

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

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

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

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 7

\*Resource Name or # (Assigned by recorder) 8 E Reed Street

**P1. Other Identifier:** 8 E. Reed Street

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted

**\*a. County** San Jose

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

**\*b. USGS 7.5' Quad** San Jose West **Date** 2015 T; **R** \_\_\_\_\_; \_\_\_\_\_ **¼ of Sec** \_\_\_\_\_; \_\_\_\_\_ **B.M.**

**c. Address** 8 E. Reed Street **City** San Jose **Zip** 95113

**d. UTM:** (give more than one for large and/or linear resources) **Zone** 10; 598940.87 mE/ 4131748.92 mN

**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)

This property is located in the southern part of Downtown San José, just north of the California 280 Freeway. The block is a mixture of commercial and residential properties interspersed with surface parking lots. The northern part of the neighborhood exhibits the commercial character typical of central Downtown San José, and gives way to residential areas toward the south. The building is flanked by an alley to the east and parking lot to the west. The rectangular-plan building has a flat roof with two-story massing and four apartment units. The main (north) elevation has a highly ornamental Mission-style façade designed by influential regional architects Wolfe & McKenzie. A shaped parapet has decorative blind arches at both corners as well as its center. A decorative hipped roof with rounded clay tiles and shaped ornamental rafter tails projects from the lower parapet. Two shallow bay windows are recessed below the parapet, each flanked by a pair of triangular knee braces. The bays are fitted with a wide center window and narrower windows at the sides, and single lower lights are longer than multi-paned upper lights. There are two small oval windows between the bays, and an upper verandah below them has a balustrade with heavy battered wood balusters and a small decorative roof that echoes the shape and materials of the one at the parapet. The ground-floor porch beneath the upper verandah has arched openings and is supported by heavy square piers and fat Roman columns (continued page 3).

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: North (main) and east elevations, camera facing southwest, photograph taken October 12, 2017.

**\*P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1910, original DPR

**\*P7. Owner and Address:**

James and Suzanne Salata

618 S. First Street

San José, California

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

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

**\*P9. Date Recorded:** October 12, 2017

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

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

**\*Attachments:** NONE ☒ Location Map ☐ Sketch

Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (list) \_\_\_\_\_

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\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) 8 E Reed Street

B1. Historic Name: Pallesen Apartments

B2. Common Name: 8 E. Reed Street Street

B3. Original Use: Multi-family housing B4. Present Use: Multi-family housing

\*B5. Architectural Style: Mission

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1910, Original Construction

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

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

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential Development Area San Jose, California

Period of Significance 1910 - 1970 Property Type Multi-family housing Applicable Criteria C/1

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

8 E. Reed Street is recommended eligible for listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) and as a local landmark for its architecture (see continuation sheet).

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

\*B12. References:

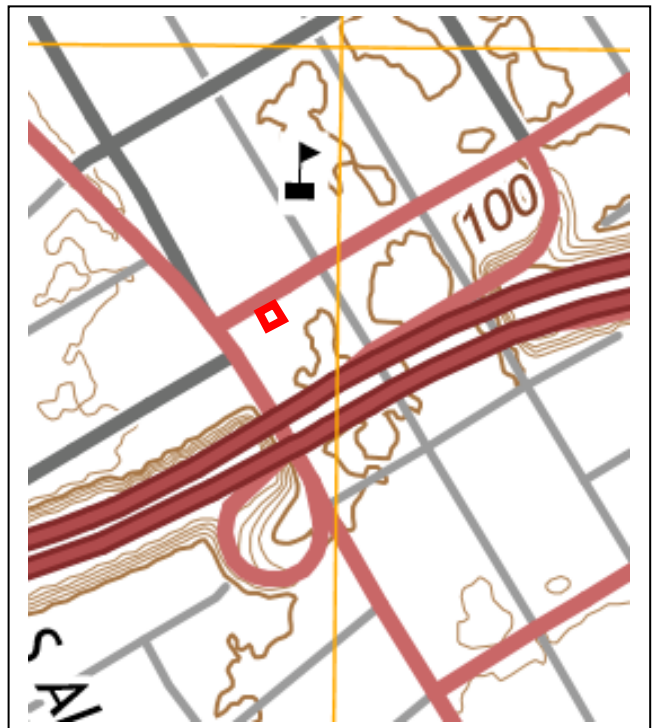
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: October 12, 2017

(This space reserved for official comments.)



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\*Recorded by Kara Brunzell

\*Date: October 12, 2017 ☒ Continuation ☐ Update

**\*P3a. Description: (continued):**

The most inward opening on each ground-floor window bay is fitted with an entry door rather than a window, and two more entry doors fill the space between the bays. The partially-glazed wood doors are sheltered by the porch and accessed via concrete steps to either side. The main façade is clad in heavily-textured stucco, (except for wooden elements such as rafter tails and Roman columns). Side and rear elevations lack decorative features or references to Mission architecture: they have simple one-over-one wood sash windows and horizontal wood siding.



Photograph 2: Detail, north (main) elevation, October 12, 2017.



Photograph 3: 8 E. Reed Street with 618 S First Street visible right of frame, camera facing south, October 12, 2017.



Photograph 4: South and east elevations, camera facing northwest, October 12, 2017.



Photograph 5: West and south elevations, camera facing northeast, October 12, 2017.

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\*Recorded by Kara Brunzell

\*Date: October 12, 2017 ☒ Continuation ☐ Update

**B10. Significance (continued):**

San José

The first known inhabitants of the Santa Clara Valley were Ohlone people, who settled there around 8000 BC. Sir Frances Drake, who claimed the San Francisco Bay Area for England in 1579, was the first European to visit the area. In the late 18<sup>th</sup> century, the Spanish began to expand into the region in response to increasing Russian presence. In 1777, Father Junípero Serra consecrated the Mission Santa Clara de Asis, which later gave the county its name. Later that year, Spain founded the Pueblo de San José de Guadalupe, the first Spanish civilian town in California. In the 1820s, the Mexican government began secularizing, and sold the Mission land. By 1846, when the United States captured San José during the Mexican-American war, the town had a small population of Spanish, Mexicans, Peruvians, Chileans, and Native Californians. The Gold Rush began to alter the area in 1848, and the process accelerated after California statehood in 1850. In 1851, Jesuits set up Santa Clara University on the Mission site. In 1849, San José became the first state Capital. As railroads were built in California, the Santa Clara Valley became a major agricultural center, exporting produce and seeds worldwide. Oil wells were also a major source of trade beginning in the 1860s, and at one point Santa Clara County produced virtually all of the oil used in California. Lumber and winemaking were also sources of income. In the 1890s, the Leland Stanford Junior University was founded by Senator Leland Stanford in Palo Alto, where research into radio, telegraph, and telephone technology began, laying the early foundation of the tech industry that would come to dominate in the area.<sup>1</sup>

As the nineteenth century progressed, San José's commerce, financial services, and agricultural processing sectors expanded as the regional agriculture economy prospered. First focused on cattle ranching and then wheat, Santa Clara County shifted to intensive horticulture after 1875, and orchards came to dominate the region. Fruit cultivation meant fruit processing, and the region was a locus for innovations in drying, canning, and shipping fruit. As the most important town in the area, San José reaped the economic benefits of this market. Many canneries and packing houses were in San José, and by the turn of the century the local population was 21,500, and diversity was increasing as Japanese and Chinese immigrants and African-Americans joined long-established groups.<sup>2</sup>

The 1906 earthquake spurred growth in San José as local property owners took the opportunity to expand as they rebuilt, and as displaced San Franciscans relocated. Regional agriculture was still the source of local prosperity during the early twentieth century, and San José consolidated its position as the region's dominant city as farmers acquired cars and could drive longer distances. The city began to expand its footprint during this era, a harbinger of more rapid expansions in the postwar era. Downtown expanded south along First Street, and auto-related businesses including service establishments and showrooms located around South First and South Market Streets. Dependence on autos began to cause congestion in San José as well as the decline of the public transit system by the 1930s.<sup>3</sup>

The United States' entry into World War II in the waning days of 1941 set in motion a series of changes that would transform Santa Clara County from an agricultural to an industrial powerhouse and allow San José to become Northern California's largest population center. Proximity to war training and embarkation centers in San Francisco and at Fort Ord to the south brought huge numbers of people through Santa Clara County. People from all over the country relocated to Santa Clara County to work in local defense industry plants, and many stayed after the war ended. In some cases, these new residents appropriated property owned by Japanese internees. Wartime contracts also led to the growth of early technology companies, laying the foundation for what would become Silicon Valley. After the war ended, federal policies encouraged the construction of new highways and suburban neighborhoods, and veterans had access to attractive lending terms. Rapid residential development had already begun when City Manager A.P. Hamann took over in 1950. Hamann presided over San José's expansion from 17 to 137 square miles over the next two decades.<sup>4</sup>

<sup>1</sup> "Early History," Santa Clara County: California's Historic Silicon Valley, A National Register of Historic Places Travel Itinerary, National Park Service; "Economic History," Santa Clara County: California's Historic Silicon Valley, A National Register of Historic Places Travel Itinerary, National Park Service.

<sup>2</sup> Envision San José General Plan, Cultural Resources: Existing Setting, Prepared by Basin Research Associates, Inc., July 2009, 17 – 19; Curt Fukuda, "History," Japantown San José, <http://www.jtown.org/cat/history-san-josé-japantown>, Accessed 5 December 2016.

<sup>3</sup> Envision San José General Plan, Cultural Resources: Existing Setting, Prepared by Basin Research Associates, Inc., July 2009, 20-21; City of San José, Gateway Tower Mixed Use Development, Draft Supplemental EIR, August 2016, 24.

<sup>4</sup> Preservation Action Council of San José, "San José Mid-Century Modern Context," Prepared by PAST Consultants, LLC, June 2009, 24 – 27; County of Santa Clara, "County of Santa Clara Historic Context Statement," Prepared by Archives & Architecture, LLC, December 2004 (Revised 2012), 46. ; "San José Japantown Historic Context and Survey Phase II", Carey & Co Inc., 11-15.

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\*Recorded by Kara Brunzell

\*Date: October 12, 2017 ☒ Continuation ☐ Update

The tech industry in Santa Clara County began developing further during and after the war, spurred in part by increased defense spending. President Eisenhower created the Advance Research Projects Agency in 1958, which began focusing on computer development after launching the United States' first successful satellite. Longstanding relationships between Stanford University and surrounding industries were also a factor as they strengthened in this era. In the fifties, Professor Fred Terman leased parts of the campus to tech companies in an attempt to address financial difficulties, a decision that is widely seen as having started the computer revolution. Over the following decades, these businesses were drawn to the area, and Santa Clara County became a site for numerous innovations in computer tech. The term "Silicon Valley" was coined in 1971, and the importance of tech in the area has only grown since then. Today, the region is still at the forefront of the tech industry, with thousands of tech companies headquartered there.<sup>5</sup>

#### 8 E. Reed St

The building was constructed about 1910 for owners Chris and Lillie Pallesen. Lillie M. McAbee was born in 1871, and in 1903 married Danish immigrant Christian Pallesen, who was 11 years older. The couple did not have children. Pallesen worked in a lumber mill, and was superintendent when the couple purchased the property at the corner of Reed and S. First streets about 1909. The Pallesens lived in one unit of the building. Chris Pallesen died in 1919. In 1920, Lillie Pallesen was living at 10 E. Reed and gave her occupation as apartment landlady. In 1930, Maja Pallesen, a niece from Denmark who was then 29, lived in the unit with her. Maja eventually began working as a stenographer, and lived in the apartment with her aunt until the older woman's death in 1940.<sup>6</sup>

The Pallesens rented the other units of their building to working- and middle-class people. Gladys and George Fessler were the first renters known to have lived in the building. In 1912 and 1913 both were working as clerks. In 1930, two units of the building (census records do not record which) were rented. Italian immigrants Frank and Frances Provenzano rented one unit, where they lived with their three children, who were between the ages of 15 and 24. Frank was a farm laborer, as were sons Sam and Frank, Jr. Their 22-year-old daughter Lena also lived in the building with her husband Carmelo Perrone, a barber. The Perrones may have had their own unit or may have shared with Lena's family.<sup>7</sup>

As in most apartment buildings, the average tenants stayed only a couple of years, but one family is known to have lived there for decades. John and Agnes Reding lived in #14 from 1941 through the mid-1970s. John and Agnes were about 40 when they moved in and children James, Patrick, and Marjorie were between the ages of 5 and 13. Agnes was a housewife. John first worked as a salesman for a roofing company and later as a mechanic and a maintenance man for Greyhound before finally retiring about 1970.<sup>8</sup>

Over the decades, the building continued to serve as housing for regular working people. In 1960, (in addition to the Redings) Mrs. Victoria Janeski, a waitress at Napoli's Café, lived in #8, Gerald P Doyle was a printer at the Mercury newspaper, and lived in in #10. Mrs. Hilda B Ferreira in #12 was a clerk. City of San Jose may have granted the property to Carmine E. Filice and June Barci about this time (when they granted the other parcel). In 1980, Carmine Filice and June Barci granted it to Mak-Mor. Mak-Mor owned it until 1996, when the entity sold the property to James and Suzanne Salata.<sup>9</sup>

#### Architectural Context

##### Wolfe & McKenzie

Frank Delos Wolfe was one of San Jose's leading early twentieth century architects, and has been credited with bringing the Prairie Style to Santa Clara County. Born in Ohio in 1862, he established himself as a San José contractor and architect in 1895. Wolfe was self-taught. He hired Charles McKenzie, an architect several years his junior. McKenzie, who was born in Boston in 1874, was even more prolific than his mentor Wolfe and nearly as influential. The two architects began an extraordinarily productive partnership in 1899, which lasted until 1910. They worked in a wide range of styles, and published an influential pattern book in 1907. Naglee Park and Hatchett Park subdivisions were strongly shaped by Wolfe & McKenzie. Wolfe & McKenzie's best-known collaborative works in San José demonstrate the broadness of their design idiom: the Foursquare/Prairie George Herbert house, the Craftsman Bogan-Bonetti House, Jopson/Bufington House (a hybrid of Victorian-period styles), and the Chicago-style commercial/apartment building at 40-50 South

<sup>5</sup> "Economic History," Santa Clara County: California's Historic Silicon Valley, A National Register of Historic Places Travel Itinerary, National Park Service.

<sup>6</sup> US Census Records, San José, 1910, 1920, 1930.

<sup>7</sup> San José City Directories, 1912, 1913; US Census Records, San José, 1930.

<sup>8</sup> San José City Directories, 1941, 1951, 1966, 1971; US Census Records, San José, 1940.

<sup>9</sup> San José City Directories, 1960, Deeds on file with the Santa Clara County Recorder's office.

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\*Recorded by Kara Brunzell

\*Date: October 12, 2017 ☒ Continuation ☐ Update

Second Street. They designed the unique and eclectic Gilroy City Hall, which is that city's most famous historic landmark, as well as many other buildings in Campbell, Palo Alto, and other parts of Santa Clara County. The Mission-style Pallesen Apartments building was one of the last projects they designed before dissolving their partnership. Both continued to build distinguished buildings in and around San Jose as solo practitioners and in other partnerships. The Pallesen Apartments appears to have been a precedent for Wolfe's late-career transition to the Spanish-inspired design idiom displayed in Campbell's Curry Building (1913), 831 University Ave (1911), Palo Alto, and much of his work after 1918.<sup>10</sup>

#### Peter T. Jorgenson

Building contractor Peter T. Jorgenson constructed the Pallesen Apartments. Born in Denmark in 1859, he came to the United States in the early 1880s. He married a fellow Dane named Annie, and their four children were born in California. By the 1890s, Jorgenson had established himself as a San Jose building contractor. Jorgenson was one of dozens of local building contractors in early twentieth century San Jose, and research has revealed no special connection between Jorgenson and Wolfe & McKenzie. It is more likely that Jorgenson had a connection to the property owners. Pallesen and Jorgenson may have known each other as both were Danish immigrants and were about the same age.<sup>11</sup>

#### **Evaluation:**

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: 8 E. Reed Street is not associated with events that have made a significant contribution to the broad patterns of our history. It is generally associated with San Jose's population and building boom after the 1906 earthquake. All properties are constructed within specific historic contexts, however, not every property is significantly associated with such contexts. Research has not revealed an important association between 8 Reed Street and San Jose's early-twentieth century growth, or with any other historic context. Therefore the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: 8 E. Reed Street is not associated with the life of a person important to our history. Research did not reveal any significant associations to any important historic persons. The Pallesens and the known tenants of the building were not important to local, state, or national history. Therefore it is not recommended eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 8 E. Reed Street is significant for its architecture. It was designed by an important regional architectural firm, Wolfe & McKenzie. It was one of the partnership's last executed projects before Frank Delos Wolfe and Charles McKenzie went on to achieve distinction in solo practices. Its façade exemplifies Mission architecture, which was popular in California from about 1890 through 1920. It is one of Wolfe's first documented experiments with Spanish-inspired architecture. (He later designed landmark examples of Mission and Spanish Revival buildings throughout Santa Clara County.) It exhibits character-defining features of the style including shaped parapet, stucco cladding, decorative rafter tails, clay tile roof, arched openings, and blind arches as a decorative motif. For these reasons, the property is recommended eligible to the NRHP and CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 8 E. Reed Street does not appear to be a principal source of important information in this regard.

The City of San Jose's municipal code sets forth factors that may be considered in order to determine whether a property qualifies as a local landmark under section 13.48.110 (H):

Prior to nominating a potentially historic property for designation as a city landmark and/or recommending approval or modified approval of a proposed designation as a city landmark, the Historic Landmarks Commission shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation

<sup>10</sup> "Frank Delos Wolfe, San Jose's most Enduring Architect," <http://www.frankdeloswolfe.com/fdw.html>, copyright 2011-2014, accessed 18 November 2017; Susan Dinkelspiel Cerny, *An Architectural Guidebook to San Francisco and the Bay Area*, Gibbs Smith, Publisher Salt Lake City, 2007, 8 108, 120, 116-117, 153; Palo Alto Stanford Heritage, "Frank Delos Wolfe," <http://www.pastheritage.org/Wolfe.html>, accessed 13 November 2017.

<sup>11</sup> US Census Records, San Jose, 1900, 1910; San Jose City Directories, 1898, 1915.

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\*Recorded by Kara Brunzell

\*Date: October 12, 2017 ☒ Continuation ☐ Update

as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

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

The City of San José's criteria apply to 8 E. Reed Street as follows:

1. The property is not significant for its character, interest or value as part of the local, regional, state or national history, heritage or culture. As described above under the Criterion A/1 evaluation, 8 E. Reed Street is not associated with any important historic contexts.
2. 8 E. Reed Street is not the site of a significant historic event.
3. As described above under the Criterion B/2 evaluation, 8 E. Reed Street is not identified with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. 8 E. Reed Street does not exemplify the cultural, economic, social or historic heritage of the City of San José.
5. 8 E. Reed Street does not portray the environment of a group of people in an era of history characterized by a distinctive architectural style.
6. As described above under the Criterion C/3 evaluation, 8 E. Reed Street is a distinctive example of Mission architecture which exhibits the character-defining decorative features of the style, and therefore embodies the distinguishing characteristics of an architectural type.
7. 8 E. Reed Street is the work of Wolfe & McKenzie, master architects who strongly shaped San José's early-twentieth century built environment. Although it is a relatively minor example of their work, it is important within their oeuvre as one of their last joint projects and one of Wolfe's first experiments with the Mission style.
8. Although it is a good example of an important architectural style, 8 E. Reed Street does not embody elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

#### Integrity

Historic eligibility rests on integrity (the ability of a property to convey its historic character) as well as significance. 8 E. Reed Street has not been moved and therefore retains integrity of location. Almost all the decorative features of the building's original Mission architecture remain, as do simple non-decorative elements of the building such as double-hung wood sash windows, so it retains integrity of Design. Incursion of the freeway and parking lots onto the block have partially compromised integrity of Setting. Alterations such as the use of heavily-textured spray-on stucco cladding have slightly compromised integrity of Materials and Workmanship. However, this change is a minor alteration and other elements remain, therefore the property retains integrity of Materials and Workmanship. It remains in use as a dwelling so retains integrity of Association. Presence of other aspects of integrity combine to form Integrity of Feeling. Therefore, the property retains sufficient integrity overall to convey its historic character.

The property is recommended eligible for listing on the NRHP and CRHR under Criterion C/3 and for local landmark listing under Factors 6 and 7.

PRIMARY RECORD

Primary # P-43-002987  
HRI # 5101-0895-0000

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or # (Assigned by Recorder): SJCDHS114

P1. Other Identifier: None

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Santa Clara  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad San Jose West Date 1980 Photorevised T. 7S.; R. 1E.; Mt Diablo B.M.

c. Address: 8-14 E Reed St. City San Jose ZIP: 95113

d. UTM: (Give more than one for large/or linear resources) 10S 599929mE 4131740mN

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

Assessor's Parcel Number: 472-26-090

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

On East Reed Street adjacent an alley, this Mission Revival style apartment building is located on a larger parcel that includes the vacant lot at the corner of East Reed and South First Streets. Filling most of what had been an earlier smaller parcel, it is two stories in height and topped by a flat roof surrounded by a parapet.

The building is covered with v-groove wood siding except for the front façade, which is coated with thick textured stucco. The façade is symmetrical, and contains a covered front porch that abuts the sidewalk. Prominent above the porch is a projecting tile-covered mansard roof that appears cantilevered over what are false horizontal beams under the soffit. Above the mansard is sculpted parapet in a motif common to the Mission Revival style.

Steps are located on both sides of the porch that lead to four apartment doors. The doors appear original, and are glass with wood stiles. Above the doors are glass transoms. The porch openings are elliptical arches; the front arched opening rests on Tuscan styled pilasters. The porch is crowned with a wrapping tile mansard that is located below a false balcony that has a partially open balustrade. On both sides of the porch area are angled bays at both the first and second floors. The windows in these bays are single pane and are topped by multi-lite transoms. Flanking the top of the bays are large wood braces, and set in the wall between the bays are two porthole windows. The remaining windows at the side and rear of the building are double hung set in groupings of two and three.

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

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



P5b. Description of Photo:

(View, date, accession #)

5/2000

View from north

\*P6. Date Constructed/Age Sources:

1910

Block books/directories

\*P7. Owner and Address:

James A. & Suzanne Salata  
1505 Lincoln Ave  
Capitola CA 95010

\*P8. Recorded by:

F.Maggi/C.Duval  
Dill Design Group  
110 North Santa Cruz Ave  
Los Gatos CA 95030

\*P9. Date Recorded: Aug. 23, 2000

\*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, San Jose Downtown Historic Survey, for the City of San Jose, August 2000

\*Attachments: NONE Location Map Sketch Map Continuation Sheet ☒ Building, Structure and Object Record Archaeological Record  
District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code: None

\*Resource Name or # (Assigned by recorder): SJCDHS114

B1. Historic Name: Palleson Apartments

B2. Common Name: Palleson

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Mission Revival

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

Built 1910

\*B7. Moved? no

Date: n/a

Original Location: n/a

\*B8. Related Features: none

B9. Architect: Wolfe & McKenzie

b. Builder: P. Jorgenson

\*B10. Significance: Theme Architecture & Shelter

Area Downtown San Jose

Period of Significance 1910-1945

Property Type Apartments

Applicable Criteria C

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

In 1910, the building located at 8-14 East Reed Street was constructed by owner Chris Palleson. The two-story, sixteen-room building was projected to cost about \$5,446. The contractor was P. Jorgenson and the architect was the well-known local firm of Wolfe & McKenzie. Pallenson was the superintendent of the Hubbard & Carmichael lumber mill. One unit of the building was lived in by Pallenson and his wife Lillian, and the other three units were rented. Mrs. Pallenson was still living in the building as late as 1950 and was the builder of the commercial building at 618 South First Street in 1936. The building is an early apartment building and designed in a unique implementation of Mission Revival by the important local architectural firm of Wolfe & McKenzie. It appears to qualify for the National Register under Criterion C, as a significant work with artistic merit.

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

**\*B12. References**

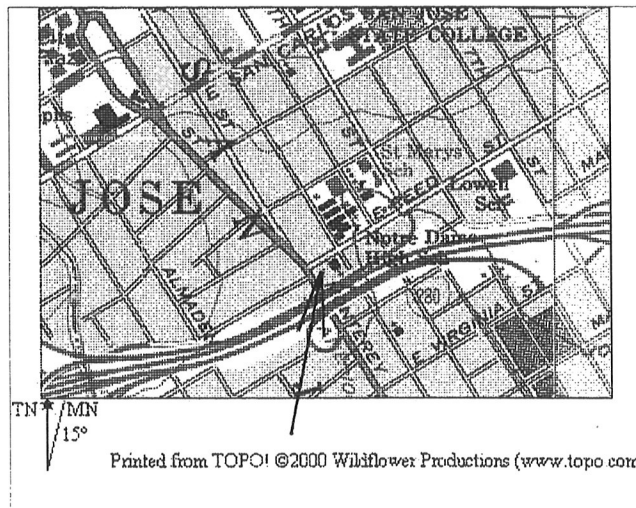
F. G. Harriman, Block-Book of the  
City of San Jose, 1909.  
San Jose Building Permit #913, 3/23/1910.  
San Jose City Directories, 1910-1963.  
San Jose Sanborn Fire Insurance Maps, 1901-1961.  
School District Maps, 1930s.  
Thomas Bros., Block Book, 1924.

B13. Remarks: None

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: Aug. 23, 2000

(This space reserved for official comments)



P-43-002987

**HISTORIC EVALUATION SHEET****Historic Resource Name:** 8-14 E Reed St**A. VISUAL QUALITY / DESIGN****Justification**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
1. EXTERIOR		x			
2. STYLE	Mission Revival	x			
3. DESIGNER	Wolfe and McKenzie	x			
4. CONSTRUCTION					x
5. SUPPORTIVE ELEMENTS					x

**B. HISTORY / ASSOCIATION**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
6. PERSON / ORGANIZATION	Palleson				x
7. EVENT					x
8. PATTERNS					x
9. AGE	1910			x	

**C. ENVIRONMENTAL / CONTEXT**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
10. CONTINUITY					x
11. SETTING					x
12. FAMILIARITY				x	

**D. INTEGRITY**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
13. CONDITION		x			
14. EXTERIOR ALTERATIONS		x			
15. STRUCTURAL REMOVALS		x			
16. SITE		x			

**E. REVERSIBILITY**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
17. EXTERIOR		x			

**F. ADDITIONAL CONSIDERATIONS / BONUS POINTS**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
18. INTERIOR / VISUAL					x
19. INTERIOR / HISTORY					x
20. INTERIOR ALTERATIONS					x
21. REVERSIBILITY / INTER.					x
22. NATIONAL OR CALIF. REG.				x	

**REVIEWED BY:**

Franklin Maggi

**DATE:**

04/27/00

7-43-002987

**EVALUATION TALLY SHEET****Historic Resource Name:** 8-14 E Reed St**A. VISUAL QUALITY / DESIGN**

1. EXTERIOR
2. STYLE
3. DESIGNER
4. CONSTRUCTION
5. SUPPORTIVE ELEMENTS

E	VG	G	FP	Value
16	12	6	0	16
10	8	4	0	10
6	4	2	0	6
10	8	4	0	0
8	6	3	0	0

Value	Value	Sub-total	Cumulative sub-total
		32	

**B. HISTORY / ASSOCIATION**

6. PERSON / ORGANIZATION
7. EVENT
8. PATTERNS
9. AGE

E	VG	G	FP	Value
20	15	7	0	0
20	15	7	0	0
12	9	5	0	0
8	6	3	0	3

3

**C. ENVIRONMENTAL / CONTEXT**

10. CONTINUITY
11. SETTING
12. FAMILIARITY

E	VG	G	FP	Value
8	6	3	0	0
6	4	2	0	0
10	8	4	0	4

4

39

(SUM OF A+C) =

36

**D. INTEGRITY**

13. CONDITION
14. EXTERIOR ALTERATIONS
15. STRUCTURAL REMOVALS
16. SITE

E	VG	G	FP
.00	.03	.05	.10
.00	.05	.10	.20
.00	.03	.05	.10
.00	.20	.30	.40
.00	.10	.20	.40
.00	.10	.20	.40

0	x	39	0.0
0	x	36	0.0
0	x	3	0.0
0	x	36	0.0
0	x	3	0.0
0	x	3	0.0
0	x	3	0.0
			0.0

**ADJUSTED SUB-TOTAL:** (Preliminary total minus Integrity Deductions)

39

**E. REVERSIBILITY**

17. EXTERIOR

E	VG	G	FP
3	3	2	2

3

42

**F. ADD'L CONSIDERATIONS/BONUS POINTS**

18. INTERIOR / VISUAL
19. INTERIOR / HISTORY
20. INTERIOR ALTERATIONS
21. REVERSIBILITY / INTERIOR
22. NATIONAL / CALIFORNIA REGISTER

E	VG	G	FP
3	3	1	0
3	3	1	0
4	4	2	0
4	4	2	0
20	15	10	0

0

0

0

0

10

10

**EVALUATION TOTAL:** (Adjusted subtotal plus Bonus Points)

52.00