F. & Noel H. Trs. 451 St Marys St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
1		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source	es, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE	etch Map 🛛 Continuation Sheet 🔻 Bu	ilding, Structure & Object Record
	ear Feature Record ☐ Milling Station Rec	
	other (List)	

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

31.	Historic Name: Hans and Della Hansen	House					
	Common Name:						
33.	Original Use: Single family residential	B4.	Present Use:	Single family residential			
B5.	Architectural Style Craftsman						
В6.	Construction History: (Construction date,	alterations, and date of	alterations)				
	See page 3						
ъ7.	Moved? ⊠No □Yes □Unl	known Date:	Original Loc	cation:			
B8.	Related Features: Detached garage,	pergola, tennis courts					
39a.	Architect:		b. Build	der:			
B10.	Significance: Theme: Residential	Development	Area:	Early 20th Century Expansions and Additions			
		Propert	y				
	od of Significance:	Туре		Applicable Criteria: 3/C			
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)							

541 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20thcentury, and many of them built substantial period revival homes in the district.

Before 1921, the property associated with 541 St. Mary Street was part of a large parcel owned by Antone I. Peterson. Peterson owned all the land on the north side of St. Mary Street between the Western Pacific Railroad line and Pleasanton Avenue (Pleasanton 1912). Prominent local dairyman Hans Hansen and his wife Della constructed this residence in 1921. The Hansens owned one of the largest dairy farms in the region. Hans Hansen immigrated to Pleasanton from Denmark before World War I and worked at the local Heath-Davis Dairy. Hansen bought out the dairy in 1921 with co-worker Thomas Orloff. The partners eventually owned three separate dairy ranches in Pleasanton totaling about 5,000 acres. Orloff and Hansen ended their partnership in 1947, and the Hansens continued operating a dairy in partnership with son Howard Hansen and Bill Giger (or Geiger) (Davis 21; Wainwright 50, 67, 68). The Hansens lived at the property through at least the 1940s (Pleasanton 1940; US Census 1930, 1940).

541 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of Craftsman style dwellings in Pleasanton side gable bungalow form/plan, low-pitched roof, asymmetrical façade arrangement, wide unenclosed eave overhangs, prominent roof dormer, partial-width attached porch, square column porch supports, (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 541 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 541 St. Mary Street has changed little in form since construction. In 1929 and 1943, the property was a single-story dwelling with a partial-length, wrap-around front porch and port cochere, a projection on the north end of the west elevation and a small extension on the rear elevation, consistent with the existing dwelling. The property also included a garage at the rear of the lot (Sanborn 1929, 1943). In 1992, owners altered the garage to convert the gable roof to a flat roof. In 1997, owners installed a skylight. In the early 2000s, owners added a new rear terrace and pergola (Pleasanton Building Permits).

B10. Significance (continued from page 2)

false braces, and stucco cladding. The property has a high degree of integrity of design, materials, workmanship, and feeling, retaining a distinct form, original windows and doors, original cladding material, and original ornamentation scheme. The property is associated with the Hansen Family, who were prominent in local agriculture, but the house is not directly associated with the Hansen's dairy operations.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Davis, Dorothy, ed. A Pictorial History of Pleasanton. Pleasanton: Pleasanton Bicentennial Heritage Committee, 1976.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4

*Resource Name or # 541 St. Mary Street (Assigned by recorder)

Recorded By: Architectural Resources Group



West elevation, looking NE



Tennis court fronting on Pleasanton Avenue, looking E



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial # NRHP Status Code	
Other Listings	NKHF Status Co	
Review Code	Reviewer	Date
Page 1 of 4		
•		
	r # (Assigned by recorder) 565 St. Mary Stre	eet
P1. Other Identifier: *P2. Location: □ Not for Publication	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	<u> </u>	B.
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 565 St. Mary Street	T ;R ; 4of City Pleasanton	¼ of Sec ; M. Zip 94566
d. UTM: (Give more than one for large and/or linear rese		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to		PN: 094 -0120-008-00
Northeast corner of St. Mary St. and Pleasanton Ave. *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)		
565 St. Mary Street is a 1.5-story oversized, end-gable, bungalow form dwelling with Craftsman details. The property features:		
 Engaged entry porch on southwest corner v 		
and parapet enclosures		
 Sidehall entrance with original wood front door with vision light and full-length, multi-pane sidelights Shallow, segmental bay window east of the porch with shed roof and exposed rafter ends 		
Ganged window openings on second story of main elevation		
Large gable wall dormers on east and west roof slopes		
Two-story enclosed porch with flat roof on rear elevation fitted with continuous wood casement windows		
Secondary entrance on first story of rear po Visual 1/1 double burg windows in most one		
 Vinyl 1/1 double-hung windows in most ope False cross-bracing in gable of main elevat 		
1 also stops blashing in gable of main slovat		
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	
*P4. Resources Present: ⊠Building □Structure	e □Object □Site □District □	☐Other (Isolates, Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date,
	A WALL AND AND A STATE OF THE S	accession #)
MANA MARKANIA		Looking NE from intersection of St.
	MANUAL KARES	Mary St. and Pleasanton Ave.
		January 2015 *P6. Date Constructed/Age and
	AND VALVE	Sources: Historic
		□ Prehistoric □ Both
		1922, City of Pleasanton
		*P7. Owner and Address:
	1777	Pfuehler, Erich E & Barth, Sara E
		565 St Mary St
		Pleasanton, CA 94566
NOT A THROUGH	St Mary &	*P8. Recorded by: Name, affiliation, and address)
SIREE AND		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
	The state of the s	San Francisco, CA 94111 *P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
	The state of the s	
	Section of Control of	☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE		
<u> </u>	ar Feature Record ☐ Milling Station Reco	
□ Artifact Record □ Photographic Record □ Other (List) □ Cock Art Record □ Record □ Other (List) □ Cock Art Record □ Record □ Other (List) □ Cock Art Record □ Record □ Other (List) □ Cock Art Record □ Record □ Other (List) □ Cock Art Record □ Re		

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Dama 2 of 4	*NDUD 0(=(0 = - -
Page 2 of 4	*NRHP Status Code

B1.	Historic Name: Claude and Eleanor	Smallwood House		
B2.	Common Name:			
B3.	Original Use: Single family residen	tial B4. I	Present Use:	Single family residential
*B5.	Architectural Style Craftsman			
*B6.	Construction History: (Construction	date, alterations, and date of a	lterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □	Unknown Date:	Original Locat	tion:
*B8.	Related Features: Detached gara	age		
В9а.	Architect:		b. Builde	
*B10.	Significance: Theme: Resider	ntial Development	Area:	Early 20th Century Expansions and Additions
		Property		
	od of Significance:	Type:	Craftsman	Applicable Criteria: 3/C
(Disc	cuss importance in terms of historical or arcl	hitectural context as defined by	theme, period, and	geographic scope. Also address integrity.)

565 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20th century, and many of them built substantial period revival homes in the district.

Before the 1920s, Antone I. Peterson owned the property associated with 565 St. Mary Street. Peterson owned all the land on the north side of St. Mary Street from the Western Pacific Railroad to Pleasanton Avenue (Pleasanton 1912). In 1922, Claude and Eleanor Smallwood constructed this house and relocated from their previous home on Second Street. Claude Smallwood was one of the founders of the First National Bank of Pleasanton in 1911 and served as the cashier for the bank until sometime in the 1930s (Pleasanton 1940; US Census 1920, 1930; Hagemann 40). In the early 1940s, Smallwood branched out into real estate investment. Smallwood's son, Stanley, was a deputy district attorney in Alameda County in the 1930s (US Census 1920, 1930, 1940). By the late 1950s, the Roraback Family owned the property (Pleasanton Building Permits).

565 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinctive example of Craftsman style architecture in Pleasanton, featuring wide unenclosed eave overhangs, partial-width engaged porch, halfstory dormers, ganged windows, exposed rafter ends and false braces, rear sleeping porch, and stucco cladding. The property has lost some integrity of design, materials, workmanship, and feeling with window replacement and the addition of the bay window on the front elevation. The porch may also have been altered in the later 20th century. However, these changes appear to have occurred within the historic period and are compatible with the overall style and massing of the building. The property is associated with a prominent (continued page3#)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 565 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- Deeply projecting eaves with false braces, shaped verge board tails, and exposed rafter ends
- Heavy stucco cladding
- Two interior stuccoed chimneys on rear roof slope

The property includes a detached garage with gable roof fronting on Pleasanton Avenue. Landscape features include privacy fencing around side and rear yards.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 565 St. Mary Street was constructed as a 1.5-story dwelling with a two-story rear addition (enclosed porches). The 1929 and 1943 Sanborn maps do not indicate the presence of the engaged entry porch or bay window on the front elevation, indicating they may have been added at a later date (Sanborn 1929, 1943). Review of City of Pleasanton building permit records revealed no permits of note.

B10. Significance (continued from page 2)

banker in Pleasanton, but Claude Smallwood does not appear to have made significant contributions to the history of local banking while a resident at 565 St. Mary Street.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Date: April 2015

Page 4 of 4
*Resource Name or # 565 St. Mary Street (Assigned by recorder)

Recorded By: Architectural Resources Group



Looking SE from Pleasanton Ave.

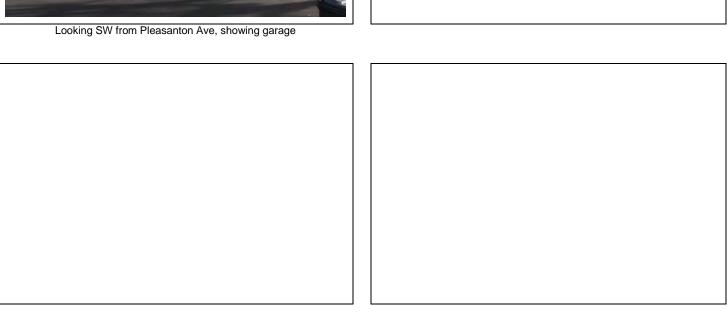


⊠ Continuation

☐ Update

Looking NW from St. Mary St.





DEPARTMENT OF PARKS AND RECREATION		rimary # RI		
PRIMARY RECORD	т.	rinomial #		
		RHP Status Coc	le	
Other Listings Review Code	Review	er	Date	
Page 1 of 4				
	or # (Assigned by recorder) 62	1 St. Mary Stre	et	
P1. Other Identifier: *P2. Location: Not for Publication	✓ Unrestricted	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map		a. County	Alameda	В.
*b. USGS 7.5' Quad Livermore Date 2015 c. Address 621 St. Mary Street	T ;R ; City _Pleasanton	¼of	¼ of Sec	; M. Zip 94566
d. UTM: (Give more than one for large and/or linear res		<u> </u>	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to		ppropriate) A	PN: 094 -0118-007-01	
Northwest corner of St. Mary St. and Plea *P3a. Description: (Describe resource and its major ele		als, condition, alt	erations, size, setting, and	boundaries)
621 St. Mary Street is a 2-story dwelling with gambr			•	,
features:	or roor, writing on extern	ioioii, aila bay i	rtogion fradition otymig.	The property
Hexagonal entry porch with new posts and	brackets (2004), parapet w	valls, concrete	deck, and concrete step	s with metal
handrails oriented southeastSlightly off-center main entrance fitted with	historic alazed wood door			
Three-part windows with double-hung woo			ree cut outs flanking ent	rance
Original double-hung wood sash windows to the same and the same a				
 Gambrel dormer with two windows and lou 	vered vent set above entra	nce on main el	evation	
 Shallow, semi-hexagonal bay window set u 			elevation	
Decoratively divided, diamond pattern fixed				
 Engaged screen porch on northeast cornel rear roof slope 	of first story; second story	nas screen sie	eping porch, including s	snea dormer on
 Narrow wood clapboard siding on first story 	v and wood shingle siding o	on second story	1	
(continued on page 3)	r and wood ormigio olding o	,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
*DOL D	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Pr	operty	□Ot	her (Isolates,
*P4. Resources Present: ⊠Building □Structur	e Dobject Dite D	District []	Element of District etc.):	
*P5a. Photograph or Drawing (Photograph required for but	Idings, structures or objects)		P5b. Description of Ph	noto: (View, date,
		100	accession #)	M=== 01
	The second secon		Looking NW from St	. Mary St.
《 《			January 2015	
多种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种	27.00 TO 10.00		*P6. Date Constructe	ed/Age and
			Sources:	istoric
		A CAN	□Prehistoric □B	
			1900, City of Pleasa Before 1907, Sanbo	
			*P7. Owner and Add	
		The state of the	Magoffin, Marguerite	
			621 St Mary St	
			Pleasanton, CA 945	
			*P8. Recorded by: Na address)	ame, affiliation, and
			Elaine Stiles and Ka	therine Petrin
		**************************************	Architectural Resour	
	MAN Y - MI		Pier 9, The Embarca	
The state of the s			San Francisco, CA 9	
The state of the s	The state of the s		*P9. Date Recorded:	
		100 100	*P10. Survey Type: (☑ Intensive	Describe)
			_	
*P11 Poport Citation: (Ois-sures	o or onter lines = II\	ton Dougston	Reconnaissance	ont 2012
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasant	ION DOWNTOWN	Historic Context Statem	ent, 2013
*Attachments: NONE Location Map Ski	etch Map 🛛 Continuation S	Sheet 🕅 Buil	ding, Structure & Object Ro	ecord
_ ' _	•	ing Station Reco	•	
	Other (List)			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name: Brud	ce and May F	Pickard House					
B2.	Common Name:							
B3.	Original Use: Single	e family resid	dential	B4.	Present Use:	Single fam	ily residential	
*B5.	Architectural Style	Bay Regi	on Tradition			•		
*B6.	Construction Histor	y: (Constructi	ion date, alteratio	ns, and date of	alterations)			
	See page 3							
*B7.	Moved? ⊠No	∐Yes	□Unknown	Date:	Original Loc	cation:		
*B8.	Related Features:							
B9a.	Architect:				b. Build	der:		
*B10.	Significance: The	eme: Resi	dential Develor	oment	Area:	Early 20th Cei	ntury Expansions and	d Additions
		·		Propert	ty			
	od of Significance:			Тур	· <u> </u>		Applicable Crite	
(Disc	cuss importance in terms of	of historical or	architectural con	text as defined	by theme, period, ar	nd geographic sco	ope. Also address integ	rity.)

621 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20th century, and many of them built substantial period revival homes in the district.

Bruce and May Pickard constructed this house sometime before 1907 (Sanborn 1907). At that time, the property included the land now associated with 637 St. Mary Street. Bruce was a proprietor of a local general store, which grew by 1920 to become a small department store. The couple had no children, and May appears to have worked for the family business as well (US Census 1910, 1920, 1930; Pleasanton 1912). The Pickards lived in the house through the 1940s. Bruce (who also went by Andrew) left retail sometime between 1930 and 1940 to mine gravel on the Livermore Road. He owned a one-man sand and gravel operation, dredging gravel from the Arroyo del Valle (Trimingham 6). In the 1950s, Col. Morton and June Magoffin (1916-2007) purchased the property, possibly upon Morton's retirement from the Air Force in 1958. Col. Magoffin was a West Point Military Academy graduate and decorated Air Force pilot. He flew 85 combat missions during World War II and was a prisoner of war after being shot down over France in 1944. He was a recipient of the Distinguished Service Cross, the Silver Star, and the Purple Heart (Hall of Valor). The Magoffin Family continues to own the property.

621 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of the Bay Region Tradition style in Pleasanton featuring wall surfaces clad in continuous wood shingles and other wood sheathing, minimal architectural ornament, gambrel roof shapes with prominent dormers, and windows set in pairs or tripartite (continued page 3)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

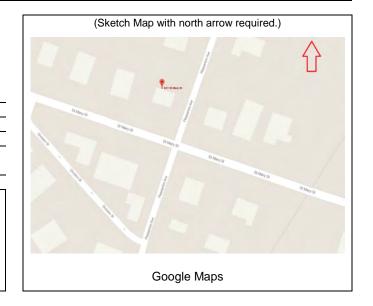
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 621 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

- · Wing on west elevation with narrow wood clapboard siding and similar windows to main block
- Wing extension with gable roof and aluminum windows
- Greenhouse window on rear elevation

The property also includes a detached garage oriented to Pleasanton Avenue and a freestanding sun shelter behind the house. Landscape features include a woven wood plank privacy fence enclosing the rear yard and a pergola gate.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 621 St. Mary Street has had a series of additions since construction. From 1907 to at least 1943, the property was a two-story dwelling with a centered entry porch on the main elevation, an engaged porch on the northeast corner, and bay window on the east elevation. The property included an outbuilding/garage in the location of the existing garage. Sometime after 1943, owners added the west wing onto the building, constructed an ell extension on the wing, and added a sun shelter in the rear yard (Sanborn 1907, 1929, 1943). Later alterations include adding a gable roof over the wing extension (formerly flat roof) in 1999 and replacement of front porch posts in 2004 (Pleasanton Building Permits).

B10. Significance (continued from page 2)

arrangements. The house has a good degree of integrity of design, materials, workmanship, and feeling, retaining a recognizable, distinct form; original porch form and cladding materials and windows and doors from the historic period. The property has lost some integrity of design with later rear additions, but these additions are in scale with the historic portion of the dwelling and are materially compatible. The property is not significantly associated with any historic events or persons in the history of Pleasanton. Col. Morton Magoffin was a distinguished member of the US Armed Forces, but his activities took place before residing in Pleasanton.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

"Hall of Valor: Morton D. Magoffin," Military Times, http://valor.militarytimes.com/recipient.php?recipientid=6136. Accessed June 2015.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

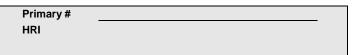
Page 4 of 4

*Resource Name or # 621 St. Mary Street (Assigned by recorder)

Recorded By: Architectural Resources Group



Looking NE from St. Mary St.





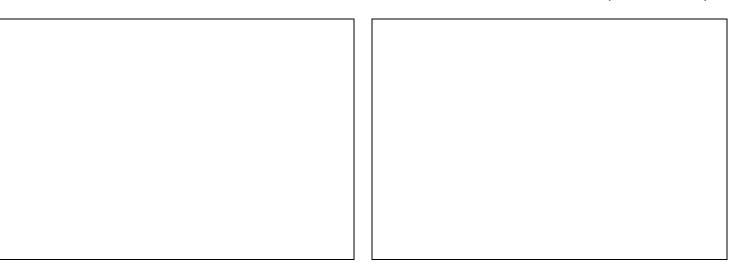
Looking SW from Pleasanton Ave.



Detail of screen and sleeping porches, looking SW



Early 20th century (621 St. Mary at right)
Collection of the Amador-Livermore Valley Historical Society



DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
	NRHP Status Co	ode
Other Listings Review Code	Reviewer	Date
Page 1 of 4		
_		
*Resource Name of P1. Other Identifier:	or # (Assigned by recorder) 637 St. Mary Str	eet
	☑ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	-	
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ;	B. ¼ of Sec ; M.
c. Address 637 St. Mary Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear res	· · · · · · · · · · · · · · · · · · ·	mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate)	APN: 094 -0118-008-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, a	Iterations, size, setting, and boundaries)
 St. Mary Street is a 1.5-story dwelling with a hip Porch included under a roofline extension a balustrade, replacement brackets, colored Main entrance set on a beveled corner und Fixed window with divided lights across the Shallow, semi-hexagonal bay window on w surrounds with stops and small (newer) brackets Narrow extensions of rear portion of main to All vinyl replacement windows Hipped dormers with paired windows on from Narrow clapboard siding on lower section of Exterior brick chimney on west elevation 	at the southeast corner of the main block glass insets along eave line, and concret er the porch; door not visible top and molded surround with stops set est end of main elevation resting on false tacket ornaments brackets block included under the roofline on side out, east, and west roof slopes	with square posts, replacement turned te deck and steps west of door e joist ends; windows have molded elevations
(continued on page 3)		
*P3b. Resource Attributes: (List attributes and codes	LID2 Single Femily Property	
		Other (Isolates,
*P4. Resources Present: *P5a. Photograph or Drawing (Photograph required for builty) *P5a. Photograph or Drawing (Photogr	Idings, structures or objects)	Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking NW from St. Mary St. January 2015 *P6. Date Constructed/Age and Sources:
*P11. Report Citation: (Cite survey report and other source	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE	etch Map 🔲 Continuation Sheet 🔲 Bu	uilding, Structure & Object Record
	ear Feature Record	ord Rock Art Record

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

Page	2 of 4				*NRHP S	tatus Code		
B1.	Historic Name:							
B2.	Common Name:							
B3.	Original Use: Sing	gle family resid	dential	B4.	Present Use:	Single fami	ly residential	
*B5.	Architectural Style							
*B6.	Construction History See page 3	ory: (Constructi	ion date, alteratio	ons, and date o	f alterations)			
*B7.	Moved? ⊠No	□Yes	□Unknown	Date:	Original Loc	ation:		
*B8.	Related Features:		_					
B9a.	Architect:				b. Build	der: Charles	Bruce	
*B10.		neme: Resi	dential Develor	oment	Area:		ntury Expansions and Add	litions
	3			Proper				
Peri	iod of Significance:			•	e: Queen Anne	Cottage	Applicable Criteria:	3/C
(Disc	cuss importance in terms	of historical or	architectural con	text as defined	by theme, period, ar	nd geographic sco	pe. Also address integrity.)	
							/ith the confirmed continu	
							perty holders in the vicini	
							368, John Kottinger laid o	
							Arroyo del Valle on the n	
							cks and lots in anticipatio	
							ger Plan area was relative	∌ıy
							mpson 1878, Pleasanton	00" to
							Pleasanton Avenue app	
	attracted some of Fie	asamon s mo	si promineni cii	izens in the t	earry 20" certury, a	and many or me	m built substantial period	revivai
поше	in the district.							
							ext door at 621 St. Mary	
							erty (Pleasanton 1940; U	S
cens	us 1930, 1940). Thor	nas Uriott (ofi	umaliv Arioff) W	as a promine	ent dairvman in Pie	asanton. He imr	nigrated to the US from	

Denmark with Hans Hansen before World War I and worked for the Heath and Davis dairy operation in Pleasanton. In 1921, Orloff and Hansen bought out the dairy and remained partners until 1947. Orloff and Hansen eventually owned three separate dairy ranches in Pleasanton totaling about 5,000 acres. In 1947, Hansen then left the partnership; Orloff continued with the original dairy operation until he retired. His son, Edwin Orloff took over the dairy operation and eventually sold the ranch properties to developers in 1964. Thomas Orloff was active in civic affairs in Pleasanton and served as mayor during the early 1940s (Hagemann 47, 50; Wainwright 67; Davis 21). The Hamilton Family purchased the house sometime before the late 1950s and continues to own the property (Pleasanton Building Permits).

Local history attributes the construction of this dwelling to Charles A. Bruce. Charles A. Bruce (d. 1955) was one of Pleasanton's best known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as (continued page 3)

Additional Resource Attributes: (List attributes and codes) B11.

*B12. References: See page 3

B13. Remarks:

Evaluator: Elaine Stiles and Katherine Petrin *B14.

> Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 637 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

Rear addition includes second-story sleeping porch with windows on 3 sides

The property also includes a detached garage with gable roof and sliding door and a spa. Landscape features include wood picket and privacy fencing enclosing the back yard.

B6. Construction History (continued from page 2)

Sanborn map research indicates that the main block of 637 St. Mary Street has remained consistent since the early 20th century. From 1907 until at least 1943, the property was a 1.5-story dwelling with a partially-engaged corner porch, projecting bay with bay window, a small extension centered on the rear elevation, and a small entry porch on the east side of the extension. The property also included a single-story barn and shed at the rear of the lot (Sanborn 1907, 1929, 1943). After 1943, owners constructed an addition on the rear elevation with a hipped roof, eliminating the entry porch. In 2004, owners replaced all of the original windows on the property (Pleasanton Building Permits).

B10. Significance (continued from page 2)

several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement).

637 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne "cottage" form dwelling commonly constructed in Pleasanton in the late 19th and early 20th centuries. Characteristic features an asymmetrical form, hipped roof, partial-length wraparound porch, bay windows, and wood clapboard and shingle wall sheathing. As is common in Pleasanton, ornament is limited to the primary elevation and concentrated on window openings, porches, and door openings, and rooflines. The property has lost some integrity of design, materials, workmanship, and feeling with porch repairs and window replacement, however these changes did not alter the building form or window and door openings and the property retains the majority of its ornamental scheme. The rear addition respects the scale, massing, and materials of the historic main block. The property also appears eligible as the work of local master craftsman Charles Bruce. The property is not significantly associated with any historic events or persons in the history of Pleasanton. Thomas Orloff was a prominent citizen, but research did not indicate that he made significant contributions to dairying or civic affairs during his residence at 637 St. Mary Street.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Davis, Dorothy, ed. A Pictorial History of Pleasanton. Pleasanton: Pleasanton Bicentennial Heritage Committee, 1976.

Hagemann, Herbert L. Jr. A History of the City of Pleasanton. Pleasanton, CA: Amador-Livermore Valley Historical Society, 1994.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Wainwright, Mary-Jo and the Museum on Main. Images of America: Pleasanton. San Francisco: Arcadia Publishing, 2007.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or #

637 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group





Looking NE from St. Mary St.	LOOKING N from St. Mary St.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
PRIMARI RECORD	Trinomial # NRHP Status Code	
Other Listings	gs	
Review Code	Reviewer	Date
Page 1 of 4		
*Resource Name of P1. Other Identifier:	r # (Assigned by recorder) 653 St. Mary Str	eet
	Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map a	,	
*b. USGS 7.5' Quad Livermore Date 2015	Γ ;R ; ¼of	B. ¼ of Sec ; M.
c. Address 653 St. Mary Street	City Pleasanton	Zip <u>94566</u>
d. UTM: (Give more than one for large and/or linear reso		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate)	APN: 094 -0118-009-00
*P3a. Description: (Describe resource and its major eler	nents. Include design, materials, condition, a	alterations, size, setting, and boundaries)
 653 St. Mary Street is a 1.5-story Queen Anne cottage Engaged, wrap-around porch on the southe Main entrance on west elevation of porch fit Secondary entrance on north porch elevation 	ast corner with parapet wall, column ported with glazed wood door and transom on with divided glazed door and transom	sts, and wood steps and decking light
Bay window with pedimented gable on west Three part window on past playation.	end of main elevation	
 Three-part window on east elevation 1/1 double-hung wood windows in all opening 	nas	
 Projecting bay with hipped roof and gable w 	rall dormer at north end of east elevation	
Hipped dormer on front roof slope (historic) Wood slope and siding.	and large gable dormer on rear roof slo	pe (2000)
Wood clapboard sidingInterior brick chimney on east roof slope		
The property includes an enlarged, detached 2-story	garage at the rear of the lot (2004).	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	□Others (leaded as
*P4. Resources Present: Building Structure	e □Object □Site □District □	☐ Other (Isolates, ☐ Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for build	dings, structures or objects)	P5b. Description of Photo: (View, date,
		accession #) Looking NW from St. Mary St.
		January 2015
		*DC Date Comptyusted/Age and
		*P6. Date Constructed/Age and Sources:
		□ Prehistoric □ Both
		1902, Oakland Tribune
		*P7. Owner and Address:
		Banholzer, John & Teri
		653 St Mary St
		Pleasanton, CA 94566 *P8. Recorded by: Name, affiliation, and
		address)
		Elaine Stiles and Katherine Petrin Architectural Resources Group
		Pier 9, The Embarcadero
and the same of th	Control of the Contro	San Francisco, CA 94111
Company of the Compan	· ·	*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
The second secon		☐ Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE	toh Mon M Continuation Chart 77 D	uilding Structure & Object Decard
	tch Map ☑ Continuation Sheet ☑ Bu ar Feature Record ☐ Milling Station Rec	uilding, Structure & Object Record ord □Rock Art Record
	her (List)	

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #	
HRI	

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4	*NRHP Status Code
i age 2 or 7	Milli Status Code

B1.	Historic Name: Ross and	Ada Peach House					
B2.	Common Name:						
B3.	Original Use: Single famil	y residential	B4.	Present Use:	Single famil	ly residential	
*B5.	Architectural Style Qu	een Anne					
*B6.	Construction History: (Cor	nstruction date, alterations, a	and date of	alterations)			
	See page 3						
*B7.	Moved? ⊠No □	Yes □Unknown D	ate:	Original Loc	ation:		
*B8.	Related Features: Detac	ched two-story garage (20	004)				
B9a.	Architect:			b. Build	ler:		
*B10.	Significance: Theme:	Residential Developme	nt	Area:	Early 20th Cen	tury Expansions and Ad	lditions
			Property	y			
	od of Significance:		Type			Applicable Criteria:	
(Disc	uss importance in terms of histor	ical or architectural context	as defined b	by theme, period, an	nd geographic sco	pe. Also address integrity.)	

653 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20th century, and many of them built substantial period revival homes in the district.

653 St. Mary Street was constructed in 1902 by Ross and Ada Peach. Ross Peach was a local representative for the California Sugar Beet Company, which had a mill in Union City. A series of notices in the Oakland Tribune in 1902 reported on the progress of the Peaches' "cottage on St. Mary Street" ("Peach Will Build;" Pleasanton 1912; US Census 1910 1920). By 1930, the Peaches had moved on and Garnet and Lorna Fleming rented the dwelling. Garnet was an engineer at a local gravel pit (US Census 1930). In 1940, Ellen Walsh owned and lived in the house. She had a lodger named Joel Anderson who was a shoemaker with his own shop in Pleasanton (US Census 1940; Pleasanton 1940).

653 St. Mary Street appears eligible for the California Register of Historical Resources under Criterion 3. The property is a distinct example of a Queen Anne cottage form dwelling commonly constructed in the late 19th and early 20th century in Pleasanton. The property has many characteristics of the form including asymmetrical form, hipped roof, partial-length wraparound porch, bay window, wood clapboard siding, and classical elements such as columns. The property has had some alterations, including modest east and north expansions and porch material replacement, but the alterations are compatible in scale and materials. The property retains a sufficient degree of overall integrity of design, materials, and workmanship with original cladding, door and window openings, windows, and compatible decorative scheme. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 653 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn maps indicate that 653 St. Mary Street was originally constructed as a single-story dwelling with small attached porch on the southeast corner and a narrow, offset rear block with centered rear entry porch. The property included a garage in the location of the existing garage (Sanborn 1907, 1929, 1943). In 1989, owners repaired the front porch with all new materials and replaced several windows in kind. In 2000, property owners expanded the dwelling to the east and north, including enclosing an area north of the porch and expanding the roof proportion. In 2002, owners completed two rear porches/decks (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

"Peach Will Build." Oakland Tribune. 22 March 1902, p. 11.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		
Page 4 of 4 *Resource Name or # (Assigned by recorder) 653 St. Mary Street		
Recorded By: Architectural Resources Group	Date: April 2015	☐ Update
Looking NE from St. Mary Street, showing garage (2004)		
Looking NE from St. Mary Street, showing garage (2004)		

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
PRIMARI RECORD	Trinomial # NRHP Status Code	
Other Listings Review Code	Reviewer	Date
-	Keviewei	Date
Page 1 of 4		
*Pasaurca Nama o	r # (Assigned by recorder) 669 St. Mary Str	eet
P1. Other Identifier:	- Coo St. Wary St	
*P2. Location: Not for Publication	☐ Unrestricted *a. County	Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necessary.)	В.
*b. USGS 7.5' Quad Livermore Date 2015	T ;R ; ¼of	¼ of Sec ; M.
c. Address 669 St. Mary Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resonant of the Locational Data: (e.g., parcel #, directions to		mE/ mN
e. Other Locational Data. (e.g., parcel #, directions to	resource, elevation, etc., as appropriate)	AT N. 094 -0110-010-00
*P3a. Description: (Describe resource and its major ele	ments. Include design, materials, condition, a	Iterations, size, setting, and boundaries)
669 St. Mary Street is a 1.5-story dwelling with Quee		
Engaged entry porch with all replacement e	•	
 Off-center front entrance fitted with glazed, Semi-hexagonal bay window on west end of 		unds and stops
Enclosed section of porch on southeast cor		ariae aria etepe
 Gable dormer on front roof slope with paire 		nd false bracing
Shallow bay window on west elevation Large shad darmer on west reef slape with	amall avenued refter ands and ganged v	vindovo
 Large shed dormer on west roof slope with West extension with hipped roof and gange 		vindows
Three-part wood window and three-part alu		
Hipped dormer on east roof slope		
 Large hipped dormer on rear elevation 		
(continued on page 3)		
, , ,	LIDO Circula Farailla Dana anta	
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	Other (Isolates,
*P4. Resources Present: Building Structure	e Object Site District	Element of District etc.):
*P5a. Photograph or Drawing (Photograph required for buil	dings, structures or objects)	P5b. Description of Photo: (View, date, accession #)
		Looking NE from St. Mary Street
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		□ Prehistoric □ Both
		1900, City of Pleasanton
		*P7. Owner and Address:
		Newman, Clayton R. & McGhee,
		Nancy Trs 669 St Mary St, Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and
		address) Elaine Stiles and Katherine Petrin
		Architectural Resources Group
		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015 *P10. Survey Type: (Describe)
CONTRACTOR OF THE STREET		Reconnaissance
*P11. Report Citation: (Cite survey report and other sources	s, or enter "none.") Pleasanton Downtown	Historic Context Statement, 2013
*Attachments: NONE Location Map Ske	tch Map 🔲 Continuation Sheet 🔲 Bu	illding, Structure & Object Record
<u> </u>	ear Feature Record	-
	ther (List)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IECT I	PECORD

BUI	ILDING,	STRU	CTUR	E AND	OBJEC	CT R	ECO	RD	
Page 2								Status Code	е
	Historic Name Common Nam		and Emily B	Beckwith Hous	se				
	Original Use:		amily resider	ntial	B4.	Presen	t Use:	Single	family residential
*B5.	Architectura	al Style	Queen Anno	ie					
*B6.	Construction See page 3		Construction	date, alteration	ns, and date of	alteration	is)		
*B7. *B8.	Moved? Related Feat	⊠No	□ Yes [etached gara	Unknown	Date:	Or	riginal Loc	cation:	
"D0.		iures: De	Hacrieu gan	age					
B9a. * B10.	Architect: Significance	e: Theme	e Reside	ential Develop			b. Build Area:		h Century Expansions and Additions
"DIV.	Significance	e: mem	3: Kesiue	ntiai Develop	Propert	v	Alea.	Early 20	Century Expansions and Additions
	od of Significa uss importance i		storical or arc	chitectural conf	Туре	e: Que	en Anne o		Applicable Criteria:ic scope. Also address integrity.)
the Ple regula and M contin slow u Downt have a homes	easanton town ar grid of streets fain Street on the distribution of the grantil the arrival town Historic Cattracted somes in the district.	a site began is on his irre the east, cre grid south of of the West Context Stat e of Pleasan	rapidly suboregularly shape eating a serior Division Stratern Pacific I tement). The aton's most p	dividing proper ped parcel of ies of regular, reet at a later Railroad on the west end of prominent citi	perty into hous fland betweer r, square proper r date. Develo the west side of f St. John St., izens in the ea	se lots an n Divisior erty bloc opment ir of Pleasa St. Mary arly 20 th	nd laying on Street on Street on the sand van this portion around the street of the st	out streets. on the south arious partia tion of the K ound 1910. (the north e and many o	e property holders in the vicinity of In 1868, John Kottinger laid out a n, the Arroyo del Valle on the north, al blocks and lots in anticipation of Kottinger Plan area was relatively (Thompson 1878, Pleasanton and of Pleasanton Avenue appear to of them built substantial period revival es Beckwith was a local harness
maker Cruiks	r. By 1910, Em	nily Beckwith he property.	h was widow . James was	ved, and she s the propriet	lived at the potential	roperty u	ıntil some	etime in the	1920s. In 1930, James and Georgia Kolln on Main Street. The
of the substa replac	Queen Anne c antively altered	cottage form I with porch naterials. As	n commonly enclosure a s a result, th	constructed and incorporate property has	in Pleasanton ation into living as lost integrit	n in the la g spaces ty of desi	ate 19 th ar s, substan ign, workr	nd early 20 ^t ntive dorme manship, ai	te property has some characteristics th century, but has been rs on multiple roof slopes, and all nd feeling. The property is not
B11. *B12.				st attributes and	i codes)			(Sketch Ma	p with north arrow required.)
B13.	Remarks:						Quantity of the same of the sa		
*B14.		Architectu Pier 9, Th San France	ural Resourd ne Embarcad cisco, CA 9	dero	trin	- - -		A _{llitor} g	P 669 25 Mary 25
*Date	of Evaluation	: April 20	15			-			S Mary St
	(This:	space reserv	ed for official	comments.)		7			A Mary or

Google Maps

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 669 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

*P3a. Description (continued from page 1)

1/1 double-hung wood sash in most window openings

The property also includes a detached, two-car garage with gable roof at the rear of the lot. Landscape features include wood privacy fencing around west side and rear yard.

B6. Construction History (continued from page 2)

Sanborn map research indicates that 669 St. Mary Street has had several changes since construction. From 1907 until 1943 the property was a 1.5-story dwelling with a partial-length, wrap-around porch on the southeast corner, a front-facing bay window, and a large porch on the north end of the west elevation. Sometime after 1943, owners enclosed the east portion of the wrap-around porch, enclosed the west porch, added a shed dormer to the west roof slope, and added a large hipped dormer on the rear roof slope. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET		Primary # HRI		
Page 4 of 4 *Resource Name or # 669 St. Mary Street (Assigned by recorder) Recorded By: Architectural Resources Group	Date:	April 2015	⊠ Continuation	□ Update
Looking NW from St. Mary St.				

State of California The Reso DEPARTMENT OF PARKS AN			Primary # HRI		
PRIMARY RECO	RD		Trinomial #		
			NRHP Status Cod	e	
	Other Listings Review Code	Revi	ewer	Date	
Page 1 of 4					
_			005 0: 14 0:		
P1. Other Identifier:	*Resource Name or	# (Assigned by recorder)	685 St. Mary Stre	et	
	or Publication ⊠	Unrestricted	*a. County	Alameda	
and (P2c, P2e, and P2b or P2d.	Attach a Location Map as	s necessary.)			В.
*b. USGS 7.5' Quad Livermore			1/4 o f	1/4 of Sec	<u>; </u>
c. Address <u>685 St. Mary Sti</u> d. UTM: (Give more than one for		City Pleasanton	•	mE/	Zip <u>94566</u> mN
e. Other Locational Data: (e.g.,	-		as appropriate) Al	PN: 094 -0118-011-00	_ ''''
*P3a. Description: (Describe res	ourse and its major clar	oosta Ingluda daalan ma	torials condition alt	protions size sotting and	houndaries)
• `	•	•		erations, size, setting, and	boundaries)
685 St. Mary Street is a 1.5-storEngaged, centered from				with stuccoed parapet v	valls
Off-center main entrance					
Gable peak over porch					
Three-part windows fla					
Squared projecting bayDeeply projecting, flare					
 Hipped dormer on front 			iii soine elevations	•	
Vinyl replacement wind					
 Enclosed porch with hij 					
 Stucco cladding 					
The property also includes a det	tached, two-car garag	e with metal overhead	doors.		
*P3b. Resource Attributes: (Lis	st attributes and codes)	HP2. Single Family	Property	ПО+	ther (Isolates,
*P4. Resources Present: ⊠	Building Structure	□Object □Site	□District □E	Element of District etc.):	•
*P5a. Photograph or Drawing (Photo		ings, structures or objects	3)	P5b. Description of Pl	noto: (View, date,
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			accession #)	
		A TON	Section 1	Looking N from St. N	Mary St.
	THE SHAPE OF	10 A 10 A 10	72 13	January 2015	
是是在1000mm,1000mm,1000mm,1000mm。 1000mm,1000mm,1000mm,1000mm,1000mm,1000mm,1000mm,1000mm,1000mm,1000mm,1000mm,1000mm,1000mm,1000mm,1000mm,1000mm		在中国		*P6. Date Constructe	ed/Age and
					listoric
			THE STATE OF THE S	□ Prehistoric □ B	
			《元文》	1913, City of Pleasa Before 1907, Sanbo	
	L Comment	THE REAL PROPERTY.	1	*P7. Owner and Add	
Service Control of the Control of th				Kirkup, Wendy A. Tr	•
				685 St Mary St	
				Pleasanton, CA 945	
				*P8. Recorded by: Naddress)	ame, affiliation, and
				Elaine Stiles and Ka	therine Petrin
		***	1	Architectural Resour	
				Pier 9, The Embarca	
				San Francisco, CA 9	
		C. Taranta		*P9. Date Recorded: *P10. Survey Type: (
			The second second	☐ Intensive	Describe)
	A CONTRACTOR OF STATE			☐ Reconnaissance	
*P11. Report Citation: (Cite surve	ey report and other sources.	or enter "none.") Pleas	anton Downtown I	Historic Context Statem	ent, 2013
•					
	ocation Map Sketo	•		ding, Structure & Object R	ecord
	-	ar Feature Record	Milling Station Recor	d Rock Art Record	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code

B1.	Historic Name:			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectural Style			
*B6.	Construction History: (Construction date, alterations, a	nd date o	f alterations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknown Da	ate:	Original Loc	cation:
*B8.	Related Features: Detached garage			
B9a.	Architect:		b. Build	der:
*B10.	D. Significance: Theme: Residential Developmen	nt	Area:	Early 20th Century Expansions and Additions
		Proper	ty	
Peri	riod of Significance:	Тур	e: Queen Anne	cottage Applicable Criteria:
(Disc	cuss importance in terms of historical or architectural context a	s defined	by theme, period, ar	nd geographic scope. Also address integrity.)

685 St. Mary Street is located within the original Kottinger subdivision plan for the City of Pleasanton. With the confirmed continuance of the Western (later Central/Southern) Pacific Railroad through Pleasanton in the late 1860s, large property holders in the vicinity of the Pleasanton town site began rapidly subdividing property into house lots and laying out streets. In 1868, John Kottinger laid out a regular grid of streets on his irregularly shaped parcel of land between Division Street on the south, the Arroyo del Valle on the north, and Main Street on the east, creating a series of regular, square property blocks and various partial blocks and lots in anticipation of continuance of the grid south of Division Street at a later date. Development in this portion of the Kottinger Plan area was relatively slow until the arrival of the Western Pacific Railroad on the west side of Pleasanton around 1910. (Thompson 1878, Pleasanton Downtown Historic Context Statement). The west end of St. John St., St. Mary St., and the north end of Pleasanton Avenue appear to have attracted some of Pleasanton's most prominent citizens in the early 20th century, and many of them built substantial period revival homes in the district.

In the early 1900s, James and Amelia Cruikshank owned this property. James Cruikshank owned the largest local hardware store in Pleasanton at the time, Cruikshank & Koln. The Cruikshanks lived in the house until the 1920s (Pleasanton 1912; US Census 1900, 1910, 1920). In 1930, Claus and Lillian Barton rented the property. Claus was a crane engineer at a local gravel pit (US Census 1930). In 1940, Thomas and Edna Calvin owned the property. Thomas was a mechanic's helper at a local gravel pit (US Census 1940). By the mid-1940s, Emily and Roy Mendenhall owned the property (Pleasanton 1940).

685 St. Mary Street does not appear eligible for the California Register of Historical Resources. The property has some features of the Queen Anne cottage form commonly constructed in Pleasanton in the late 19th and early 20th centuries. However, the property has been substantively altered with porch enclosures and incorporation into living space, an additional bay on the east elevation, and window and replacement. The property has lost integrity of design, materials, workmanship and feeling for the historic period. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
CONTINUATION SHEET		

*Resource Name or # 685 St. Mary Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 685 St. Mary Street has been substantively altered since construction. In the early 20th century, the property was a 1.5-story dwelling with an engaged, partial length front porch on the east side of the main elevation, a bay window on the west elevation, and a nearly full-length rear porch (Sanborn 1907, 1929, 1943). Sometime after 1943, owners enclosed the rear porch. In 1998, property owners added a 614 square-foot addition to the east side of the house, enclosing a portion of the front porch and incorporating it into living space and adding onto the east elevation (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California--- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET**

Primary # HRI

Page 4 of 4
*Resource Name or # (Assigned by recorder)

685 St. Mary Street

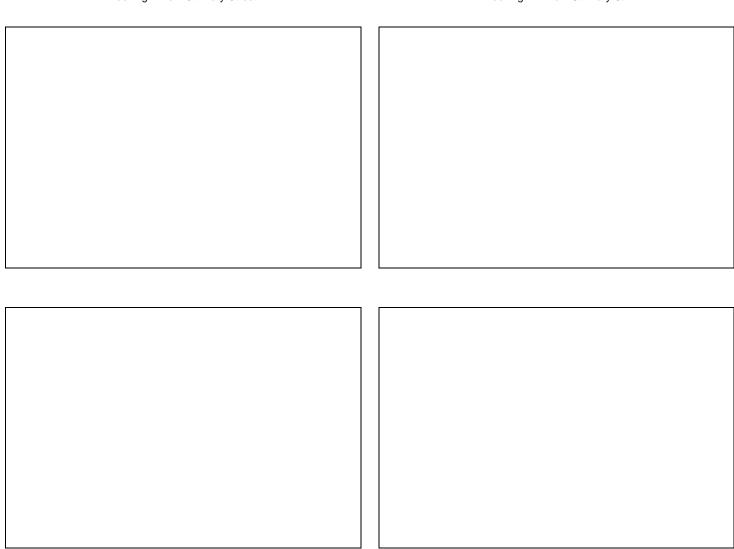
Recorded By: Architectural Resources Group



Looking N from St. Mary Street



Looking NW from St. Mary St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	_
PRIMARY RECORD	Trinomial # NRHP Status Code	
Other Listings Review Code	Reviewer Date	_
Page 1 of 4		
*Resource Name or # (Assign P1. Other Identifier:	igned by recorder) 4547 Third Street	
	restricted *a. County Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map as neces	ssary.)	
*b. USGS 7.5' Quad Livermore Date 2015 T		3. VI.
	City Pleasanton Zip 94566	
d. UTM: (Give more than one for large and/or linear resources)	Zone ; mE/ mN	
e. Other Locational Data: (e.g., parcel #, directions to resource	e, elevation, etc., as appropriate) APN: 094 -0034-003-00	
*P3a. Description: (Describe resource and its major elements. In	Include design, materials, condition, alterations, size, setting, and boundaries)	
4547 Third Street is a 2-story, end gable dwelling with a 1.5		
 Sidehall entrance with wood paneled door, full-leng 	gth sidelights, and braced door hood with curved braces, arched transom	n,
and clipped gable roof		
 Arched three-part wood window with decoratively of 1/1 double-hung wood sash with decoratively divided 		
	d porch; sheltered by engaged entry porch with post	
•	orporated into living space with shallow bay window with divided picture	
window and narrow side sash		
 Rear ell with hipped roof, newer wood windows, an 	nd tertiary entrance on north elevation	
Wood channel board siding		
Exterior brick chimney (new) on south elevation		
Clipped gable roof form on main block The property also includes a new 15-story detached garage.	ge at the rear of the lot. Landscape features include brick paved walkway	,
with natural stone borders, mature coniferous tree, wood pic		
*P3b. Resource Attributes: (List attributes and codes) HP	2. Single Family Property	
*P4. Resources Present: ⊠Building □Structure □C	☐Other (Isolates, Dbject ☐Site ☐District ☐Element of District etc.):	
*P5a. Photograph or Drawing (Photograph required for buildings, st	tructures or objects) P5b. Description of Photo: (View, date	Э,
	accession #)	
	Looking W from Third St.	
	January 2015	
	*P6. Date Constructed/Age and	—
	Sources: \(\sum \text{Historic}\)	
	□ Prehistoric □ Both	
	1895, City of Pleasanton	
	*P7. Owner and Address:	
	Abrott, Arnold L. & Gloria C. Trs &	
	Abrott, Timothy Etal	
	4875 Waterbury Way,	
	Granite Bay, CA 95746 *P8. Recorded by: Name, affiliation, and	d
	address)	u
	Elaine Stiles and Katherine Petrin	
	Architectural Resources Group	
	Pier 9, The Embarcadero	
	San Francisco, CA 94111 *P9. Date Recorded: April 2015	—
	*P10. Survey Type: (Describe)	—
	Reconnaissance	
*P11. Report Citation: (Cite survey report and other sources, or enter	er "none.") Pleasanton Downtown Historic Context Statement, 2013	
*Attachments: NONE	o ⊠ Continuation Sheet ⊠ Building, Structure & Object Record	
☐ Archaeological Record ☐ District Record ☐ Linear Featu	_ • -	
☐ Artifact Record ☐ Photographic Record ☐ Other (List	.t)	

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND OR IE	CT DECODD

STRUCTURE AND OBJECT RECORD

Page	2 of 4		*NRHP S	Status Code
B1.	Historic Name: Jane Southerland House			
B2.	Common Name:			
B3.	Original Use: Single family residential	B4. F	Present Use:	Single family residential
*B5.	Architectural Style Craftsman			
*B6.	Construction History: (Construction date, alter	rations, and date of al	terations)	
	See page 3			
*B7.	Moved? ⊠No □Yes □Unknow	vn Date:	Original Loc	cation:
*B8.	Related Features:			
B9a.	Architect:		b. Build	der:
*B10.	. Significance: Theme: Residential Devi	elopment	Area:	Post Railroad Subdivision and Development
		Property		
Peri	od of Significance:	Type:	Craftsman	Applicable Criteria: _ 3/C
(Disc	cuss importance in terms of historical or architectural	context as defined by	theme, period, a	nd geographic scope. Also address integrity.)
4547	Third Street is situated on property that was pa	irt of the 1868 Neal	Plan for Pleasa	anton, an area of residential subdivision created

by Joshua Neal, one of the major landowners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, recriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Local history accounts relate that Josepha A. Neal sold the land for this house in 1888 to Catherine E. Prowse. Ms. Prowse commissioned the construction of this house for her mother, Jane Southerland, who moved here from her native Nova Scotia in 1890. According to the 1900 US Census, Jane Sutherland, age 82, lived in the dwelling with her presumed grandchildren George and Lottie Walton, lodger Sarah Bowman, and Bowman's daughter, Isabell. Lottie Walton was a local teacher (US Census 1900). The family sold the property to Georgia (or Georgianna) Walton in 1904. Georgia and John B. Walton lived at 462 St. Mary Street in 1910, and John was a local house carpenter. Georgia Walton is listed as the owner of most of the property on the west side of Third Street between Neal and East Angela streets (Pleasanton 1912). By 1920, Georgia was widowed. She sold the house in 1921 to Antone and Marguerite Georgis (or Giorgis), a local shoemaker and shoe merchant who had a shop on Main Street (US Census 1910, 1920). The Georgis Family, who immigrated to the US from Italy, owned the house until 1972 when they sold it to the current owners, the Abrott Family (ARG 2003).

4547 Third Street appears eligible for the California Register of Historical Resources under Criterion 3 as a modest example of Craftsman style architecture in Pleasanton. The property was constructed in the late 19th century and appears to have undergone a Craftsman style update in the first decade of the 20th century. The property features characteristics of the Craftsman style, including braced door hood, clipped gable roof forms, three-part windows, and rustic siding. The property has been adapted several times during and after the historic period to expand its size, but the changes appear to be compatible in scale, massing, and materials to the main block. The property retains a high degree of integrity of design and materials dating to the Craftsman renovation before 1907. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11.					
*B12.	References	: See page 3			
B13.	Remarks:				
		Flater Office and I Kathadan Batta			
*B14.	Evaluator:	Elaine Stiles and Katherine Petrin			
		Architectural Resources Group			
		Pier 9, The Embarcadero			
		San Francisco, CA 94111			
*Date	*Date of Evaluation: April 2015				
(This space reserved for official comments.)					
	(



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4547 Third Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4547 Third Street was originally constructed as a 1.5-story dwelling with a square plan, a 1.5-story rear ell, and an ell porch on the north elevation (Sanborn 1893, 1898, 1903). Between 1903 and 1907, the Walton Family raised the height of the main block to a full two stories (Sanborn 1907). Between 1907 and 1929, owners reconfigured or rebuilt the rear ell, lowering the story height to a single story, extending the north elevation to be flush with the main block, and adding a new porch on the north elevation (Sanborn 1929, 1943). Sometime after 1943, owners extended the rear ell and possibly raised its story height to just below that of the main block. They also enclosed the side porch. Review of City of Pleasanton building permit records revealed no permits of note.

B12. References: (continued from page 2)

Architectural Resources Group. DPR 523 A and B Form for 4547 Third Street, Pleasanton, California. 2003

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

Date: April 2015

CONTINUATION SHEET

Page 4 of 4

*Resource Name or #
(Assigned by recorder)

4547 Third Street

Recorded By: Architectural Resources Group



Looking SW from Third Street



⊠ Continuation

☐ Update



Looking SW from Third Street



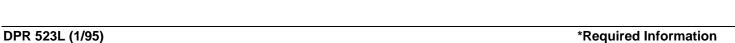
Late 20th century?
Collection of the Amador-Livermore Historical Society



Late 20th century
Collection of the Amador-Livermore Historical Society



Mid-late 20th century Collection of the Amador-Livermore Historical Society



tate of California The Resources Agency EPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trin amial #	
THIN THE SOLD	Trinomial # NRHP Status Co	ode
Other Listings Review Code	Reviewer	Date
age 1 of 4		
	or # (Assigned by recorder) 4563 Third Stree	et
. Other Identifier:	I Unweathiated *a County	Alemada
2. Location: Not for Publication [and (P2c, P2e, and P2b or P2d. Attach a Location Map		_ Alameda
b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> c. Address 4563 Third Street	T ;R ; ¼of City Pleasanton	¼ of Sec ; M Zip 94566
d. UTM: (Give more than one for large and/or linear res		mE/ mN
. Other Locational Data: (e.g., parcel #, directions to	resource, elevation, etc., as appropriate)	APN: 094 -0034-004-04
Ba. Description: (Describe resource and its major ele	ments. Include design, materials, condition, a	Ilterations, size, setting, and boundaries)
• '	• • • • • • • • • • • • • • • • • • • •	,
 Third Street is a single-story-over-basement do Main block with hipped roof, projecting bay 		
northwest corner	with hipped roof on the northeast come	, and projecting impred bay on
Off-center main entrance with new glazed of the center main entrance with the center main entrance wi	door and projecting entry porch with hipp	ed roof on posts (1996)
New French doors set on south end of mail		,
 Vinyl sliding sash windows throughout 		
Wood product clapboard siding		
Tertiary entrance on west elevation with ne	w glazed door	
 Another entrance on north elevation with hi 	pped entry porch similar to front porch (1	1996)
 Wrap around wood deck on south end of deck 		
ndscape features include a mature tree in the from		
3b. Resource Attributes: (List attributes and codes) 4. Resources Present: ⊠Building □Structure		Other (Isolates,
ia. Photograph or Drawing (Photograph required for built	dings, structures or objects)	P5b. Description of Photo: (View, date
		accession #)
		Looking W from Third St. January 2015
		January 2015
		*P6. Date Constructed/Age and
		Sources: Historic
		☐Prehistoric ☐Both
		1940, City of Pleasanton
		*P7. Owner and Address:
		Davis, Peter J. Tr
		220 E Angela St
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, an address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
The state of the s		Pier 9, The Embarcadero
		San Francisco, CA 94111
		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe)
		☑ Intensive
		☐ Reconnaissance
1. Report Citation: (Cite survey report and other source	s or enter "none ") Placeanten Dougtour	」 □ Reconnaissance ∩ Historic Context Statement, 2013
i. Inchair Citation. (Cite survey report and other source	s, or enter mone.) Pleasanton Downtown	i i iistorio Context Statement, 2013
achments: NONE Location Map Ske	etch Map 🔲 Continuation Sheet 🔲 Bu	uilding, Structure & Object Record
		· · · · · · · · · · · · · · · · · · ·
	ear Feature Record	ord ☐Rock Art Record

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI	
BUILDING, STRUCTURE AI	ND OBJECT RECORD	
Page 2 of 4	*NRHP Status Code	

		STRUCTURE AND	ORJE		
Page 2	2 of 4			*NRHP S	tatus Code
B1.	Historic Name	:			
B2.	Common Nam				
	Original Use:	Single family residential	B4.	Present Use:	Single family residential
*B5.	Architectura				
*B6.		n History: (Construction date, alteration	ns, and date of	alterations)	
*D7	See page 3				
*B7.	Moved? Related Feat	⊠No □Yes □Unknown	Date:	Original Loc	eation:
*B8.	Relateu Feat	lures.			
B9a.	Architect:			b. Build	der:
*B10.	Significanc	e: Theme: Residential Develop	ment	Area:	Early 20th Century Expansions and Additions
	•		Propert	.y	
	od of Significa		Туре		Applicable Criteria:
(Disc	uss importance i	n terms of historical or architectural cont	ext as defined	by theme, period, ar	nd geographic scope. Also address integrity.)
by Jos Main S Pleasa out the	shua Neal, one Street between anton in the lat	e of the major land owners in the vicin Division and Abbie streets as early the 1860s, reoriented his streets and I	nity during the as 1863, but lot divisions to	e late 19th century with the surety of o align with the roo	nton, an area of residential subdivision created 7. Neal began subdividing his property west of a Central Pacific Railroad route through ute of the railroad. Neal's subdivision plan laid of Division Street (Pleasanton Historic Context
adjace Mirian local la Family 4563 modes windo retain	ent property at n Ruppel rente aw office. The y continued to a Third Street do st dwelling with w openings, will any historic many fictions.	4547 Third Street. The Georgis Fam d the property. John was a bank cleet Ruppels also owned a local gas state own the property into the early 1940 tes not appear eligible for the Californ minimal styling when constructed, a indow removal, door and window removal.	nily may have rk at the First tion along wi s (Pleasanton nia Register and owners h blacement, re ntegrity of de	e constructed this of National Bank of th John's brother, in 1912, 1940; US of Historical Resolution side side side and deck osign, materials, wo	rgis families who successively owned the dwelling as a rental property. In 1940, John and Pleasanton and Miriam was a junior clerk in a Lon Ruppel (Trimingham 32). The Georgis Census 1940). urces. The property appears to have been a ntively altered the property with new door and construction. The property appears to no longer orkmanship, and feeling. The property is not
B11. * B12.	Additional R References	esource Attributes: (List attributes and See page 3	l codes)		(Sketch Map with north arrow required.)
B13.	Remarks:				
*B14.	Evaluator:	Elaine Stiles and Katherine Per	trin		
		Architectural Resources Group		_	AND THE PROPERTY OF THE PROPER
		Pier 9, The Embarcadero		_	160
		San Francisco, CA 94111		_	
*Date	of Evaluation	April 2015		agrabil .	1
Date	OI EVAIUALIOII	1 April 2010		_	
	(This	space reserved for official comments.)		C TOWN OF	To.

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State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4563 Third Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4563 Third Street has changed little in overall form since construction. In 1943, the property was a single-story-over-basement dwelling with a footprint consistent with the existing building. The property did not have a porch at that time, but included a garage at the rear of the lot (Sanborn 1943). In 1959, owner Arnold Abbrete added rustic channel board siding to the property. In 1996, owners removed four double-hung windows and installed one vinyl slider sash north of the main entry. They also constructed new entry and back porch canopies. In 1999, owners added a 333 square-foot wood deck and added a secondary egress on the south elevation (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # 4563 Third Street (Assigned by recorder)

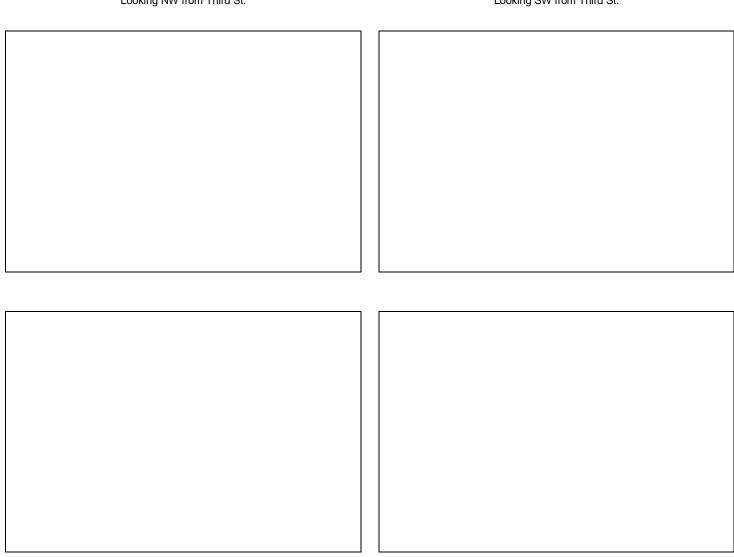
Recorded By: Architectural Resources Group Date: April 2015 **⊠** Continuation ☐ Update



Looking NW from Third St.



Looking SW from Third St.



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI			
PRIMARY RECORD				
PRIMARI RECORD	Trinomial # NRHP Status Co	odo.		
Other Listings				
Review Code _	Reviewer	Date		
Page 1 of 4				
	# (Assigned by recorder) 4611 Third Stree	<u>t</u>		
P1. Other Identifier:	Hamadriatad & Carrete	Alama da		
*P2. Location: ☐ Not for Publication ☐ and (P2c, P2e, and P2b or P2d. Attach a Location Map as		Alameda		
		В.		
*b. USGS 7.5' Quad <u>Livermore</u> Date <u>2015</u> T c. Address 4611 Third Street	;R ; ¼of City Pleasanton	¼ of Sec ; M. Zip 94566		
d. UTM: (Give more than one for large and/or linear resou	_	mE/ mN		
e. Other Locational Data: (e.g., parcel #, directions to re		APN: 094 -0031-004-00		
Southwest corner of Third and E. Angela st				
*P3a. Description: (Describe resource and its major elem	•	•		
4611 Third Street is a heavily altered, single-story, en		clipped gable roof and a two-story rear		
addition incorporating an attached garage. The proper	ty features.			
 Centered front entrance with new door, entry 	porch on fluted columns with a clipped	gable roof		
 Projecting bay with clipped gable roof on nor 	th elevation			
 Two-story rear addition with transverse second 		rooflines (1990)		
 Garage addition oriented north to East Angel 	a Street			
 Wood product shingle siding 				
All vinyl replacement windows				
 New wood deck on the north elevation (1990))			
*P3b. Resource Attributes: (List attributes and codes)	HP2. Single Family Property	☐Other (Isolates,		
*P4. Resources Present: ⊠Building □Structure	□Object □Site □District □	Element of District etc.):		
*P5a. Photograph or Drawing (Photograph required for build	ngs, structures or objects)	P5b. Description of Photo: (View, date,		
		accession #)		
		Looking SW from corner of Third		
		and E. Angela Sts.		
		January 2015 *P6. Date Constructed/Age and		
ZXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		Sources: Historic		
		☐Prehistoric ☐Both		
		1925, City of Pleasanton		
		*P7. Owner and Address:		
		Shapiro, Steven A & Regina L		
		P.O. Box 5681		
	The sales with the	Incline Village, NV 89450 *P8. Recorded by: Name, affiliation, and		
		address)		
		Elaine Stiles and Katherine Petrin		
		Architectural Resources Group		
		Pier 9, The Embarcadero		
	The state of the s	San Francisco, CA 94111		
		*P9. Date Recorded: April 2015		
		*P10. Survey Type: (Describe) ☑ Intensive		
		-		
*P44 Parant Citation (Citation)		Reconnaissance		
*P11. Report Citation: (Cite survey report and other sources,	or enter "none.") <u>Pleasanton Downtown</u>	Historic Context Statement, 2013		
*Attachments: NONE Location Map Sketo	h Map 🔲 Continuation Sheet 🖂 Bu	ilding, Structure & Object Record		
	r Feature Record	•		
_	er (List)			

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
BILLI DING STRUCTURE AND	OB IECT DECODD

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 4	*NRHP Status Code

B1.	Historic Name:						
B2.	Common Name:						
B3.	Original Use:	Single fami	y resic	dential	B4.	Present Use:	Single family residential
*B5.	Architectural S	tyle Cra	aftsma	n			
*B6.	Construction H	listory: (Co	nstructi	on date, alteratio	ns, and date o	f alterations)	
	See page 3						
*B7.	Moved? ⊠	No 🗆]Yes	□Unknown	Date:	Original Loc	cation:
*B8.	Related Feature	es:					
B9a.	Architect:					b. Build	der:
*B10.	Significance:	Theme:	Resi	dential Develop	oment	Area:	Early 20 th Century Expansions and Additions
					Proper	ty	
	od of Significand				Тур		Applicable Criteria:
(Disc	cuss importance in te	erms of histo	rical or	architectural con	text as defined	by theme, period, a	nd geographic scope. Also address integrity.)

4611 Third Street is situated on property that was part of the 1868 Neal Plan for Pleasanton, an area of residential subdivision created by Joshua Neal, one of the major land owners in the vicinity during the late 19th century. Neal began subdividing his property west of Main Street between Division and Abbie streets as early as 1863, but with the surety of a Central Pacific Railroad route through Pleasanton in the late 1860s, reoriented his streets and lot divisions to align with the route of the railroad. Neal's subdivision plan laid out the current street pattern for the First, Second, and Third street neighborhood south of Division Street (Pleasanton Historic Context Statement 2013).

Early owners of this parcel include F. K. L. Hinaker in 1912 and local carpenter-builder Charles Bruce and his wife, Laura H. Bruce in 1940 (Pleasanton 1912, 1940). It is possible Charles Bruce constructed this house as a rental property. In 1940, Oswald and Frances Hoglund rented the dwelling. Oswald was a nursery manager for a local New Deal soil conservation project (US Census 1940).

Charles A. Bruce (d. 1955) was one of Pleasanton's best-known and most prolific designers and builders in the late 19th and early 20th centuries. Bruce began constructing homes in Pleasanton during the 1890s and built between thirty and forty residential buildings in town over the course of his career as well as several prominent public and commercial buildings and bridges. His firm, C. A. Bruce and Sons, was in business for over forty years. While much of Bruce's work was reportedly based on designs and plans distributed via commercial building literature, though the firm collaborated with architect J.L. Weilbye on some projects (Pleasanton Downtown Historic Context Statement).

4611 Third Street does not appear eligible for the California Register of Historical Resources. The property retains some features of the Craftsman bungalow form, but has been heavily altered with a rear addition that is out of scale with the historic main block. The property has also lost integrity of design, materials, workmanship, and feeling through extensive material replacement with incompatible cladding, doors, and windows and an entry porch with classical detailing. The historic portion of the property may be the work of local master craftsman Charles A. Bruce, but the property no longer retains sufficient integrity to convey this significance. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11.	Additional	Resource	Attributes:	(List attributes	and codes)

*B12. References: See page 3

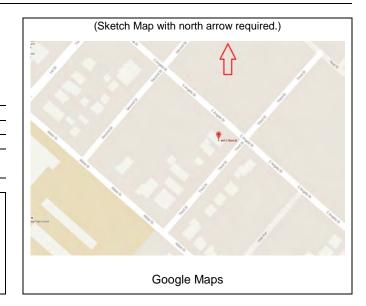
B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

*Resource Name or # 4611 Third Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map and building permit research indicate that 4611 Third Street has been substantially altered since the early 20th century. In 1929 and 1943, the property was a single-story dwelling with an end-gable orientation and a garage at the rear of the lot oriented to East Angela Street (Sanborn 1929, 1943). In 1990, owners demolished the detached garage and constructed a two-story addition incorporating a 2-car attached garage and living space on a second story. They also constructed a new deck on the north elevation. The front porch also appears to be a recent addition (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI

Page 4 of 4
*Resource Name or # 4611 Third Street (Assigned by recorder)

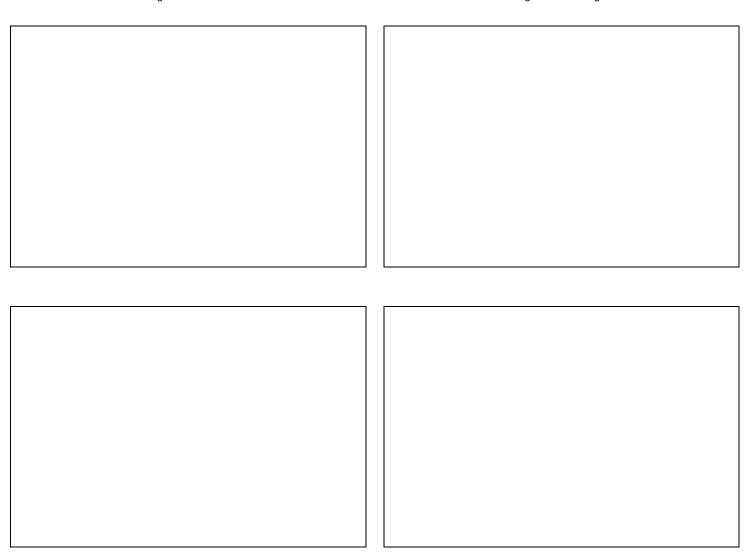
Recorded By: Architectural Resources Group Date: April 2015 **⊠** Continuation □ Update



Looking NW from Third St.



Looking S from E. Angela St.



State of California The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI		
CONTINUATION SHEET			
Page 1 of 1 *Resource Name or # 4625 Third Street (Assigned by recorder) Recorded By: Architectural Resources Group Date:	April 2015		□ Update
*December of # (A - : - ! !)	1605 Third Street		
*Resource Name or # (Assigned by recorder) P1. Other Identifier:	4625 Mild Street		
*P2. Location: ☐ Not for Publication ☑ Unrestricted and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	*a. County Al	ameda	
*b. USGS 7.5' Quad Livermore Date 2015 T ;R	: 1/4 o f	1/4 of Sec	В. . М.
c. Address 4625 Third Street City Pleasanton			Zip 94566
d. UTM: (Give more than one for large and/or linear resources) Zone	<u>;</u>	mE/	mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.,	as appropriate) APN:	094 -0031-005-00	
*P3a. Description: (Describe resource and its major elements. Include design, ma	aterials, condition, alterat	ions, size, setting, and b	ooundaries)
 4625 Third Street is a heavily altered end-gable bungalow form dwelling. The property features: Off-center main entrance with new door, full-length sidelights, and small transom light (enclosed porch) Vinyl replacement windows in multiple configurations, including picture and sliding sash Sliding glass doors on north and south elevations Full-length addition with shed roof on rear elevation Attached garage with shed roof converted to living space; French doors with sidelights infill former bay opening Heavy replacement stucco cladding Given the extensive alterations and removal of historic material, this property does not appear eligible for the California Register of Historical Resources or local designation. 			
*P3b. Resource Attributes: (List attributes and codes) *P4. Resources Present: Building Structure Object Site *P5a. Photograph or Drawing (Photograph required for buildings, structures or object)	District Elem	□Oth nent of District etc.): P5b. Description of Pho accession #) Looking W from Thiro January 2015	•
	_	*P6. Date Constructed Sources: Alice Prehistoric Bot 1925, City of Pleasan	storic th ton
402		Harvey, Jon C & Kath	
	Section 19 Control of the Control of	4473 Railroad Ave	
		Pleasanton, CA 9456 *P8. Recorded by: Nat	
		address) Elaine Stiles and Katl	harina Datrin
		Architectural Resource	
		Pier 9, The Embarca	dero
	- William	San Francisco, CA 94 *P9. Date Recorded:	
		*P10. Survey Type: (D	
		Intensive □	
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")	THE RESIDENCE OF THE PARTY OF T	☐ Reconnaissance	ant 2012
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Pleasanton Downtown Historic Context Statement, 2013			
*Attachments: NONE	ion Sheet	, Structure & Object Re	cord
□ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photographic Record □ Other (List)			

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD		
KIMAKT KEOOKD	Trinomial # NRHP Status (Code
Other Listings Review Code	Reviewer	Date
age 1 of 4		
age 1 of 4		
*Resource Name or #	(Assigned by recorder) 4653 Third Stre	eet
1. Other Identifier:		
	Unrestricted *a. County	/ Alameda
and (P2c, P2e, and P2b or P2d. Attach a Location Map as I	necessary.)	В.
	;R ; 4of	1/4 of Sec ; M.
c. Address 4653 Third Street	City Pleasanton	Zip 94566
d. UTM: (Give more than one for large and/or linear resource		mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to res	ource, elevation, etc., as appropriate)	APN: 094 -0031-007-01
23a. Description: (Describe resource and its major element	nts. Include design, materials, condition,	alterations, size, setting, and boundaries)
653 is a single-story, end-gable bungalow plan dwellin	ng with Craftsman details. The prope	erty features:
 Attached, partial-length front porch on north er 		
gable, false braces along roofline, tile deck, ar		
 Off-center main entrance fitted with a glazed, v 		
 Double-hung, wood windows in most openings 	s; window south of entrance has lead	ded glass top sash
Replacement window north of main entrance		
Projecting gable bay with false braces at the roll langeth. Cingle beyond and diving agrees the full langeth. The second of the second		
Single-bay wide addition across the full lengthClapboard siding	of the real elevation	
 Deeply projecting eaves with false braces on r 	nain elevation gable roofline	
ne property includes a detached garage with gable roo		
P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: Building Structure P5a. Photograph or Drawing (Photograph required for building)	□Object □Site □District	□Other (Isolates, □Element of District etc.): P5b. Description of Photo: (View, date, accession #) Looking W from Third St. January 2015 *P6. Date Constructed/Age and Sources: □Historic
		□ Prehistoric □ Both 1915, City of Pleasanton
		*P7. Owner and Address:
		Hodnefield, Gerald & Sheri J Trs
		1020 Serpentine Ln
		Pleasanton, CA 94566
		*P8. Recorded by: Name, affiliation, and address)
		Elaine Stiles and Katherine Petrin
		Architectural Resources Group
No. of the second secon		Pier 9, The Embarcadero
		San Francisco, CA 94111
4653		*P9. Date Recorded: April 2015
		*P10. Survey Type: (Describe) ☑ Intensive
MA Dancet Citation (C		Reconnaissance
111. Report Citation: (Cite survey report and other sources, or	enter "none.") Pleasanton Downtov	vn Historic Context Statement, 2013
ttachments: NONE	Map 🛛 Continuation Sheet 🔀 E	Building, Structure & Object Record
	Feature Record	•
☐ Artifact Record ☐ Photographic Record ☐ Other	<u> </u>	

DPR 523A (1/95) *Required Information

State of California The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI		
RIIII DING STRUCTURE AND OR IECT RECORD			

	G, STRUC	TURE AND	OBJE	CT RECO	RD
Page 2 of 4				*NRHP S	tatus Code
B1. Historic N	Jame:				
B2. Common					
B3. Original l	Jse: Single family	/ residential	B4.	Present Use:	Single family residential
		ftsman			
	• '	struction date, alteratio	ns, and date of	alterations)	
See pa	-				
*B7. Moved? *B8. Related		Yes □Unknown :hed garage (1984)	Date:	Original Loc	eation:
bo. Relateu	reatures. Detac	neu garage (1904)			
B9a. Architec	t:			b. Build	der:
*B10. Signifi	cance: Theme:	Residential Develop		Area:	Early 20th Century Expansions and Additions
			Propert	•	
Period of Sig		ical or architectural con	Type		Applicable Criteria: 3/C
(Discuss import	ance in terms of histori	cai or architectural com	lext as defined	by theme, period, ar	nd geographic scope. Also address integrity.)
4653 Third Stre	et is situated on pro	perty that was part of	f the 1868 Ne	al Plan for Pleasa	nton, an area of residential subdivision created
					/. Neal began subdividing his property west of
					a Central Pacific Railroad route through
					ute of the railroad. Neal's subdivision plan laid
Statement 2013		First, Second, and I	mira street ne	agribornood south	of Division Street (Pleasanton Historic Context
Otatomont 2010	,,,.				
Early owners of	this parcel included	John Elliot in 1912,	who does not	appear to have liv	ved in Pleasanton. Sometime between 1920
					912; US Census 1920, 1930). Ole Oleson had
					with his own shop on Main Street. He married
					ise. The Olesons operated Olsen's Furniture
					before 1940, and Christine continued living on ily owned the property in the 1960s (Pleasanton
Building Permit		5 Cerisus 1940, 1 lea	33a111011 1340,	. The releis rain	ily owned the property in the 1900s (Fleasanton
Danialing Formit	٥,٠				
					der Criterion 3. The property is a distinct
					ed gable roof; wide, unenclosed eave
					es; square column porch supports on a solid
					the historic period, but alterations have been ne Interior's Standards for the Treatment of
					storic material, and has a good degree of
					associated with any historic events or persons
in the history of			,	,	, ,
D44 A L 199	1.5				
		utes: (List attributes and	d codes)		
DIZ. Releie	nces: See page	3			(Sketch Map with north arrow required.)
				tree .	(Okcion wap with north arrow required.)
				2/	4 }
B13. Remark	ks:				
				9	***************************************
*B14. Evalua		s and Katherine Pe	trin		
		Resources Group		_	
	Pier 9, The E			The o	1
	San Francisc	0, CA 94111		_	
*Date of Evalua	ation: April 2015				• 1
· - · - · - · · · · ·					4653 Third St

Google Maps

DPR 523B (1/95) *Required Information

(This space reserved for official comments.)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI
CONTINUATION SHEET	

Page 3 of 4

*Resource Name or # 4653 Third Street

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4653 Third Street has had some alterations since the early 20th century. In 1929 and 1943 the property was a single-story dwelling with an end-gable orientation, an attached entry porch at the north end of front elevation, and a small shed addition on the north end of the rear elevation. The property included a garage at the rear of the lot (Sanborn 1929, 1943). Sometime after 1943, owners added a projecting gable bay on the south elevation and constructed a single-bay extension across the full length of the rear elevation. In 1984, owners constructed the existing garage on the property. In 1991, owners constructed a 282 square-foot deck and 294 square-foot patio cover. In 1994, owners replaced the front porch (Pleasanton Building Permits)

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

Trimingham, Bill, ed. A Walk Through Pleasanton circa 1930-1946 with the Amador High School Class of 1946. Self-published, 2006. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

DPR 523L (1/95) *Required Information

DEPARTMENT OF PAR	ne Resources Agency RKS AND RECREATION ION SHEET	Primary # HRI		
Page 4 of 4 *Resource Name or # (Assigned by recorder)	4653 Third Street ectural Resources Group	Date: April 2015	⊠ Continuation	□ Update
	oking SW from Third St			
Loc	oking SW from Third St.			

DPR 523L (1/95) *Required Information

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI	
PRIMARY RECORD	Trinomial #	
Other Listings	NRHP Status Code	
	Reviewer Date	
Page 1 of 5		
•		
*Resource Name or # (Assigned by recorde P1. Other Identifier:	r) 4171 Vineyard Avenue	
*P2. Location: ☐ Not for Publication ☐ Unrestricted	*a. County Alameda	
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)	-	_
*b. USGS 7.5' Quad Livermore Date 2015 T ;R	; 1/4 of Sec ;	В. М.
c. Address 4171 Vineyard Avenue City Pleasar	nton Z	ip 94566
d. UTM: (Give more than one for large and/or linear resources) Zone		mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, et	c., as appropriate) APN: 094 -0095-005-00	
*P3a. Description: (Describe resource and its major elements. Include design	, materials, condition, alterations, size, setting, and bou	ındaries)
4171 Vineyard Avenue is a heavily altered, single-story, side gable dwel	ling with small wings on both side elevations and	l a single-
bay addition across the rear elevation. The property features:		· ·
Centered main entrance with new door Small entry parely with gable reef and stugged aguare pasts.		
 Small entry porch with gable roof and stuccoed square posts All vinyl replacement windows 		
New stucco cladding		
The property also includes an enlarged, detached, two-car garage with h	nipped roof set east of the dwelling. Landscape fe	eatures
include a new picket fence along lot frontage.		
*P3b. Resource Attributes: (List attributes and codes) HP2. Single Fa	mily Property	
·	Other	(Isolates,
*P4. Resources Present: ⊠Building □Structure □Object □Si *P5a. Photograph or Drawing (Photograph required for buildings, structures or ob	· · · · · · · · · · · · · · · · · · ·	· (View data
	pjects) P5b. Description of Photo accession #)	o. (view, date,
	Looking N from Vineyar	rd Ave.
	January 2015	
	*DS. Date Constructed//	\ an and
	*P6. Date Constructed/A Sources: ⊠Histo	
	□ Prehistoric □ Both	
	1905, City of Pleasanto	n
	*P7. Owner and Address	<u> </u>
	May, Glenn & Juliane	э.
	683 Vivian Dr	
	Livermore, CA 94550	
	*P8. Recorded by: Name address)	, affiliation, and
	Elaine Stiles and Kathe	rine Petrin
	Architectural Resources	
	Pier 9, The Embarcade	
	San Francisco, CA 941	
	*P9. Date Recorded: _/ *P10. Survey Type: (Des	April 2015
*PA4 Parant Citations (a)	Reconnaissance	0040
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") P	leasanton Downtown Historic Context Statement	, 2013
*Attachments: NONE	nuation Sheet 🛛 Building, Structure & Object Reco	rd
□ Archaeological Record □ District Record □ Linear Feature Record	☐ Milling Station Record ☐ Rock Art Record	
☐ Artifact Record ☐ Photographic Record ☐ Other (List)		

DPR 523A (1/95) *Required Information

State of California The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	

Primary #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 5 *NRHP Status Code

B1.	Historic Name:				
B2.	Common Name:				
B3.	Original Use: Single family residential	B4.	Present Use:	Single family residential	
*B5.	Architectural Style				
*B6.	Construction History: (Construction date,	alterations, and date of	alterations)		
	See page 3				
*B7.	7. Moved? ⊠No □Yes □Unknown Date: Original Location:				
*B8.	Related Features: Detached garage				
В9а.	Architect:		b. Build	der:	
*B10.	Significance: Theme: Residential	Development	Area:	Early 20th Century Expansions and Additions	
		Propert	:y		
	od of Significance:	Туре			
(Disc	cuss importance in terms of historical or architect	tural context as defined	by theme, period, ar	nd geographic scope. Also address integrity.)	

The property associated with 4171 Vineyard Avenue was part of a second wave of residential subdivision and development in Pleasanton after 1900 focused on the edges of the 19th century town site. John Kottinger, who laid out most of the northwestern portion of the Pleasanton town site in the 1860s also owned most of the property in this area of Pleasanton. After Kottinger and his family moved to San Jose by the early 1880s, he began selling off his remaining land in Pleasanton. Kottinger sold over 1,400 acres of property along Vineyard Avenue and Kottinger Drive, east of Railroad Avenue and Second Street as the Pleasanton Homesteads. The large 10-acre lots in this area were sufficient for residential and small-scale agricultural use, but by 1915, most had been subdivided into much smaller parcels of one to two acres (Nusbaumer 1900; Pleasanton Downtown Historic Context Statement).

The likely first owners and builders of this property were David H. and Katherine Behrens (SVWC 1910; Pleasanton 1912). D.H. Behrens was a house carpenter by trade (US Census 1900, 1910). By 1920, David Behrens (age 84) was a widower and living on Second Street (US Census 1920). The property appears to have been a rental property in the 1930s and 1940s. Theo and Marie Petersen rented the house in 1930; Theo is listed as being a general laborer in the US Census that year (US Census 1930). In 1940, Leslie and Grace Rhodes rented the property. Leslie was a laborer on a local soil conservation project. Catherine Kruse owned the property later in the 1940s (US Census 1940, Pleasanton 1940).

4171 Vineyard Avenue does not appear eligible for the California Register of Historical Resources. The property is an example of a side-gable, vernacular dwelling commonly constructed in Pleasanton in the late 19th and early 20th centuries. However, the property has been substantively altered since construction, including new additions, porch removal, new stucco cladding, removal of any extant ornament, and window replacement. The property has lost integrity of design, workmanship, materials, and feeling. The property is not significantly associated with any historic events or persons in the history of Pleasanton.

B11.	Additional Resou	rce Attributes:	(List attributes	and codes)
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*B12. References: See page 3

B13. Remarks:

*B14. Evaluator: Elaine Stiles and Katherine Petrin

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

*Date of Evaluation: April 2015

(This space reserved for official comments.)



DPR 523B (1/95) *Required Information

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CONTINUATION SHEET

Primary #	_
HRI	=

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*Resource Name or # 4171 Vineyard Avenue

(Assigned by recorder)

Recorded By: Architectural Resources Group Date: April 2015 ☐ Continuation ☐ Update

B6. Construction History (continued from page 2)

Sanborn map research indicates that 4171 Vineyard Avenue has been heavily altered since the early 20th century. In 1907, the property was a single story dwelling with a square plan and an attached, wrap-around porch on the south and east elevations. In 1929 and 1943, the property had a small shed addition on the west end of the rear elevation. Historically, the property also included a 1.5-story barn with single-story side aisles and a small shed at the rear of the lot. The property formerly included all of the property at the northeast corner of First Street and Vineyard Avenue (Sanborn 1907, 1929, 1943). After 1943, owners removed the porch and added small wings to the side elevations. In 1994, owners stuccoed the exterior (Pleasanton Building Permits).

B12. References: (continued from page 2)

City of Pleasanton. Assessor's Block Book ca. 1912. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton. Assessor's Block Book ca. 1940. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

City of Pleasanton, Planning Department. Building Permit Records. Pleasanton, CA.

City of Pleasanton and Architectural Resources Group. City of Pleasanton Downtown Historic Context Statement, 2013.

Nusbaumer, George L. and Tribune Publishing Company, "Official Map of Alameda County, California, 1900." Oakland: Tribune Publishing Company, 1900.

Sanborn Map Company. Pleasanton, Alameda Co. Cal. 1888, 1893, 1898, 1903, 1907, 1929, 1943. Collection of the Amador-Livermore Valley Historical Society, Pleasanton, CA.

Spring Valley Water Company. "Proposed Water District, Pleasanton." San Francisco: Spring Valley Water Company, 1910. Collection of the Bancroft Library, University of California, Berkeley, CA.

Thompson & West. "Map of Washington Corners; Map of Haywards Park, Homestead, Union, Alameda Co., CA; Niles or Vallejo Mills, Alameda Co., CA; Map of Pleasanton, Alameda Co., CA, 1878. Collection of the Bancroft Library, University of California, Berkeley, CA.

US Bureau of the Census. US Census for Pleasanton, Alameda County, California. 1890, 1900, 1910, 1920, 1930, 1940.

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Looking NW from Vineyard Ave.



⊠ Continuation

□ Update

Looking NE from Vineyard Ave.

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*Resource Name or #
(Assigned by recorder) 4171 Vineyard Avenue

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PLEASANTON LIMITED SCOPE HISTORIC RESOURCE SURVEY SURVEY REPORT

APPENDIX B MATRIX OF NON-ELIGIBLE PROPERTIES

Year Built	Add	dress	Permit Notes	Field Notes	Research Notes	Map Notes	Census Research
1951	4552	AUGUSTINE ST	No permits of note	4554 Augustine also listed on zoning map. In 2002-03, ARG indicated the structure appears to have been built before 1904 and has a high level of historic integrity.	1878 Thompson: Land owned by Frederick Bernal. 1910 SVWC: Nevis Tract. Assessor 1912: Frank Nevis. Assessor 1940s: Eloy Nevis (parcel includes property now associated with 380 Rose.	1943, 1929 Sanborn: lot vacant and part of lot for 380 Rose. 1907 Sanborn: lot vacant. 1903 Sanborn: no coverage.	n/a
	458	DIVISION ST	Cypress Garden Apartments; no permits of note	Simple front-gabled form; projecting gabled porch at entry; screen door over original? front door; original windows at façade and throughout; solid, low porch walls, possibly rebuilt; exterior finish stucco; original walkway/front yard configuration.	1878 Thompson: part of J.H. Nevis Addition; owner A. Bernal. Assessor 1912: property owned by Antonio H. Bernal, WPRR, Manual P. de Ponte in four parcels. Assessor 1940s: Marie Eagan; lot includes land now associated with 492 Anderson and 421 Rose; 444 Division not included.	1943 Sanborn: not present on lot	n/a
	470	DIVISION ST	Cypress Garden Apartments; No permits		1878 Thompson: part of J.H. Nevis Addition; owner A. Bernal. Assessor 1912: property owned by Antonio H. Bernal, N.P Rey, Manual P. de Ponte in four parcels. Assessor 1940s: Marie Eagan; lot includes land now associated with 492 Anderson and 421 Rose; 444 Division not included.	1943 Sanborn: not present on lot	n/a
	484	DIVISION ST	Cypress Garden Apartments; Note: listed as 484 Rose in images; no permits of note	simple side-gabled form, a duplex with 2 entry doors at far ends of facade; mix of aluminum sliders and casements with fixed center pane; exposed rafter ends; roof extension over main door; screen doors at entry doors.	1878 Thompson: part of J.H. Nevis Addition; owner A. Bernal. Assessor 1912: property owned by Antonio H. Bernal, WPRR, Manual P. de Ponte in four parcels. Assessor 1940s: Marie Eagan; lot includes land now associated with 492 Anderson and 421 Rose; 444 Division not included.	1943 Sanborn: not present on lot	n/a
1940	380	ROSE AVE	2006: replace 6 windows "like for like", new dual pane windows.	Corner lot. Character-Defining Features: Side-gabled form with projecting gabled bay; original massing, single story with rear porch. Rear porch recessed between pair of gabled, projecting bays at rear; original porch; original brick chimney at porch. Alterations: Replacement vinyl and sash slider windows; replacement front door (side facing). Detached, gabled garage at rear with replacement door.	1910 SVWC: Nevis Tract. Assessor 1912: Frank Nevis. Assessor 1940s: Eloy Nevis.	1943, 1929, 1907 Sanborn: lot vacant. 1903 Sanborn and earlier: no coverage.	Adjacent 119 Rose
1923	4377	SECOND ST	1963: garage repair. 1966: demo aviary. 2003: demo existing home, rebuild new 2162 SF home (plan to remodel and add onto was scrapped in 2002) owners: Ryan & Nicole Billante, owner/builder/contractor.	new dormers? Vinyl windows, eave brackets, rebuilt porch, garage at rear	1878 Thompson: property of J.W. Bollinger. 1910 SVWC: Eastern Extension (of Neal Plan). Assessor 1912: Philip Kolb. Assesor 1940s: J. Ward Sheffield.	1943 Sanborn: 1-story dwelling with square plan, shed addition across rear; centered entry porch on front; small entry porch on rear; garage at NW corner of lot. 1929 Sanborn: same, no rear porch. 1907 Sanborn: same, but no porches, garage. 1903 Sanborn and earlier: no coverage.	1940: Paul and Josephine Imlig; Paul milker in a dairy; renters; 625 Second.
1945		SECOND ST	1965: alterations to dwelling. 1967: interior remodel no permit. 1997: variance to construct 1st and 2nd addition to existing SRF (too close to side property line, variance needed), FAR of 42%, 40% is max; 779 SF addition is to front of residence, behind an existing accessory structure which is located toward the front of the property; massing of house becomes L in plan; owner/builder: Jeff & Kathi Meier, architect Greir Graff. Architect writes to say character of house is maintained and important landscape features preserved.	there was no DPR in the file. 4467 Second Street has been enlarged by a large-scale, 2-story addition at the in front (and along the E property line) of the original single-family home; the original Spanish Colonial Revival style and detail has been replicated. The original house sits toward the rear of a deep lot. The house is now L-shaped in plan due to the addition that extends to the front lot line and includes a garage. Character-Defining Features: overall siting, orientation and landscaping of the original house; site features include: brick wall and curved, stuccoed garden wall; brick pillars; red clay tile roofing; decorative stucco treatment exposed to reveal brick. Alterations: Addition at front to create ell; more recent alterations: new garage door, windows at addition, posts.		porch, partial length rear porch; also irregularly shaped, unfinished dwelling at rear of lot made from earlier shed; garage.	1940: Buford and Gertrude Toney; Buford an exposition engineer; one child; owners; 513 Second.
1932	430	ST MARYS ST	1972: unspecified addition valued at \$4356 (owner Virginia Perry)	Other address is 432 St. Mary; front portion minimum bungalow with recessed entry and narrow porch, vinyl windows; rear addition now separate dwelling unit; both have newer wood doors; all vinyl windows; stucco with awnings	1878 Thompson: Kottinger Plan. Assessor 1912: C. H. Dall. Assessor 1940s: Henry and Myrtle Lanini.	1943 Sanborn: not present.	116 St. Mary
	432	ST MARYS ST	No permits of note		1878 Thompson: Kottinger Plan. Assessor 1912: C. H. Dall.	See 430 St. Mary	n/a
1900	471	ST MARYS ST	1966: permit to demolish existing structure (owner Lois Phillips); 1978: two story house moved to lot (owner Mike Harris, Harris Realty)	bottom story shiplap, top story flush narrow board siding; no eave ornament but original porch columns, pilasters flanking entry; entry has half-length sidelights, molded and paneled and glazed wood door; wood windows; wood porch decking, brick steps, new railing; chimney rebuilt/cased; deck with roofing off back; garage at rear of lot (newer)	No research of note on 2003 DPR; Identified in HCS as example of Craftsman residential architecture. 1878 Thompson: Kottinger Plan. Assessor 1912: Emma L. Mendenhall. Assessor 1940s: Emma Mendenhall.	Moved to site in 1966 from unknown location.	Adjacent 132 St Mary

Year Built	Add	dress	Permit Notes	Field Notes	Research Notes	Map Notes	Census Research
1945	496	ST MARYS ST			ROW, a street never opened.) Assessor 1912: Western Pacific RR.	1943 Sanborn: not present. 1929 Sanborn: not present.	
1900	637	ST MARYS ST	Owner 1959-2004: Herbert Hamilton; 2004: replace all windows; solar panels for pool heating (pool present, but no permit found)	Hamilton House, 1901 per plaque. Character-Defining Features: original hipped roof form with 4 hipped dormers; brick chimney at W; projecting segmental bay at	Mary. Assessor 1940s: Thomas Orloff.	1943 Sanborn: 1.5 story dwelling with corner-set porch and bay window on main elevation; small extension on center of rear elevation with east entry porch; single story barn and shed at rear of lot. Consistent with existing building. 1929 Sanborn: same.	1940: Thomas Orloff, b. Denmark, dairyman with own dairy; wife Catherine; owners; 310 St. Mary.
1912	4681	THIRD ST	1985: Old house torn down, new one built (with some old materials? - hard to read); 1988: demolition of house, garage; 1988 drawings of proposed single	Full rehabilitation: all new doors, windows, porch elements, base. New Palladian window above front door. Original form and age are not possible to determine.		1943, 1929 Sanborn: earlier dwelling on lot; 1-story house with square plan main block and series of additions from rear corners forming a C-shaped plan; demolished 1988. 1943 Sanborn: 1-story dwelling with rectangular plan, narrow end to street, small projecting entry porch at NE corner sheltering shallow recessed entry; garage at rear of lot.	

PLEASANTON LIMITED SCOPE HISTORIC RESOURCE SURVEY SURVEY REPORT

APPENDIX C SURVEY MAP ILLUSTRATED TO SHOW FINDINGS

