

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 4 *Resource Name or # (Assigned by recorder): Lanphear House

P1. Other identifier: HP-91-01

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad Cupertino Date 1980 Photorevised T .8 S. ; R .1 W. ; Mount Diablo B.M.

c. Address: 13855 Saratoga Ave. City Saratoga Zip 95070
 d. UTM:(give more than one for large and/or linear resources) Zone 10S ; mE/ mN

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

 northwest side of Saratoga Avenue northeast of Herriman Avenue. APN# 393-45-017

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

Although modified over time, this Craftsman bungalow still represents, through its form and unique original detailing, a distinctive single-family residence of the early twentieth century.

The property was the subject of a 2007 evaluation by Archives & Architecture. Those DPR523 forms are attached to this recording, and provide a detailed survey and evaluation of the property.

*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.)



P5b. Description of Photo:
(View, date, accession #)
View facing north, July 2009.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
Circa 1913, 94 years old.

*P7. Owner and Address:

Michael & Hiroko Belshe
13844 Saratoga Ave.
Saratoga CA 95070

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, L. Dill, & J. Kusz
Archives & Architecture, LLC
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 10/26/09

*P10. Survey Type: (Describe)

Reconnaissance

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

Archives & Architecture: City of Saratoga Statement of Historic Context, 2009.

*Attachments:

- None Continuation Sheet District Record Rock Art Record Other (List):
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

DPR 523A (1/95)

* Required Information

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

Primary #
 HRI #

Page 2 of 4

*NRHP/CRHR Status Code 5S3

Resource Name (Assigned by recorder) Lanphear House

- B1. Historic Name: Lanphear House
- B2. Common Name: 13855 Saratoga Ave.
- 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)
 Constructed circa 1913. Front windows remodeled.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:
 None known.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area: Heritage Lane
 Period of Significance: c1913 Property Type: Residential Applicable Criteria: None
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Kerr House is listed on the Saratoga Heritage Resources Inventory, included as a part of HP-91-01. It qualified under criteria c and e:

- c) the property embodies distinctive characteristics of the Craftsman style, type and period; and
- e) the property embodies unique physical characteristics that represent an established and familiar visual feature of a neighborhood.

The Lanphear House also appears eligible for the California Register of Historical Resources under Criterion (3), as the house embodies the distinctive characteristics of the Craftsman house-type within Saratoga's City of Homes period.

(Continued on page 4, DPR523L)

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

*B12. References:
 Archives & Architecture, DPR523 forms, 2007.
 Saratoga Heritage Preservation Commission, Historic Resources Inventory form, 1989.

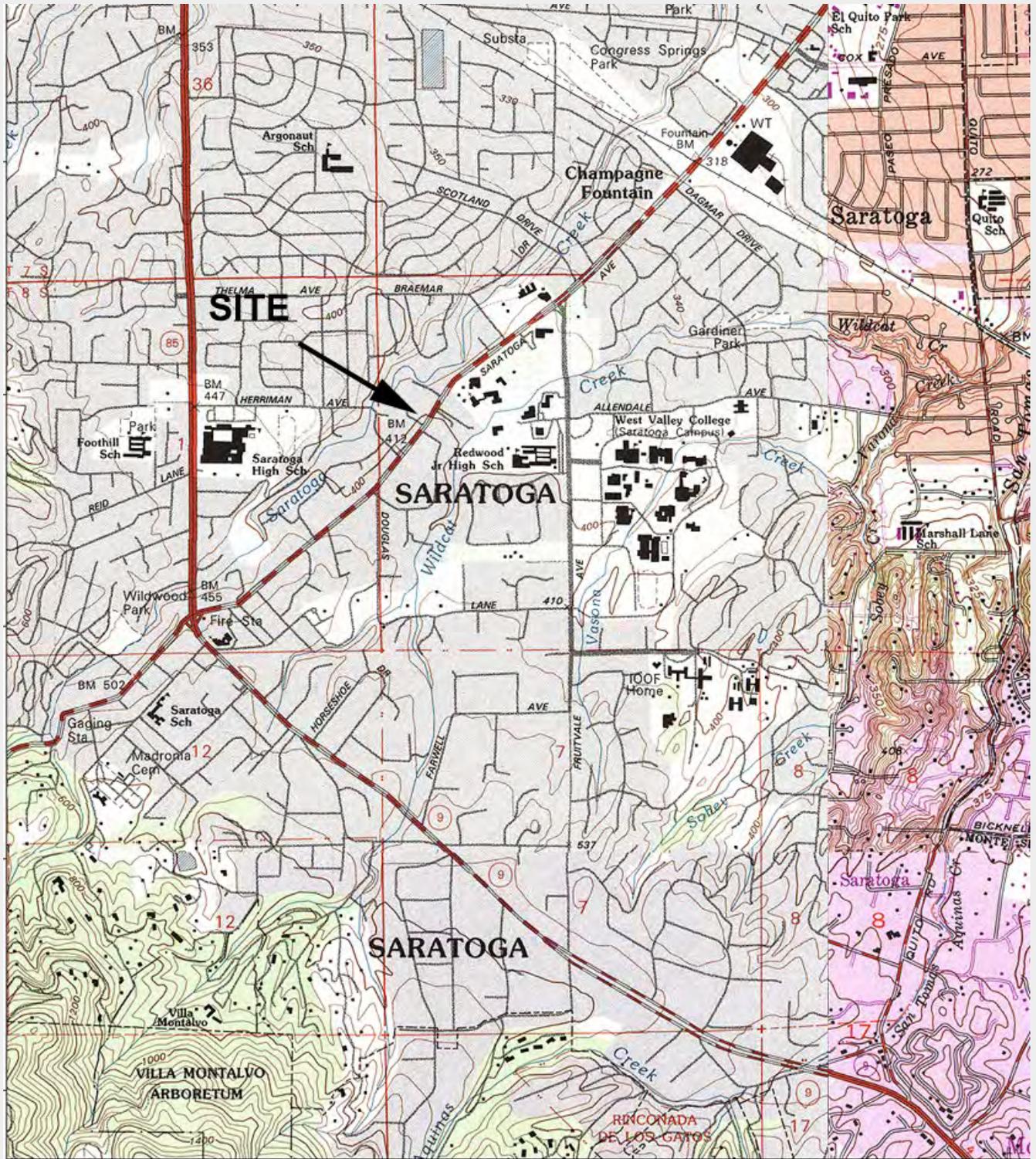
(Sketch Map with north arrow required.)



B13. Remarks: Listed Heritage Resource

*B14. Evaluator: Franklin Maggi
 *Date of Evaluation: October 26, 2009

(This space reserved for official comments.)



CONTINUATION SHEET

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

* Recorded By F. Maggi, L. Dill, & J. Kusz * Date 10/26/2009 Continuation Update

(Continued from page 2, DPR523b, B10)

Historical Background

The present owners have lived in the house since 1972. When they moved in they discovered doorways that had been closed with brick, and several doorways into one room. Each of the bedrooms was painted a different exotic color, and had a room number and door knocker, evidence to support the story that the house was used as a brothel. There is evidence that this was the largest of several similar houses built in the area at the same time. The original windows of the house were Victorian bay windows enclosing a porch.

Integrity

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 10 *Resource Name or #: (Assigned by recorder) 13855 Saratoga Ave.

P1. Other Identifier: Lanphear House

*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 Cupertino Date 1980 photorevised T.7S.; R.1W.; Mount Diablo B.M.

c. Address 13855 Saratoga Ave. City Saratoga Zip 95070

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 586811mE/ 4124886mN

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

Assessor's Parcel Number: 393-45-017,

northwest side of Saratoga Avenue northeast of Herriman Avenue.

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

Although modified over time, this Craftsman bungalow still represents, through its form and unique original detailing, a distinctive single-family residence of the early twentieth century. A southeast-facing house with a raised one-and-one-half-story rectangular main mass, it has a hipped roof accented by a high front ridge gable and second lower front gable spanning much of the front façade. Each side façade includes a small, central accent gable over a cantilevered bay window. The west rear corner projects to the side as a sunroom. The main roof is interrupted at intervals by shed roof dormers retrofitted into the building at mid-century. The rear façade was modified similarly by a shallow, almost full-width, hipped-roof second-story addition.

(Continued on page 2, DPR523L)

*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.)



P5b. Description of Photo: (View, date, accession #)

View from street facing northwest, May 2007.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

Circa 1913, architectural analysis, 94 years old.

*P7. Owner and Address:

Mike Belshe
13855 Saratoga Ave.
Saratoga CA 95070

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

L. Dill, J. Kusz, & F. Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: May 31, 2007

*P10. Survey Type: (Describe)
Intensive

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

None

*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)

*Recorded by L. Dill, J. Kusz, & F. Maggi

*Date May 31, 2007 Continuation Update

(Continued from page 1, DPR523a, P3a)

The property slopes downward to the northwest. The basement level is at grade at the rear elevation, although the house sits on a terrace and is surrounded by landscaped retaining walls away from the foundation. A wooden deck and stairway are located at the side of the north rear corner.

The setting consists primarily of a large open area containing mature trees, including oaks and cedars. There are limited underplantings. The front yard has a semi-circular driveway and a concrete walkway that splits to both sides and circles the house. The edges of the walkways and some other related landscaping features have stones set randomly into the concrete. The walkway is level; it is set onto a terrace that surrounds the front of the house. The front driveway connects at both ends to driveways that follow the sloping grade along both sides of the house. A detached two-car garage with a simple, rectangular footprint is downhill from the house at the north corner of the parcel. There is large a flag-type lot to the northeast and north of the subject parcel. It includes a long driveway and open space to the northeast of the house. Below and to the rear of the house is a grouping of small cottages. Surrounding properties are residential with houses of a variety of sizes, styles, and ages. This portion of Saratoga Avenue is marked as a heritage lane.

The distinguishing feature of this bungalow is its unique stonework. The original front porch spans the full width of the front façade; its foundation, solid railing, and post piers were built of cobblestone and ashlar walls that incorporate flower motifs and accent courses similar to dentil courses. The stonework--without the flower patterns, but with one row of dentils--extends along both sides of the house foundation, and is continued into the tapered chimney on the northeast side of the house and forward on both sides of the front steps. Dentils edge the top and bottom of the railing portion of the porch, as well as the cap of the chimney; the railing band includes a row of stone daisies: large round rocks, surrounded by smaller stones. These are smooth, river rock of a sandstone color while the background stone is rough gray fieldstone. At the floor level of the porch are two rows of rough-hewn ashlar sandstone interrupted by a vertical keystone pattern over the four cellar windows within the porch area. The foundation walls have sandstone-colored random fieldstone and river rock with a single top row of cobblestone dentils. On each side of the cellar windows on the front façade is a large daisy. At four locations there are flowers with a more pansy-like appearance. These have small, round stone centers with large, heart-shaped surrounding stones. They are placed on both sides of the stairs and at the lower, front outer corner piers. The foundation walls are approximately of even height, as the house is surrounded by walkways and the grade change is taken up in garden retaining walls. The foundation and basement retaining walls are concrete. The basement windows are set into the stone pony walls. Some are original wood 3x2 sash and others have been replaced with aluminum sliders.

The house is clad in horizontal wood siding; this faux tri-board siding has symmetrically rounded profiles along the grooves (and two false grooves) and is protected by flat boards at the corners. The gable ends of the house are clad with vertical smooth boards. Separating the horizontal wall siding and vertical gable siding is a built-up band of two flat boards that are a continuation of the eave fascia. As common for the period, the eaves are deep and feature exposed rafter tails that support recent metal gutters. The exposed sheathing is v-groove. Special detailing includes beveled knee braces that support the rake eaves, beveled outlookers at each end of the bargeboards, and shallow applied wood keystone design at the apex of the gable trim. The front gable end has an original, adapted Palladian-style window unit. The center casement sash has a 2x3 muntin pattern; it is flanked by smaller sash in a smaller 2x3-lite pattern. The upper gable includes an original window unit with a pair of 2x4 windows mirrored at the centerline with a 2x3 window above the adjacent roof. The roofing consists of some form of shingles that appear from a distance to be slate or some other form of composition material, and the roof dormers are clad with wide v-groove, some of which is laid on the diagonal. Original window trim includes tapered side casings; the header trim is unadorned, and the windows rest on sill bands or simple sills with plain aprons. On the rear façade, the new window trim consists of simple flat board casings without sills. Between the siding and the pony wall is a wide flat bellyband.

(Continued on next page)

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Entry is through a central recessed porch that was once part of a full-width front porch. The two sides of the porch have been enclosed with salvaged siding and new windows. The original design elements of the wider porch remain intact, including the stonework railing, and the wide, square stucco piers. Original detailing also exists, such as the broad concrete cap rails, the full-width main beam, and the tapered central beam above the entrance stairs. The interior of the house retains some of the lower porch floor heights, opening locations, and ceiling boards; however, much of the original porch has been incorporated into the living space. The front door has been replaced, and the new windows are vinyl single-hung sash with faux muntins.

Both sides of the house have a central, cantilevered square bay. The gables project over the top of them, supported by three knee braces each side. Fenestration on the side elevations consists of original frames and trim surrounding replacement sash. The bays have symmetrical tripartite window units. The west corner of the house is a sunroom at the main level. It has a ribbon of windows on three sides, including the rear façade of the house.

The rear has been modified over time to include a second-story addition with windows the full width of the rear façade and on both sides. The windows are wood, 1/1, double-hung units. A modern cantilevered deck has been added to the exterior of this area; the original hipped roof eaves appear to have been removed at the time of the room addition or deck addition. Along the main level of the rear façade is a series of windows that enclose what appears to have been an open porch or screen porch. At the north corner of the walk-out basement is a recessed screen porch with original windows on the interior wall face. The lower level also includes a single garage door with a pair of vertical-board swinging doors. The entire rear wall is clad with wood siding; the foundation has stepped down to a low concrete curb.

There are four dormers in addition to the second-floor addition. They all have exposed rafter tails and low ribbons of windows. Three of the dormers have shed roofs; the fourth, near the west corner of the house, has a low gabled roof.

The interiors include many original features; these include coved ceilings, picture molding, a built-in dining room buffet, doors and door hardware. The upper level is paneled in knotty-pine and features many built-in cabinets and shelving, typical of the mid-twentieth-century.

The detached two-car garage is of recent construction. It is one story with a gabled roof covered in composite shingles. Each rake eave is supported on three knee braces, and the eaves have exposed rafter tails behind a metal "fascia"-style gutter. The cladding is horizontal shiplap siding composed of a manufactured wood material. The garage opening is fitted with a modern overhead door with horizontal panels. On this same façade is an 8-panel door. Trim includes flat-board corner boards and door casings.



Map created with TOPO 8 ©2003 National Geographic (www.nationalgeographic.com/topo)

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

Primary #
 HRI #

Page 5 of 10

*NRHP Status Code 3CS

*Resource Name or # (Assigned by recorder) 13855 Saratoga Ave.

B1. Historic Name: Lanphear House

B2. Common Name: None

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)

Constructed circa 1913. Construction of new garage and remodeling of house, date not determined.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Contemporary garage.

B9a Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area Saratoga

Period of Significance 1913 Property Type Residential Applicable Criteria (3)

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

The residential building on this property was constructed in unincorporated Santa Clara County about 1913. The property configuration at that time was larger than the 0.78 acres that exists today, being the southernmost corner of a larger 5.2 acre site.

Most of Saratoga is on land that was once part of Quito Rancho, established during California's Mexican period. In 1841, then Mexican governor Juan B. Alvarado granted three-square leagues of land (over 13,000 acres) known as Quito Rancho to Jose Noriega and his father-in-law Jose Zenon Fernandez. By 1858, the Arguello family owned much of the rancho and began to subdivide it ranch use during the early years of the valley's period of horticultural development. By early 1900s, residential development in Saratoga was booming. The small lumber and ranching town was evolving into a vacation destination and a 'streetcar suburb' for San Jose which was spurred on by the development of the Interurban railroads. The railroad afforded residents to travel quickly between Saratoga and San Jose, and the line ran down parts of Saratoga Ave.. During the 1900's, Saratoga developed an enviable reputation as a highly desirable place to live. By the middle of the interwar period, the town became a bedroom community for San Jose, and in 1956, the town of Saratoga was incorporated to avoid annexation during San Jose era of rapid expansion.

(Continued on next page, DPR523L)

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

*B12. References:

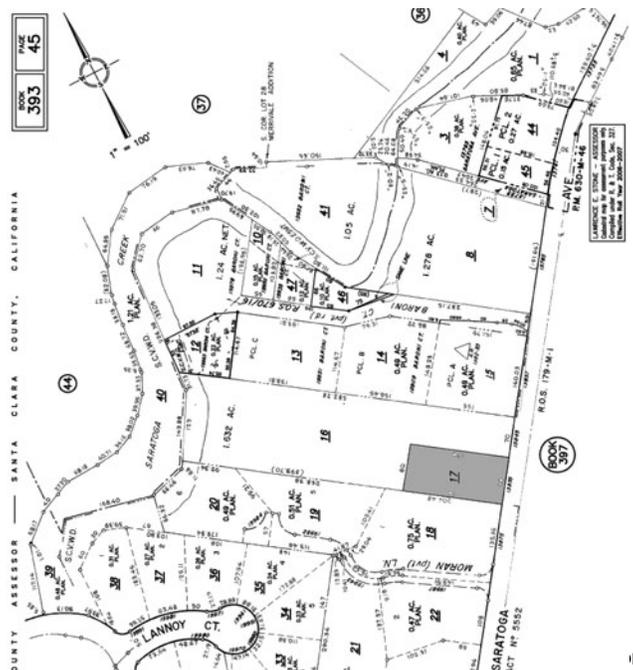
(See page 7)

B13. Remarks: Proposed Mills Act contract

*B14. Evaluator: Leslie Dill

*Date of Evaluation: May 31, 2007

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10)

In the early 1880s, the property, which at that time encompassed 5.2 acres, was owned by August Johnson, an orchardist, who emigrated from Sweden in 1850. Property ownership during the subsequent 30-plus years was not determined, but by the second decade of the twentieth century, the house, with its intricate rockwork, was constructed at the southwest corner of this parcel. It was sited adjacent a short private road that led to a small grouping of cottages downhill and adjacent Saratoga Creek. No building permits exist for this time period in unincorporated Santa Clara County, and local property maps and aerial photographs do not provide additional information to pinpoint the date. The intricate rockwork may be attributed to or inspired by the neighbor across the street, Luther Cunningham. Local histories note that Cunningham collected rocks and used them to build his house at 14280 Saratoga Avenue.

In the mid-1920s, the subject property and the parcel to the rear were owned by Edward M. Minshall. It is likely that the house and rear cottages were constructed by him prior to this time, although this cannot be determined for certain. Minshall was a department manager and bookkeeper for the California Prune and Apricot Growers Association. Before moving to Saratoga, he resided in San Jose. On October 13, 1926, Edward Minshall sold 0.78 acres of his land (the subject parcel), to Lycurgus C. (L.C.) Barnett (Deeds 275:35). Minshall continued to live at this location and is listed in the 1930 census, so apparently by that time was living in one of the cottages to the rear. Barnett, a house painter, was from Michigan and lived in the house with his wife, Ida. Before moving to California in the early 1920s, Barnett had lived and worked in Detroit, painting automobiles. In Saratoga, he was involved with the development of the Saratoga Volunteer Fire Department, but little else is known of him. He died in 1957 after moving to a residence on Big Basin Way. Minshall died in 1941.

Within the City of Saratoga Historic Resources Inventory, the house at 13855 Saratoga Ave. is named the Lamphear [sic] House. The Lamphear family was active in Saratoga and George Lamphear was involved in the Saratoga Volunteer Fire Department as well as the outdoor 'Theater of the Glade'. However, no known associations with this residence and the Lamphear family have been found. By 1914, the Lamphear family had obtained property in the Campbell district and by 1920 were living on South Second Street in the unincorporated town of Campbell. Local oral histories reveal that the family lived on Oak Street in Saratoga and federal census records indicate that the family was living near Big Basin Way in 1930. By 1943-47, George Lamphear was living in Saratoga, although his address is not known. Other Lamphear family members were living in Campbell, where Ethan Lamphear worked as manager for the Campbell Hotel. By 1956, George Lamphear was a foreman at Rosenberg Brothers in Santa Clara and lived on Orchard Road in Saratoga.

By 1946, the property was owned by Bernard J. and Helen A. Watson. Watson was the school principal at Saratoga Union Grammar during this period. On November 16, 1946, Watson sold the property to George F. and Peggy Haines (OR 1413:190). No information has been located on the Haines family. They owned the property for 10 years, moving to Santa Clara in 1954 and selling the property to John P. and Dorothy M. Ittner. John Ittner was a maintenance foreman at Certain-Teed Products. He was also involved with the Saratoga Fire Department, but later moved to Oregon. More recently, the property was owned by William and Beverly Robinson in 1989 and then by Scott and Bridget Brady in 1997. In 2007, Scott Brady sold the property to Michael Belshe.

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Integrity and character-defining features:

The property maintains adequate historical integrity to embody a distinctive architectural design of its era, but it does not maintain all of its historical integrity as per the National Register's seven aspects of integrity. It maintains its original location in northeast or downtown Saratoga, near the civic center, on a road identified as a "Heritage Lane." The property is still surrounded by most of its historic residential setting, including surrounding houses of similar scale and design, as well as mature street trees. It retains its early-twentieth-century residential scale and feeling and continues, through its form and massing and its substantial remaining detailing, to illustrate its associations with Craftsman-era design. Later modifications, such as the loss of much of the original window sash, the enclosure of the front porch, and the addition of the roof dormers, are intrusive in terms of design integrity; however, the original window frames, sills, aprons, sill bands, and casings have preserved the rhythm and proportions of the original fenestration design, so the loss is less than significant, and the original rooflines remain fully readable. Because the building has much of its original materials and architectural elements, the changes appear reversible. Significant character-defining materials and workmanship have been preserved, including the unique flower-patterned stonework, along with the siding, knee braces, and some windows.

EVALUATION

This house, listed on the Saratoga Heritage Resources Inventory under the City's Criteria "c" and "e", is located along a portion of Saratoga Avenue that has been designated a Heritage Lane. The building has a distinctive character that is expressed through its preserved materials and overall design. This building represents the period of Craftsman residential architecture associated with residential development in the region from about the 1906 Earthquake to the early 1920s, and it retains adequate integrity to represent these associations.

The house at 13855 Saratoga Ave. is a distinguished example of a Craftsman residence. Containing many characteristic details, such as rock walls, knee braces, wood siding, and multi-lite windows, the strong hand-crafted sense inherent in the building forms clearly associate the design with bungalows from the period.

The house remains today as a clear representation of its era, in both design and detailing, and is an excellent example of Craftsman residential architecture in Saratoga. Given its recognized historic context along Heritage Lane, it qualifies for the California Register under Criterion (3). It may also qualify for the National Register under Criterion C in the future, for its distinctive architecture given a reversal of some of the architectural changes that have been made over the last few decades.

(Continued from page 5, DPR523b, B12)

Cunningham, Florence R., *Saratoga's First Hundred Years*, 1967.

San Jose/Santa Clara County City Directories, 1890-1979.

San Jose Mercury Herald, Minshall obituary, September 24, 1941.

San Jose Mercury Herald, Real Estate Transaction, August 24, 1914.

San Jose Mercury, Death takes L.C. Barnett Retired Paint Contractor. February 18, 1957.

Santa Clara County Clerk-Recorder, Deeds, Maps.

Santa Clara County School District Maps, c1940.

Thompson and West, *Historical Atlas of Santa Clara County*, 1876.

US Federal Census, 1880, 1900, 1910, 1920, 1930.

Clark, Henry, personal communication with J. Kusz, May 2007.



Right side elevation, view facing west.



Left side elevation, view facing east.



Detail of stonework at right side elevation, view facing southwest.