ATTACHMENT F

ADDRESS 1042 N. Sutter

SUMMARY RATING:	1	2	3	4

SIGNIFICANCE RATING OF STRUCTURES
IN HISTORIC DISTRICT CONTEXT

Level of Significance	RATERS A	B	C	D	E	TOTAL
1 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.						
2 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.						
3 BACKGROUND: Non contributive 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.						
4 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.						

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

HISTORIC RESOURCES INVENTORY

(State use only)
Ser _____ Site ATTACHMENT F Pr. 4
UTM _____ Q _____ NR ___ SHL ___
Lat _____ Lon _____ Era ____ Sig ____
Adm ___ T2 ___ T3 ___ Cat ___ HABS ___ HAER ___ Fed ___
UTm 10/650450/4202910

IDENTIFICATION

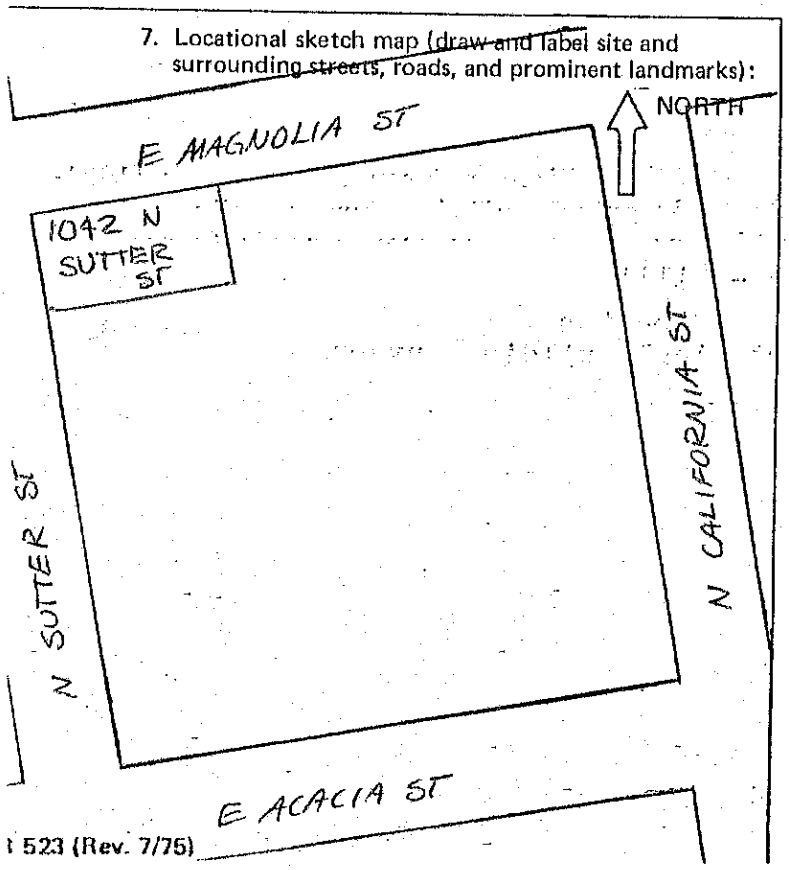
1. Common name: Humbert House
2. Historic name, if known: ----------
3. Street or rural address 1042 North Sutter ST.
   City: Stockton ZIP: 95204 County: San Joaquin
4. Present owner, if known: Lyn Humbert Address: 1551 Tuxedo Ct.
   City: Stockton ZIP: 95204 Ownership is: Public ☐ Private ☒
5. Present 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 two story Italianate Box style house is located at 1042 N. Sutter Street. It has a hipped roof with boxed eaves. Wide clushobard siding covers the walls. Two-over-two double hung windows have painted surrounds. The front porch has square posts with decorative brackets. Large trees and rose bushes enhance the site.

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 ... 10/77

ATTACHMENT F

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 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 ☐ _____ i. None ☒

SIGNIFICANCE

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

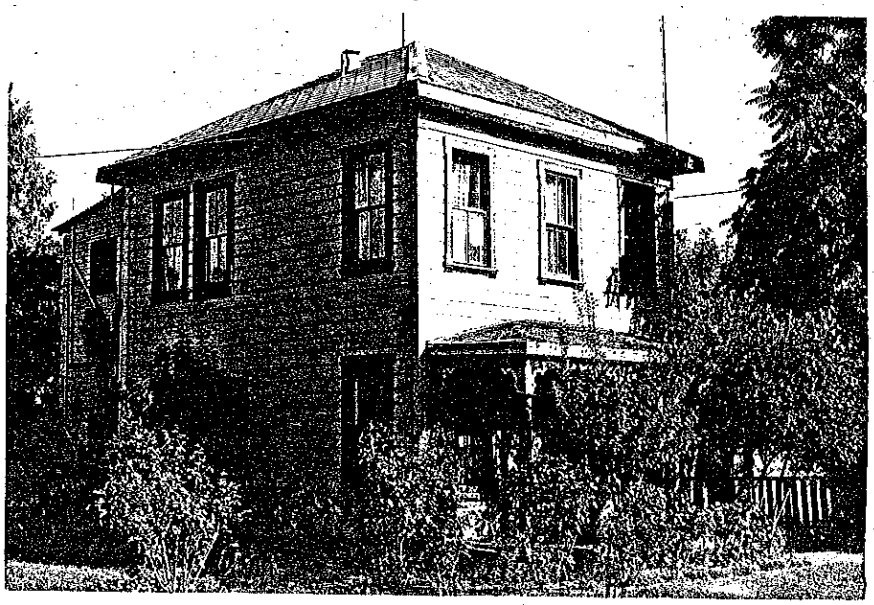
This box style Italianate is typical of the later designs during its period. It is situated in a district which has vintage homes, somewhat large, as this one. It is zoned Commercial/Residential. The street is lined with older trees.

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 Historical Building Survey office, City Directories (1912-1940) at Stock at the Annex.

23. Date form prepared: 12/77 By (name)
    Address: 445 West Weber
    Phone: (209)4625583 Orga
    (State Use (



ATTACHMENT F

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 10/650 450/4202 910

IDENTIFICATION

1. Common name: Humbert House
2. Historic name, if known: _____
3. Street or rural address 1042 N Sutter St.
   City: Stockton ZIP: 95202 County: SJ
4. Present owner, if known. Lyn Humbert Address: 1651 Tuxedo Ct.
   City: Stockton ZIP: 95204 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 Box style house is located at 1042 N Sutter St. It has a hipped roof with boxed eaves. Wide flushboard siding covers the walls. Two-over-two double hung windows have painted surrounds. The front porch has square posts with decorative brackets. Large trees and rose bushes enhance the site.

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 1894 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 box style Italianate is typical of the later designs during its period. It is situated in a district which has vintage large homes such as this one. It is zoned Commercial/Residential. The street is lined with older trees.

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 F

STOC ON ARCHITECTURAL RESOURCES INVE ORY

Street Address or Location: 1042 N. SUTTER

Name of Structure: –

City: STKN County: SAN JOAQUIN

Assessor's Parcel No.: 139-18-15

Ownership: Public or (Private) (circle)

Present Owner: –

Address:

Occupants/Use: RESIDENCE

Original Use:

Site or Parcel Size: 50'X100'

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: 1884

Alterations: yes / (no) (circle)

Condition: GOOD

Architect/Builder: –

Style: VERNACULAR simple late italianate cottage ??

Building Type: 2 STORY WOOD FRAME

Building Material: BATTEN & BOARD

Building Description: MED. STEEP H & P ROOF, OPEN RECTANGULAR PORCH AREA W/SHED TYPE ROOF

Interior Features (if known): –

Additions and Alterations: NONE

Ancillary Structures NONE

Landscaping and Grounds: WELL KEPT LAWN SMALL TREES, PLANTS, SHRUBERY & FLOWERS IN YARD; YOUNG TREES IN FRONT OF YARD.

Neighborhood Context: BLENDS IN. DOES NOT DETRACT FROM OTHER HOMES IN NEIGHBORHOOD. CORNER LOT

Evaluation

Good

Photo Number:

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

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

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Historic Information:

Original Owner: JOSEPH PATTERSON ATTENDANT STATE INSANE ASYLUM

Original Site: (yes) / no (circle)

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

Sources of Information: PLAT BOOKS 1869-1881, 1884-1920; SANBORNS 1883-1894, 1912+; CITY DIRECTORYS - 1912, 1912-40

Statement of Significance:
PART OF WEBER LAND
GRANT 1869 - APPROX 1881.
HE OWNED ALL THE BLOCK

Additional Comments:

10/77

Date 9 Sept '82
ATTACHMENT F
Recorder Nicole

INITIAL FIELD SURVEY

(Assessor Loc: 139-18-15)
(Census Loc: _____)

Address 1042 N. Sutter

Current Owner _____ (phone) _____ (address) _____

Current Occupant _____ (phone) _____

DESCRIPTION (1) Hip on steep hip roof (2) boxed eaves, (3) board & batten (4) No gables or bays (5) Symmetrical simple sashed windows (6) None (7) Wood paned windows in door, Square pillars, Open rectangular Porch area w/shed-Type roof, Cement stairs (2) & landing (8) 1890 Chimney - South side) 2 story

Architectural Style Vernacular Building Type Family Dwelling

CONDITION

___ Altered
✓ Unaltered

Alterations: None

Description of Condition good

ARCHITECTURAL SIGNIFICANCE Corner lot

ENVIRONMENTAL IMPACT None

HISTORICAL INFORMATION _____

NOTATIONS _____

(Notations continued on reverse? Yes No)

ATTACHMENT F

DATE _____

INIT. _____

RESEARCH WORKSHEET

1042 N. SUTTER

SOURCE PLAT

1862			
63			
64			
65			
66			
67			
68			
69	CHAS. M. WEBER	800	ALL BLK
1870			
71		1200	
72			
73			
74			
75			
76	CHAS. M. WEBER	2000	
77			
78			
79	CHAS. M. WEBER	1800	
1880			
81			
82			
83			
84	JOSEPH PATTERSON	250 - 500	
85	MISSING		
86	J. M. STAR	350 - 1000	
87	GEO. FINKBOHNER		
88		600 - 700	
89			
1890			
91			
92		650 - 600	
93			
94			
95		585	
96		765	
97			
98			
99			
1900			

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1901	GEO. ZINKBOHNER	765	600
02			
03			
04		850	
05	MRS. E.J. HAMAGE	- 600	700 - 475
06			
07			
08		950 -	800
09			
1910			
11			
12	E.B. HOMAGE	1200 -	1000
13			
14			
15			
16			
17			
18		3170 -	2500
19			
1920		-	2250
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1930			
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DATE _____

ATTACHMENT F

RESEARCH WORKSHEET

INIT. _____

SOURCE Sanborn

1042 N. SUTTER

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1870
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1880
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83 STABLE LOCATED ON N ½ 1
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ATTACHMENT F

DATE _____

RESEARCH WORKSHEET

INIT. _____

SOURCE CITY DIRECTORY

1042 N. SUTTER

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1901			
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09			
1910			
11	NOTHING PRIOR TO 1912		
12	EDWARD L. SMITH	COLLECTOR	LAWYER & CATTLE
13	N. P. WILLIAMS		
14	JAS. H. THOMAS	CARPENTER	
15	FRED B. PUTNAM	REAL ESTATE	
16	J. A. DESETTE	[illegible]	
17			
18			
19	L. J. CERNEAU		
1920			
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AUG 0 8 1977

ATTACHMENT F

RESEARCH STATUS

(ADDRESS) 1042 N. SUTTER (LOCATION) 139-18-15 * N½ 183 136

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

REVIEW

Research acceptably complete ☐

Date _____

Evaluator _____

ATTACHMENT F

RESEARCH EVALUATION

Address 1042 N. SUTTER Location 139-1X-15 (Assessor) *** N½ 1 E 3 / 136 (Weber)

Present owner / resident _____

Original owner / resident JOSEPH PATTERSON

Actual / estimated date of construction 1854

Problems in establishing date of construction or original ownership:

CITY DIRECTORY HAS NO LISTING PRIOR TO 1854

Notes

Street Address: 1042 W. Sutter

Architectural Significance
- Exceptional —
- Excellent —
- Good 35 —
- Fair —
- 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