ATTACHMENT G

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

HISTORIC RESOURCES INVENTORY

(State use only)
Ser _____ Site _____ Mo 4 Yr. ___
UTM _____ Q _____ NR ___ SHL ___
Lat _____ Lon _____ Era _____ Sig _____
Adm ___ T2 ___ T3 ___ Cat ___ HABS ___ HAER ___ Fed ___
UTM 10/650390/4202985

IDENTIFICATION

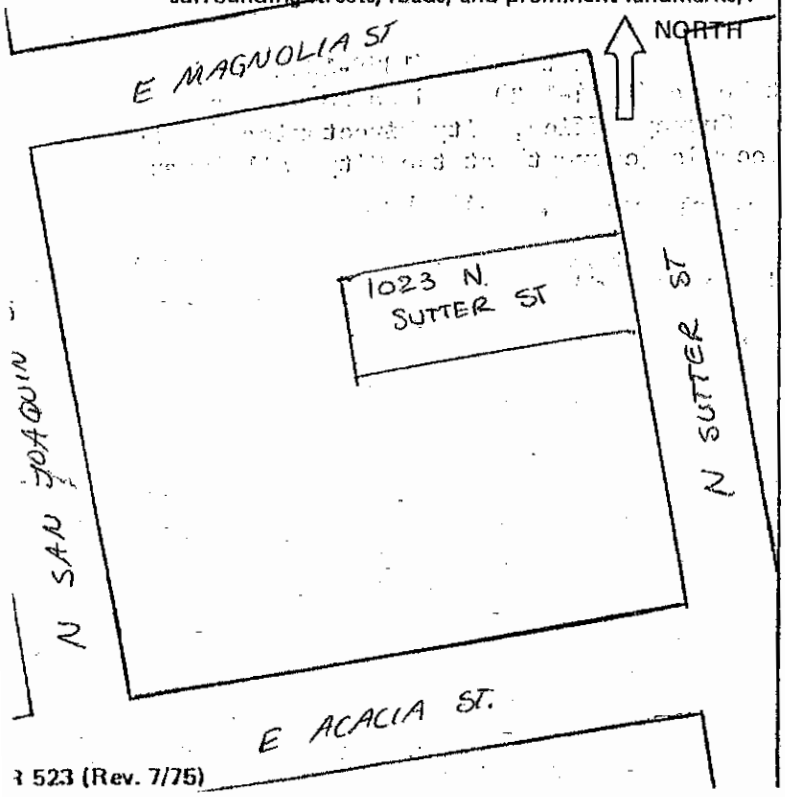
1. Common name: Previtali House
2. Historic name, if known: _____
3. Street or rural address 1023 North Sutter St.
   City: Stockton ZIP: 95202 County: San joaquin
4. Present owner, if known: JC Previtali Address: Same
   City: Same ZIP: Same Ownership is: Public ☐ Private ☒
5. Present Use: Residence Original Use: Residence
   Other past uses: UNknown

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This 2 story Italianate cube style house is located at 1023 North Sutter Street. It has a hopped roof with boxed eaves. 2 over 2 double hung sashes and a new large picture window are elements of the fenestration. Flushboard siding covers the walls. A newer brick porch with steps has square posts. Large older trees and shrubs obscure a view of the house most of the year. A garage and carport stand to the rear.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 50 ';
   Depth 150 ';
   or approx. acreage .172

9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☐ d. Residential ☒
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ _____

12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ _____

13. Date(s) of enclosed ph... 10 and 12/77

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐ _____

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1884-87 This date is: a. Factual ☐ b. Estimated ☒

17. Architect (if known): Unknown

18. Builder (if known): Unknown

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☒ Garage i. None ☐

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This house is typical of its period. It stands on a street with other large older Victorian homes. The zoning is commericial/residential.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates: Plat Books (1869-1881) and Sanborn Maps (1883-1894) at Pioneer Museum, Plat Books (1884-1920) and Sanborn Maps (1917, 1964, and 1972) at the Historical Building Survey Office, City Directories (1895-1940) at StocktonPublic Library, Tax a

23. Date form prepared: 1/14/80 By (name):
Address: 445 W.Weber Ave.
Phone: (209)4625583 Organi
(State Use Or

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HISTORIC RESOURCES INVENTORY

(State use only)
Ser _____ Site _____ Mo. ____ Yr. ____
UTM _____ Q _____ NR 4 SHL ____
Lat _____ Lon _____ Era _____ Sig _____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 10/650 390/4202 985

IDENTIFICATION

1. Common name: Previtali
2. Historic name, if known: _____
3. Street or rural address ~~Same~~ 1023 N Sutter St.
   City: Stockton ZIP: 95202 County: S.J.
4. Present owner, if known: J+C Previtali Address: Same
   City: Same ZIP: 202 Ownership is: Public ☐ Private ☒
5. Present Use: Residence Original Use: Residence
   Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition: This two story Italianate cube style house is located at 1023 N. Sutter St. It has a hipped roof with boxed eaves. Two-over-two double hung sashes and a new large picture window are elements of the fenestration. Clapboard siding covers the walls. A newer brick porch with steps has ~~neoclassical~~ square posts. Large older trees and shrubs obscure a view of the house most of the year. A garage and carport stand to the rear.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):
   NORTH ↑

8. Approximate property size:
   Lot size (in feet) Frontage 50 ';
   Depth 150 ';
   or approx. acreage .17 +/-.

9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☐ d. Residential ☒
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ _____

12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ _____

13. Date(s) of enclosed photograph(s): OCT + DEC 77

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☑
    f. Other ☐ _____

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1887 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): _____

18. Builder (if known): _____

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
    f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☒ Garage i. None ☐

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):
This house is typical of its period. It stands on a street with other large older Victorian homes. The zoning is Commercial/Residential.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
    c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
    g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

23. Date form prepared: _____ By (name): Stauffer-Phillips
    Address: _____ City _____ ZIP: _____
    Phone: _____ Organization: _____

(State Use Only)

ATTACHMENT G

STOCKTON ARCHITECTURAL RESOURCES INVENTORY

Street Address or Location: 1023 N. SUTTER

Name of Structure: --

City: STKN County: SAN JOAQUIN

Assessor's Parcel No.: 139-18-6

Ownership: Public or (Private) (circle)

Present Owner: --

Address:

Occupants/Use: RESIDENCE

Original Use: "

Site or Parcel Size: 50 X 150

Present Zoning: R

UTM:

Zone Easting Northing

Quad Map:

National Register Status:

Other Registration:

Historic Era:

Theme:

Category: (check) Structure ✓ District ___ Landscaping ___ Site ___ Other ___

Date of Construction: 1887 (?)

Alterations: (yes) / no (circle)

Condition: GOOD

Architect/Builder: --

Style: CUBE simple Victorian cottage c.s.h.

Building Type: 2 STORY WOOD FRAME

Building Material: CLAPBOARD

Building Description: TRUNCATED PYRAMID ROOF, UNDECORATED HORIZONTAL TRIM, ONE LARGE PICTURE WINDOW ON BOTTOM STORY W/ FRENCH WINDOWS AT EACH SIDE OF IT.

Interior Features (if known):

Additions and Alterations: BRICKED PORCH Picture window

Ancillary Structures CARPORT-GARAGE IN REAR

Landscaping and Grounds: WELL KEPT LAWN ABUNDANCE OF SHRUBBERY, PLANTS & TREES (BOTH IN YARD & FRONT)

Neighborhood Context: HEIGHT CONFORMS TO REST OF BLOCK, TREE LINED ST.

Evaluation

Good

Photo Number:

Date of Survey: 10-20-77 Surveyor: V. PHILLIPS Organization:

Prepared by Charles Hall Page & Associates, Inc., c 1977

Historic Information:

Original Owner: WM. ZOHL

Original Site: (yes) / no (circle)

Significant Occupants/Events: NONE

Sources of Information: PLAT BOOKS 1869-1881 1881-1920 SANBORN MAPS 1883-1894 1914 CITY DIRECTORYS -1912 1912-40

Statement of Significance:

STURDY BUILDING, GIVES IMPRESSION OF PERMANENCE
PART OF THE ESTATE OF M. CONTE 1869-1880 MR. ZOHL
PURCHASED THE PROPERTY 1886-1908

Additional Comments:

10/77

ATTACHMENT G 22
Researcher J. Roberts

INITIAL FIELD SURVEY

(Assessor Loc: 139-018-6)
(Census Loc: _____)

Address 1023 N Sutter

Current Owner _____ (phone) _____ (address) _____

Current Occupant _____ (phone) _____

DESCRIPTION Roof is truncated pyramid w/ Boxed eaves and an undecorated frieze. Horizonal clap board sideing. No gables or bays. Windows are symetrical in plan and are divided by 4 equal sashes. Has 1 large picture window on bottom floor w/ french windows at each side of it. Two story house is square with side extention on south and west side. Porch is an open L shaped

Architectural Style Cube Building Type Family Dwelling

CONDITION

X Altered
___ Unaltered

Alterations: Additions on back

Description of Condition Good

ARCHITECTURAL SIGNIFICANCE Well kept and maintained

ENVIRONMENTAL IMPACT Blend with surrounding area

HISTORICAL INFORMATION _____

NOTATIONS _____

(Notations continued on reverse? Yes No)

porch which etends accross the front and 1/2 of south side. Has a stone floor and stone railing. Also has square pillers.

Date 1913

ATTACHMENT G

DATE _____

INIT. _____

RESEARCH WORKSHEET

SOURCE PLAT

1023 N. SUTTER

1862
63
64
65
66
67
68
69 M. CORTLE — 600 — N½ SE¼ BLK.
1870
71 — 750
72
73
74
75
76 M. CORTLE EST
77
78
79 EST. M. CORTLE — 750
1880 — 150-1200
81 J.M. CRAWFORD
82
83
84 EUPHRATES MONROE — 250-1400
85
86 WM. FOHL — 450-900
87 — -1400
88 — 500-
89
1890
91
92 — 700-1200
93 — -1400
94
95 — 650-1000
96 — 700-
97
98
99
1900

ATTACHMENT G

1901	WM TOLL	700-1600
02		
03		
04		750-
05		
06		
07		
08		900-
09	MARY TOLL	
1910		1000-
11		900-
12		1100-
13		
14	TJ. & N.J. LEVY	
15		
16		
17		
18		2500-
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1920		
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ATTACHMENT G

RESEARCH WORKSHEET

DATE _____

INIT. _____

SOURCE Sanborn

1023 N. SUTTER

1862
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1870
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1880
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83 Structure present on lot
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1900

ATTACHMENT G

1901
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17 STRUCTURE SHOWN
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1920
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ATTACHMENT G

DATE _____

INIT. _____

RESEARCH WORKSHEET

SOURCE CITY DIRECTORY

1023 N. SUTTER

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1890
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95 W. H JOHL AGT.
96
97
98
99
1900

No PRIOR OCCUPANCY

ATTACHMENT G

1901	WM. O. FOHL	AGT.	
02			
03			
04			
05			
06			
07			
08			
09			
1910	DRIVER	GRAVEM-INGLIS BAKERY	
11			
12	FRED M. CLARKE	CHIEF DISPATCHER S.P.	
13	G.C. TURNER		
14			
15			
16			
17			
18			
19			
1920			
21	MRS. E.C. SMITH		
22		MRS. REBECCA TURNER	
23			
24			
25	C.C. FAIRCHILD		
26	VACANT		
27	C.H. SPALDING		
28	VACANT		
29	M.T. LEVY		
1930			
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AUG 0 8 1977

ATTACHMENT G

RESEARCH STATUS

(ADDRESS) 1023 N. SUTTER (LOCATION) 139-18-6 * 15 / 135

- ☐ Annexation Map
- ☑ Building Permits
  - ☐ Index
    - ☐ Auditorium unneeded
    - ☐ Auditorium needed
      - ☐ Auditorium done
- ☑ Plat Books
  - ☑ 1869-1881
  - ☑ 1884-1920
- ☑ Sanborn Map Books
  - ☑ 1883-1894
  - ☑ 1917+
    - ☑ Haggin
    - ☐ CD-Annex
    - ☑ HBS
  - ☐ 1972
- ☐ Additional Maps: _____
- ☐ Title Insurance and Trust
  - ☐ Transaction summaries to '72
  - ☐ 1922+ Book
  - ☐ Recent photocopied records
- ☑ City Directories
  - ☑ to 1912
  - ☑ 1912-1940
- ☐ Newspaper (with date)
  - ☐ Record _____
  - ☐ Independent _____
  - ☐ Mail _____
- ☐ Assessor's Office _____
- ☐ Recorder's Office _____
- ☐ Vital Statistics _____
- ☐ Names File
- ☑ Photographs (3) ANGLE _____
- ☐ Resident Questionnaire
  - ☐ Delivered
  - ☐ Returned
- ☐ Pacific Historical Library
- ☐ Other resources _____

REVIEW

Research acceptably complete ☐

ATTACHMENT G

Date _____

Evaluator _____

RESEARCH EVALUATION

Address 1023 N. SUTTER Location 139-18-6 *** 15/135
(Assessor) (Weber)

Present owner / resident _____

Original owner / resident WM. 7 OHL

Actual / estimated date of construction 1877

Problems in establishing date of construction or original ownership:

STRUCTURE PRESENT 1883 C

Notes

ATTACHMENT G

Street Address: 1023 W. Sutter

Architectural Significance

Exceptional	—	
Excellent	—	—
Good	25	
Fair	—	
Poor	—	

Environmental Significance

Exceptional	—	
Major	—	
Contributing	10	—
Non-Contributing	—	

Desecration of Original Design

None or Little	—	
Moderate	5	—
Considerable	—	

Historical/Cultural Significance

Exceptional	—	
Major	—	—
Moderate	—	
Minor	0	

Good 30