ATTACHMENT H

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

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 10/650438/4202970

IDENTIFICATION

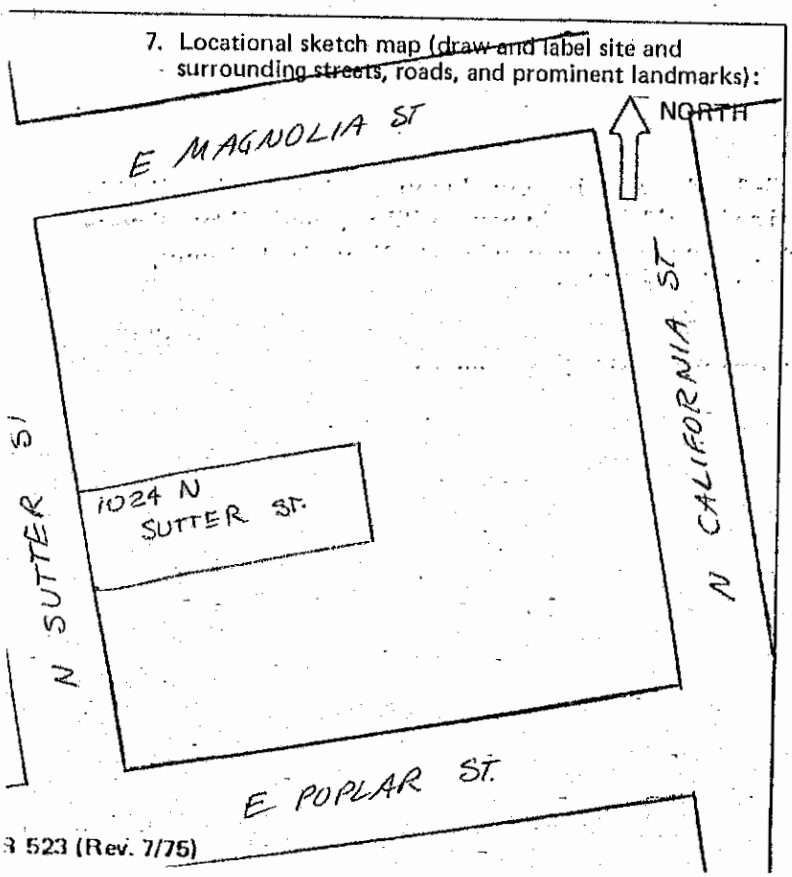
1. Common name: ----------
2. Historic name, if known: ----------
3. Street or rural address 1024 N. Sutter Street
   City: Stockton ZIP: 95202 County: San Joaquin
4. Present owner, if known: Wanda Hudson and A Smith Address: 631 Haddon Road
   City: Oakland ZIP: 94810 Ownership is: Public ☐ Private ☒
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 one story Victorian Cottage has Colonial Revival details. It has a gablet roof with vents, boxed eaves, and tall chimneys. Flushboard siding covers the walls. Angled bay winodows have double hung sashes. Newer concrete steps and rails lead to the porch. Colonial Revival posts enhance the entry. Large trees and shrubs grow on the property.

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 100 ';
   or approx. acreage .115 .
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 photo(s) 10-77

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 1903 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 ☐ _____ 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 a transitional style (from Victorian to Colonial Reivval). It is located in an older section of town which is zoned Commercial/Residential. It is one of the smaller structures in this area which is mainly comprised of large older Victorians. Trees line the streets.

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) at Historical Building Survey office and City Directories (1909-1940) at Stockton Pul

23. Date form prepared: 1-3-79 By (name):
Address: 445 W. Weber Ave.
Phone: (209) 462-5583 Orga

(State Use C

ATTACHMENT H

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

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 10/650 438/4202 970

IDENTIFICATION

1. Common name: _____
2. Historic name, if known: _____
3. Street or rural address 1024 N. Sutter St
   City: Stockton ZIP: 95202 County: SJ.
4. Present owner, if known: WANDA HUDSON + A SMITH Address: 631 HADDON Rd.
   City: Oakland ZIP: 94610 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 one story Victorian Cottage has Colonial Revival details. It has a gablet roof with vents, boxed eaves, and tall chimneys. Flushboard siding covers the walls. Angled bay windows have double hung sashes. Newer concrete steps and rails lead to the porch. Colonial Revival posts enhance the entry. Large trees and shrubs grow on the property.

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 ~100 ';
   or approx. acreage .115.

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 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 1903 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 ☐ _____ 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 a transitional style from Victorian to Colonial Revival. It is located in an older section of town which is zoned Commercial/Residential. It is one of the smaller structures in this area which is mainly comprised of larger older Victorians. Trees line the streets.

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:

If (1861-1921) and SS (1923-1814) at Pioneer Museum
FB (1884-1920) and SS (1917-1964) at HLS &
(1909-1945) at

23. Date form prepared: _____ By (name): Phillips Stauffer
Address: (Current) at City Hall Annex City: _____ ZIP: _____
Phone: _____ Organization: _____

(State Use Only)

ATTACHMENT H

STOCKTON ARCHITECTURAL RESOURCES INVENTORY

Street Address or Location: 1024 N. SUTTER

Name of Structure: --

City: STKN County: SAN JOAQUIN

Assessor's Parcel No.: 139-16-31

Ownership: Public or (Private) (circle)

Present Owner: --

Address:

Occupants/Use: RESIDENCE

Original Use:

Site or Parcel Size: 50'X150'

Present Zoning: CR

UTM:

Zone	Easting	Northing

Quad Map:

National Register Status:

Other Registration:

Historic Era:

Theme:

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

Date of Construction: 1903

Alterations: (yes) / no (circle)

Condition: GOOD

Architect/Builder: --

Style: ~~CRAFTSMAN~~ Late Victorian Cottage w/ colonial revival details. CJH

Building Type: 1 STORY WOOD FRAME

Building Material: ~~BATTEN & BOARD~~ clapboard CJH

Building Description: GABLED ROOF, ANGLED BAY W/CAP PEDIMENTED GABLE, RELIEF PATTERNS ON FRONT, ANGLED RECESSED BAY TO RIGHT OF PORCH, BRICK CHIMNEY

Interior Features (if known):

Additions and Alterations: CONCRETE PORCH, IRON RAILING

Ancillary Structures NONE

Landscaping and Grounds: TREES & SHRUBBERY IN YARD, LAWN WELL KEPT 2 TREES IN FRONT OF HOUSE

Neighborhood Context: SITS IN WELL W/ REST OF BLOCK. NEXT DOOR TO N. OF HOUSE IS VACANT LOT NEXT DOOR TO THAT IS APT. HOUSE TREE LINED ST.

Evaluation

Good

Photo Number:

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

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

Historic Information:

Original Owner: GEORGE HORNAGE BOOKKEEPER W/ H.G. BOISSEVAIN

Original Site: (yes) / no (circle)

Significant Occupants/Events:
CHARLES M. WEBBER LAND
GRANT (1869) OWNED ALL
OF BLOCK

Sources of Information: PLAT BOOKS 1869-1881, 1884-1920 | SANBORN MAPS 1883-1894, 1914 | CITY DIRECTORYS - 1912, 1912-48

Statement of Significance:
ODD LOT SHAPE.
GIVES IMPRESSION OF
PERMANANCE. PART OF CHARLES
LAND GRANT. IN 1869 WEBER OWNED
THE WHOLE BLOCK UNTIL APRIL 1881
MR. HORNAGE OWNED SITE PROPERLY
FROM 1891 - 20. MR. [illegible] HERE FROM
1903 - 20

Additional Comments:

ATTACHMENT H

Date
Researcher D.L.

INITIAL FIELD SURVEY

(Assessor Loc: 06-6-31)
(Census Loc: _____)

Address 1024 N. 4th

Current Owner _____ (phone) _____ (address) _____

Current Occupant _____ (phone) _____

DESCRIPTION _____ Louvered Arch vent

Gable Roof, Interior Chimney, Open Eaves, End Box cornice

Studio, Wood vent, Open porch, Bay

Porch has been removed

Architectural Style _____ Building Type Single Family Dwelling

CONDITION

X Altered
___ Unaltered

Alterations: Porch removed

Description of Condition Good

ARCHITECTURAL SIGNIFICANCE One of Kind

ENVIRONMENTAL IMPACT Good

HISTORICAL INFORMATION _____

NOTATIONS _____

(Notations continued on reverse? Yes No)

ATTACHMENT H

DATE _____

INIT. _____

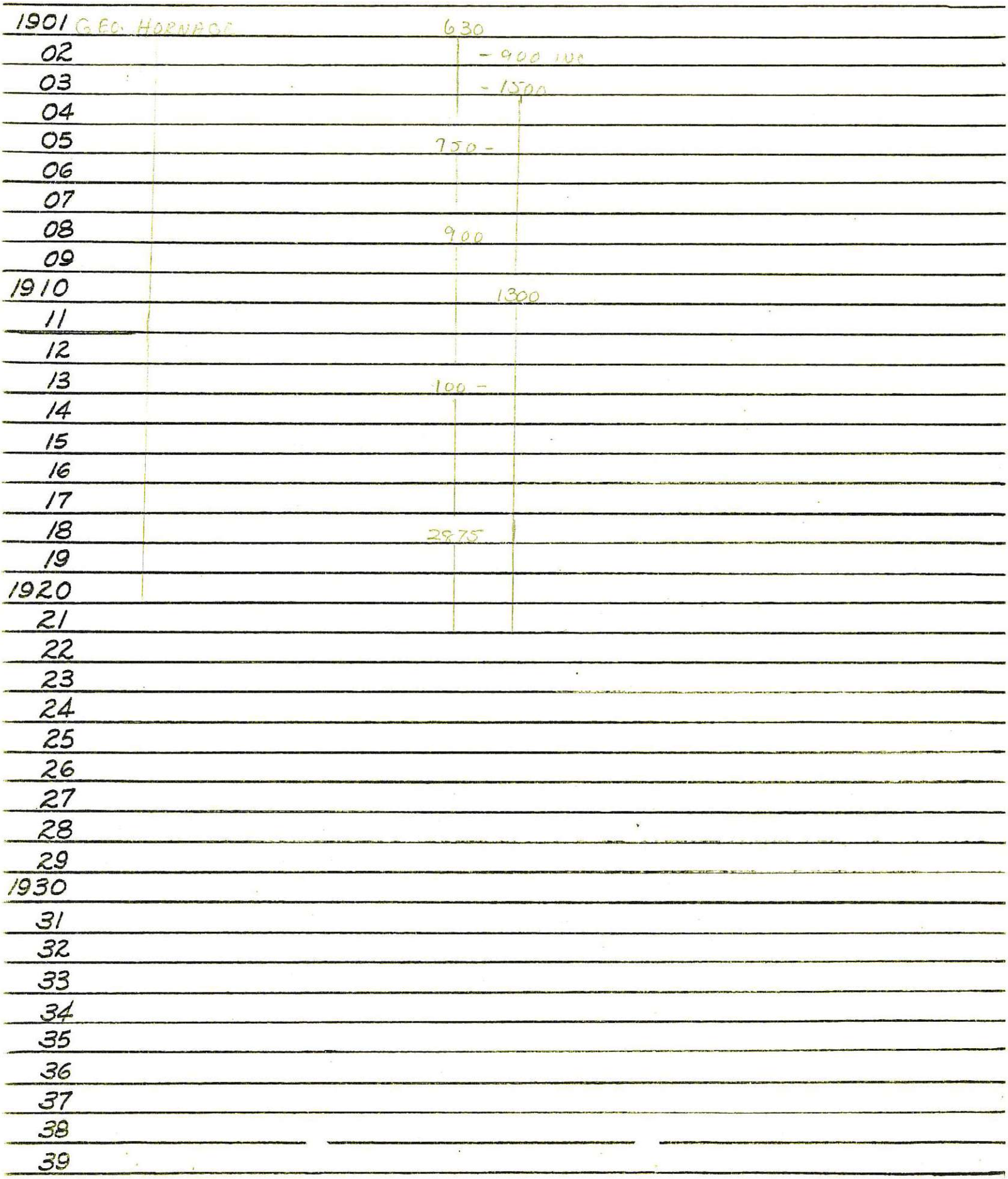
RESEARCH WORKSHEET

SOURCE PLAT

1024 N. SUTTER

1862			
63			
64			
65			
66			
67			
68			
69	CHAS. M. WEBER	800	ALL BLK
1870			
71		1000	
72			
73			
74			
75			
76	CHAS M. WEBER	2000	
77			
78			
79	CHAS M. WEBER	1800	
1880			
81			
82			
83			
84	ALEX McELVENY	250	LOT 14
85			
86		350	
87			
88		500	
89			
1890			
91	GEO. HOFFNER		
92		600	
93			
94			
95		540	
96		630	
97			
98			
99			
1900			

ATTACHMENT H



ATTACHMENT H

RESEARCH WORKSHEET

DATE _____

INIT. _____

SOURCE Sanborn

1024 N. SUTTER

1862
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1870
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1880
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82 STRUCTURE
83 NOT SHOWN ON LOT EXCEPT WINDMILL + TANK
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ATTACHMENT H

DATE _____

INIT. _____

RESEARCH WORKSHEET

SOURCE CITY DIRECTORY

1024 N. SUTTER

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1900

ATTACHMENT H

1940 MRS E. H. DRAKE

1901
02
03
04
05
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07
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09 THOMAS T. SMITH
1910
11
12 NEWS AGENT
13
14
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16
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18
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1920 B. H. DRAKE
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1930
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NO LISTING PRIOR TO 1909

ATTACHMENT H

Date _____

Evaluator _____

RESEARCH EVALUATION

Address 1024 N. SUTTER Location 139-18-31 (Assessor) *** 14 / 136 (Weber)

Present owner / resident _____

Original owner / resident GEO. MOENCH

Actual / estimated date of construction 1903

Problems in establishing date of construction or original ownership:

SANBORN MAPS SHOW STRUCTURE IN 1912, CITY DIRECTORIES ARE NO LISTING PRIOR TO 1910

Notes

AUG 0 8 1977

ATTACHMENT H

RESEARCH STATUS

(ADDRESS) 1024 N. SUTTER (LOCATION) 139-1X-31 ✱ 14 ✱ 136

- ☐ 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 _____
- ☐ Resident Questionnaire
  - ☐ Delivered
  - ☐ Returned
- ☐ Pacific Historical Library
- ☐ Other resources _____

REVIEW

Research acceptably complete ☐

ADDRESS 1024 N. Sutter St.

SUMMARY RATING	1	2	3	4

SIGNIFICANCE RATING OF STRUCTURES
IN HISTORIC DISTRICT CONTEXT

Level of Significance	RATERS 1	2	3	4	5	TOTAL
KEY: Buildings with identifiable architectural or historic significance to the district; they may be characterized by a distinct architectural style, or by elements of design, detail, materials or craftsmanship characteristic of an architectural type;		PRY				
CONTRIBUTIVE: Buildings with less architectural or historic significance, but because of scale, design, use of materials or location, make a positive contribution to the district;			JPB	PL		
BACKGROUND: Noncontributive buildings with neither architectural nor historic significance which make no significant contribution to the visual quality of the district, but do not detract from the visual quality of the district;						
INTRUSIVE: Buildings and sites which, because of scale, style, materials or use are not compatible with the character of the district, detracting from its sense of place and time; buildings whose original design or architectural features have been severely altered. Also vacant land and parking lots.						

Street 'ress: 1024 N. Sutter

Street Address: 1024 N. Sutter

Architectural Significance
- Exceptional —
- Excellent —
- Good —
- Fair 25
- Poor —

Environmental Significance
- Exceptional —
- Major —
- Contributing 10
- Non-Contributing —

Desecration of Original Design
- None or Little 0
- Moderate —
- Considerable —

Historical/Cultural Significance
- Exceptional —
- Major —
- Moderate —
- Minor 0

Good

35