

CONTINUATION SHEET

Property Name: Patty's Inn, 102 S. Montgomery Street, San José, CA, 95110 (APN 259-48-012)

Page 1 of 7

☐ Continuation ☒ Update

The following continuation form provides an update to the physical description, property history, and evaluation for Patty's Inn at 102 S. Montgomery Street in San José, California.

*P3a. Description:

This one-story commercial building is rectangular in plan and features elements of the Italianate style. The wood-frame building has channel drop wood siding and a front gable/rear hip roof clad in composition shingles. The primary façade features a prominent false front with a bracketed cornice. Windows are metal storefront units that cover the entire lower portion of the primary (west) façade. Two boarded-up window openings are also located on the north façade. The primary entrance is a pair of half-glass metal doors recessed into the primary façade. Secondary entrances consisting of single-leaf metal doors are located near the eastern corner of the north façade and near the western corner of the south façade. Alterations include the storefront windows in the primary façade; the replacement or addition of all visible doors; replacement of a portion of siding on the southern façade; and a wood-frame, shed-roofed addition to the south exterior wall. Site features include a paved parking area to the south of the building.

P5a. Photo



P5b. Description of Photo: West (front) and south façades, view northeast (September 18, 2019)

*P6. Date Constructed/Age and Source: ca. 1890s (archival research, Sanborn maps)

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- *P7. Owner and Address:** To be provided by the City of San José.
- *P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111
- *P9. Date Recorded:** September 18, 2019
- *P11. Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.
- *B10. Significance:**

Property History

Although the original building permit for the subject property could not be located, archival research suggests that the subject property was developed in the 1890s; it postdates the 1891 Sanborn map but appears in the 1900 San José city directory. At this time, the subject property is addressed as 100 East Street and houses a saloon operated by Benjamin J. Ouimet.¹ Federal census records indicate that Ouimet was a French-Canadian immigrant and naturalized citizen of the United States. In addition to operating a business out of the building at 100 East Street, he resided on the property with his older brother Alfred Ouimet (b. 1840), a widower and grocery clerk, and his nephew Benjamin A. Ouimet (b. 1882), a student.²

Benjamin J. Ouimet appears to have maintained an association with the property for at least three decades.³ By 1910, he appears to have taken Bruno H. Dannert as a partner, and the subject property appears in city directories as the "Ouimet & Dannert Saloon."⁴ In 1912, the establishment was renamed the "Cole & Dannert Saloon" and operated by Bruno Dannert and William J. Cole. Cole and his wife Ella also resided on the property at this time.⁵

Ouimet's name reappears in association with the property in 1913, at which time the San José city directory identifies him as a renter.⁶ By 1915, he is listed as a grocer at the same location.⁷ City directories indicate the Ouimet continued to operate his grocery from the subject property through at least the late 1920s, coinciding with the National Prohibition Act and the ensuing ban on intoxicating liquors.⁸ San José had shut down the city's saloons in 1918, two years prior to the adoption of the 18th Amendment to the Constitution, which may account for Ouimet's decision to advertise his business as a grocery, rather than a successor to the saloon he operated in the early 1900s.⁹

¹ San José city directory, 1900.

² Ancestry.com. *1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

³ San José city directories, 1900, 1903, 1907, 1910, 1913, 1915, 1917, 1922, 1927, 1931, 1933, 1934.

⁴ San José city directory, 1910.

⁵ San José city directory, 1912.

⁶ San José city directory, 1913.

⁷ San José city directory, 1915.

⁸ San José city directories, 1922, 1927.

⁹ Roxanne Nilan, "A prescription for medicinal liquor," *History San Jose*, accessed January 24, 2020, <http://historysanjose.org/wp/a-prescription-for-medicinal-liquor/>.

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In 1934, San José city directories indicate that Ouimet remained a resident of the subject property but leased commercial space in building to O'Neill & Krickeberg, a small business serving soft drinks out of the former grocery.¹⁰ The business was operated by Aldoph Krickeberg, who owned a home with his wife, Olleta Krickeberg, at 1674 Park Avenue, and his partner James J. O'Neill, who rented 125 E. Margaret Street with his wife, Emily O'Neill.¹¹ By 1938, five years after the repeal of the National Prohibition Act, the business had been renamed Einsfeld, O'Neill, & Krickeberg Liquors and grown to include George Einsfeld, who also resided on the subject property.¹² Two years later, O'Neill and Einsfeld had both left the business; Krickeberg, who had in the intervening years moved to 1248 Hester Avenue, appears to have continued to operate the business alone through at least 1945.¹³

By 1947, Krickeberg had ended his direct association with the subject property, but it continued operation as a liquor store under James G. Corda. Corda, a Swiss immigrant, operated his business (variously J.G. Corda Liquors, Corda's Restaurant, and Corda's Tavern) for sixteen years.¹⁴ He and his wife, Jane Corda, had three children, Phil, Lenene, and Renée Corda. He died in 1963, shortly after selling his restaurant.¹⁵

The subject property was operated as a series of short-lived businesses in the decades following Corda's period of ownership, including Johnny's Place Tavern (1963-1964) and the Depot Inn Tavern, operated by Goyho Gubervich (1965-1970).¹⁶ By 1973, the property had been renamed Patty's Inn Tavern.¹⁷ It was purchased by Mike Gathers and Dave DiSalvo in 1987 and suffered mild damage from a fire in 1993.¹⁸ The property was owned by Ken Solis and continued operation as Patty's Inn as of 2017.¹⁹

Evaluation

The subject property was previously evaluated in 1992 by Archives & Architecture. The Historic Resources Inventory Form completed for the property categorized the property as an Identified Structure but did not provide an evaluation for listing on the national, state, or local registers.²⁰ In 2005, it was evaluated by LSA for the "Phase I Environmental Site Assessment, 102 South Montgomery Street and 530 West San Fernando Street, San Jose, California" and recommended not eligible for listing on the California Register of Historical Places (California Register).²¹ PBS&J later evaluated the subject property using a streamlined documentation methodology for the March

¹⁰ San José city directory, 1934.

¹¹ Ancestry.com, *1930 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2002; San José city directory, 1934.

¹² San José city directory, 1938.

¹³ Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012; San José city directories, 1940, 1945.

¹⁴ San José city directories, 1947, 1949, 1955, 1960, 1961.

¹⁵ "J.G. Corda, Restaurant Owner, Dies," June 10, 1963—Clippings Files, History San Jose.

¹⁶ San José city directories, 1963, 1964, 1965, 1970.

¹⁷ San José city directory, 1973.

¹⁸ Maline Hazle, "Historic S. J. pub burns," *San Jose Mercury News*, December 20, 1993.

¹⁹ Scott Herhold, "Hello, Google. Goodbye, Patty's Inn," *Mercury News* (San José, CA), June 25, 2017.

²⁰ Archives & Architecture, 102 S. Montgomery Street Historic Resources Inventory Form, on file at History San José, San José, CA.

²¹ Judith Marvin, Department of Parks and Recreation (DPR) 523 Forms for 102 S. Montgomery Street, San José, California, in "Phase I Environmental Site Assessment, 102 South Montgomery Street and 530 West San Fernando Street, San Jose, California,"

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2011 "San Francisco to San Jose Section Historic Architectural Survey Report" prepared for the California High Speed Rail Authority and the U.S. Department of Transportation Federal Railroad Administration, ultimately finding the property ineligible for listing on the National Register of Historic Places (National Register) or California Register "due to common construction type."²² Based on the site visit and background research conducted for this project, ARG agrees that the subject property is not eligible for the National or California Registers and also finds it not eligible listing on the City of San José Historic Resources Inventory as a San José Candidate City Landmark. However, because the building has been almost continuously operated as a liquor store, grocery, tavern, and restaurant in the neighborhood for over a century, ARG recommends that the subject property be considered eligible as a San José Structure of Merit.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The commercial building at 102 S. Montgomery Street was constructed as part of a larger trend of late nineteenth century development to the west of the Guadalupe River in San José. It is one of a handful of commercial enterprises that developed to serve these growing, working-class neighborhoods, and it had remained in operation almost continuously since the late nineteenth century. Despite this fact, research did not conclude that the subject property played a significant role in the development of its neighborhood or region, and it has no apparent associations with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the threshold for significance under this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although Benjamin Ouiment appears to have been an early local business owner and retained ownership of the property for an extended period, research did not indicate that he or any subsequent owners of the subject property made notable contributions to the history or development of twentieth century San José. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property is a relatively plain example of late nineteenth century, false-front commercial architecture, with exterior ornamentation largely limited to the false-front parapet and bracketed cornice. The building does not embody high architectural or artistic value that would render the building architecturally distinct, nor does it exhibit the use of innovative construction materials or engineering methods. The building has been notably altered through modern storefront modifications and research did not yield any information that would indicate that the building is a work of a master architect. As such, the property does not meet the threshold for significance under this criterion.

prepared by Lowney Associates, 2005, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California.

²² PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

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National Register Criterion D/California Register Criterion 4

National Register Criterion D/California Register Criterion 4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

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 subject property does not appear to meet these criteria and, as such, is not recommended as eligible for listing as a local City Landmark.

Structure of Merit Assessment

While it does not rise to the level of significance to be designated as a Candidate City Landmark, the subject property has been almost continuously operated as a liquor store, grocery, tavern, and restaurant since the late nineteenth century in this western San José neighborhood. As such, it is recommended eligible as a San José Structure of Merit and should be considered important as defined and treated in the City's 2040 General Plan.

Integrity Assessment

The subject property has experienced a variety of additions and alterations including the replacement of its original storefronts and fenestration and the addition of a lean-to shed across the south façade. However, because the building retains its original form and some of its original cladding, it does maintain a degree of integrity of design, materials, and workmanship. The immediate vicinity of the property has been almost entirely redeveloped and industrialized since the property's construction, resulting in the demolition of the majority of the residences that filled the block by the early twentieth century. Thus, its setting has been impacted. However, it remains in its original location at 102 S. Montgomery Street and has integrity of location. Finally, because the property retains its

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original form, remains in its original location, and is actively operated as a tavern, it also maintains integrity of feeling and association as an early twentieth century, local business in this San José neighborhood.

Conclusion

The subject property at 102 S. Montgomery Street does not rise to the level of significance needed to be eligible for inclusion in the National or California Registers or for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. However, the subject property retains a degree of integrity sufficient convey its long-time use as a local tavern and restaurant in this western San José neighborhood. For these reasons, the property does appear eligible as a San José Structure of Merit and should be considered important as defined and treated in the City's 2040 General Plan. Because "Structures of Merit" are not defined in the San José Municipal Code or Historic Preservation Ordinance, however, the subject property is not historical resource for purposes of the California Environmental Quality Act (CEQA).

B12. References:

Ancestry.com. *1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2002.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Archives & Architecture. 102 S. Montgomery Street Historic Resources Inventory Form. On file at History San José, San José, CA.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6* (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

"J.G. Corda, Restaurant Owner, Dies," June 10, 1963 – Clippings Files, History San Jose.

Hazle, Maline. "Historic S. J. pub burns." *San Jose Mercury News*. December 20, 1993.

Herhold, Scott. "Hello, Google. Goodbye, Patty's Inn." *Mercury News* (San José, CA). June 25, 2017.

Marvin, Judith. Department of Parks and Recreation (DPR) 523 Forms for 102 S. Montgomery Street, San José, California. In "Phase I Environmental Site Assessment, 102 South Montgomery Street and 530 West San Fernando Street, San Jose, California." Prepared by Lowney Associates, 2005. On file at the Northwest Information Center, Sonoma State University, Rohnert Park, California.

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National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.
http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

Nilan, Roxanne. "A prescription for medicinal liquor." *History San Jose*. Accessed January 24, 2020,
<http://historysanjose.org/wp/a-prescription-for-medicinal-liquor/>.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

San José city directory. 1900, 1903, 1907, 1910, 1913, 1915, 1917, 1922, 1927, 1931, 1933, 1934, 1938, 1940, 1945, 1947, 1949, 1955, 1960, 1961, 1963, 1964, 1965, 1970, 1973.

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

Sketch Map:



Figure 1. Sketch Map of 102 S. Montgomery Street (Google Earth, amended by author)



Resource #14949:

Address/APN#: 150 S. Montgomery St.,
San Jose / 25948053

Property Type: Commerce/Trade

Construction Date: circa 1935*

Substantial Alterations: N/A

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

* LSA Associates. 2006. *Baseball Stadium in the Diridon/Arena Area EIR.*



Resource #14950:

Address/APN#: 140 S. Montgomery St.,
San Jose / 25948052

Property Type: Industrial

Construction Date: 1977

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14951:

Address/APN#: 102 S. Montgomery St.,
San Jose / 25948012

Property Type: Commerce/Trade

Construction Date: 1890

Substantial Alterations: N/A

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

* LSA Associates. 2006. *Baseball Stadium in the Diridon/Arena Area EIR.*

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 3

Resource Name: Patty's Inn

P1. Other Identifier: None

P2. Location: Unrestricted

a. County: Santa Clara

b. USGS 7.5' Quad: *San Jose West* Date: 1961, photorevised 1980 T 7 South; R 1 East; unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian

c. Address: 102 South Montgomery Street City San Jose Zip 95110

d. UTM: Zone 10; 597255mE / 4131938 mN

e. Other Locational Data: APN 259-48-012

P3a. Description:

Patty's Inn is a one-story frame Italianate Commercial building with a rectangular mass. The building has a front gable roof covered with composition shingles, and features a prominent false front with a bracketed cornice. The walls are clad in horizontal board Channel Rustic siding. The lower portion of the primary west elevation consists of a series of modern glass and metal storefront windows, with a recessed doorway with double frame and glass doors. The storefront has been remodeled and has metal-framed windows with dark glazing. The original windows have 1/1 double-hung sashes with plain surrounds and molded sills. A pedestrian doorway is located to the east rear of the north side elevation. The building is located on a level lot, facing west towards South Montgomery Street, and situated adjacent to the sidewalk.

P3b. Resource Attributes: HP6, 1-3 story commercial building

P4. Resources Present: Building

P5a. Photograph:

P5b. Description of Photo:

View to southeast, west elevation of building

P6. Date Constructed/Age and Source: 1885, City of San Jose.

P7. Owner and Address:
Roy and Mary Krickeberg
1366 Metcalf Road
San Jose, California 95138

P8. Recorded by:
Judith Marvin and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive



P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California*. LSA Associates, Inc, Point Richmond, California.

Attachments: ☒ Location Map ☒ Building, Structure, and Object Record

DPR 523A (1/95)

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

Primary #
HRI #
Trinomial

Resource Name: Patty's Inn

Page: 2 of 3

Map Name: San Jose West, Calif.

Scale: 1:24,000

Date of Map: 1961 (1980)



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

Primary #
HRI#

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NRHP Status Code: 6Z
Resource Name: Patty's Inn

- B1. Historic Name: Unknown
B2. Common Name: Patty's Inn
B3. Original Use: Tavern and inn
B4. Present Use: Sports bar and restaurant
B5. Architectural Style: Italianate False Front Commercial
B6. Construction History: This property was within the Henry M. Naglee's subdivision of *Rancho Los Coches*, in the Fourth Ward of San Jose, within the area known by various names including West End, West Side, and Crandallville. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

This building was originally constructed in the 1880s. Interior alterations were made in 1945 and building, electrical, and plumbing permits are in file with the City beginning in 1970 through the 1990s. The exterior storefront has been significantly altered with the installation of modern metal and glass storefront windows and recessed double doors (which, although not original, appear to date from a period earlier than the most recent alterations).

- B7. Moved? No
B8. Related Features: 1920s Craftsman residence to east of lot on same parcel.
B9. a. Architect: Unknown
b. Builder: Unknown

- B10. Significance: Theme: Commercial Development
Period of Significance: 1880s

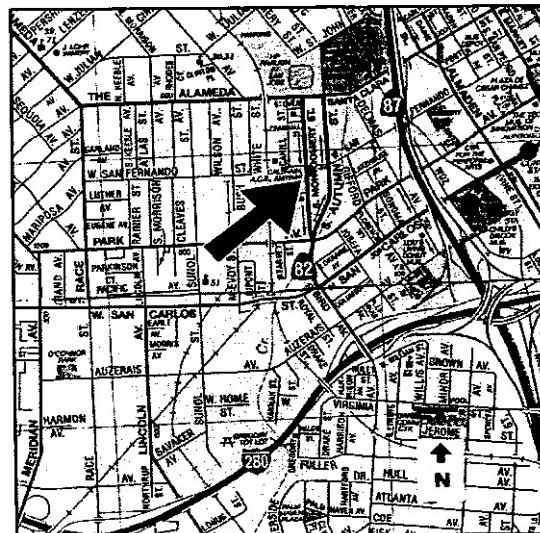
Area: San Jose
Property Type: Store

Applicable Criteria: N/A

Under Criterion 1, although associated with the 1880s commercial expansion of the City's core, the building did not make a significant contribution to the broad patterns of California's history and cultural heritage. Benjamin Oiumet built the original building as a grocery store that he operated until the 1930s. The first grocery store within the project area vicinity was operated by Crandall & Sons who opened their grocery store in the early 1870s approximately 600 feet north of Patty's Inn. Under Criterion 2, Patty's Inn is not associated with any persons important in history; building owners included Benjamin Oimet, Adolph Krickeberg, and Roy Krickeberg. Under Criterion 3, the building is a typical example of the 1880s Italianate commercial architectural style. The exterior storefront has been significantly altered with the installation of modern metal and glass storefront windows and recessed double doors (which, although not original, appear to date from a period earlier than the most recent alterations). The building lacks the integrity necessary to reflect its period of significance due to alterations. There was no indication that this building could provide information under Criterion 4. Patty's Inn does not appear to be eligible for listing in the California Register. The building received a tally of 36.5 using the City of San Jose's Historic Evaluation form, and is not a historical resource for the purposes of CEQA.

- B11. Additional Resource Attributes: None
B12. References: Laffey, Glory Anne, 1992, Historic Resources Inventory Form.
Foster, Stason I. and Ron L. Helm, 2005. *Phase I Environmental Site Assessment, 102 South Montgomery Street and 530 West San Fernando Street, San Jose, California*. Lowney Associates, Mountain View, California.
B13. Remarks: None
B14. Evaluator: Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



HISTORIC EVALUATION SHEET

Historic Resource Name: 102 S. Montgomery St. (Patty's Inn)

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- | | | | | |
|---------------------------------------|---|----|---|----|
| 1. EXTERIOR _____ | E | VG | G | FP |
| 2. STYLE <u>Italianate Commercial</u> | E | VG | G | FP |
| 3. DESIGNER _____ | E | VG | G | FP |
| 4. CONSTRUCTION _____ | E | VG | G | FP |
| 5. SUPPORTIVE ELEMENTS _____ | E | VG | G | FP |

B. HISTORY/ASSOCIATION

- | | | | | |
|------------------------------|---|----|---|----|
| 6. PERSON/ORGANIZATION _____ | E | VG | G | FP |
| 7. EVENT _____ | E | VG | G | FP |
| 8. PATTERNS _____ | E | VG | G | FP |
| 9. AGE <u>1885</u> | E | VG | G | FP |

C. ENVIRONMENTAL/CONTEXT

- | | | | | |
|-----------------------|---|----|---|----|
| 10. CONTINUITY _____ | E | VG | G | FP |
| 11. SETTING _____ | E | VG | G | FP |
| 12. FAMILIARITY _____ | E | VG | G | FP |

D. INTEGRITY

- | | | | | |
|--------------------------------|---|----|---|----|
| 13. CONDITION _____ | E | VG | G | FP |
| 14. EXTERIOR ALTERATIONS _____ | E | VG | G | FP |
| 15. STRUCTURAL REMOVALS _____ | E | VG | G | FP |
| 16. SITE _____ | E | VG | G | FP |

E. REVERSIBILITY

- | | | | | |
|--------------------|---|----|---|----|
| 17. EXTERIOR _____ | E | VG | G | FP |
|--------------------|---|----|---|----|

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- | | | | | |
|---|---|----|---|----|
| 18. INTERIOR/VISUAL QUALITY _____ | E | VG | G | FP |
| 19. HISTORY/ASSOCIATION OF INTERIOR _____ | E | VG | G | FP |
| 20. INTERIOR ALTERATIONS _____ | E | VG | G | FP |
| 21. REVERSIBILITY/INTERIOR _____ | E | VG | G | FP |
| 22. NATIONAL OR CALIFORNIA REGISTER _____ | E | VG | G | FP |

REVIEWED BY: _____

DATE: _____

EVALUATION TALLY SHEET (Part I)

		<u>VALUE</u>				
A.	<u>VISUAL QUALITY/DESIGN</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
1.	EXTERIOR	16	12	6	0	<u>12</u>
2.	STYLE	10	8	4	0	<u>8</u>
3.	DESIGNER	6	4	2	0	<u>8</u>
4.	CONSTRUCTION	10	8	4	0	<u>8</u>
5.	SUPPORTIVE ELEMENTS	8	6	3	0	<u>3</u>
					<u>SUBTOTAL:</u>	<u>31</u>
B.	<u>HISTORY/ASSOCIATION</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
6.	PERSON/ORGANIZATION	20	15	7	0	<u>8</u>
7.	EVENT	20	15	7	0	<u>8</u>
8.	PATTERNS	12	9	5	0	<u>9</u>
9.	AGE	8	6	3	0	<u>6</u>
					<u>SUBTOTAL:</u>	<u>15</u>
C.	<u>ENVIRONMENTAL/CONTEXT</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
10.	CONTINUITY	8	6	3	0	<u>3</u>
11.	SETTING	6	4	2	0	<u>2</u>
12.	FAMILIARITY	10	8	4	0	<u>4</u>
					<u>SUBTOTAL:</u>	<u>9</u>
						<u>"A" & "C" SUBTOTAL:</u> <u>40</u>
						<u>"B" SUBTOTAL:</u> <u>15</u>
						<u>PRELIMINARY TOTAL:</u> <u>55</u>
						(Sum of A,B & C)

EVALUATION TALLY SHEET (Part II)

D. <u>INTEGRITY</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
13. CONDITION	--	.03	.05	.10	$.05 \times 55 = 2.75$ *from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	$.10 \times 40 = 4.0$ *from A and C Subtotals
	-	.03	.05	.10	$.05 \times 15 = .75$ *from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	$.30 \times 40 = 12$ *from A and C Subtotals
	--	.10	.20	.40	$.20 \times 15 = 3$ *from B Subtotal
16. SITE	--	.10	.20	.40	$.0 \times 15 = 0$ *from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 22.5ADJUSTED SUBTOTAL: $55 - 22.5 = 32.5$
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
17. EXTERIOR	3	3	2	2	2
					<u>TOTAL:</u> 34.5

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	0
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 2ADJUSTED TOTAL (Plus Bonus Points): 36.5

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 224

Ser. No. _____

National Register Status _____

Local designation IS

Identification and Location

1. Historic name None

*2. Common name or current name Patty's Inn

*3. Number & street 102 S. Montgomery Cross-corridor _____

City San Jose Vicinity only _____ Zip 95110 County Santa Clara

4. UTM Zone _____ A _____ B _____ C _____ D _____

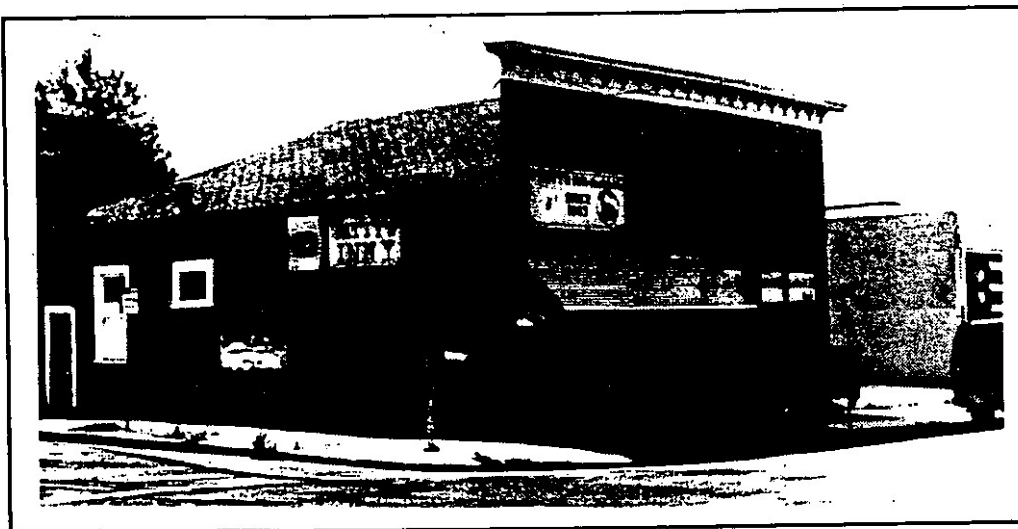
5. Quad map No. (83) Parcel No. 259-48-012 Other _____

Description

6. Property Category Building If district, number of documented resources _____

*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This early commercial building features an Italianate false facade with a prominent bracketed cornice. The hipped roof has close eaves. The building is sheathed with channel rustic siding. The storefront has been remodeled and has V-channel siding and metal-framed windows with dark glazing. The original windows have 1/1 double-hung sashes with plain surrounds and molded sills. The building has served a variety of uses including Benjamin Ouimet's grocery store, the O'Neill & Krickeberg liquor store, and a restaurant. The structure appears to be in good condition and its architectural integrity is intact.



8. Planning agency
Planning Dept.

9. Owner Address
Adolph Krickeberg
1505 Emory St.
San Jose, CA 95126

10. Type of Ownership
Private

11. Present Use
Commercial

12. Zoning
M-1

13. Threats
Development pressures

Send a copy of this form to: State Office of Historic Preservation,
PO Box 942896, Sacramento, CA 94287-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800).
All items must be completed for historical resources survey information.

Historical Information

- *14. Construction date(s) 1885A Original location same Date moved _____
15. Alterations & date _____
16. Architect Unknown Builder Unknown
17. Historic attributes (with number from list) 06--store

Significance and Evaluation

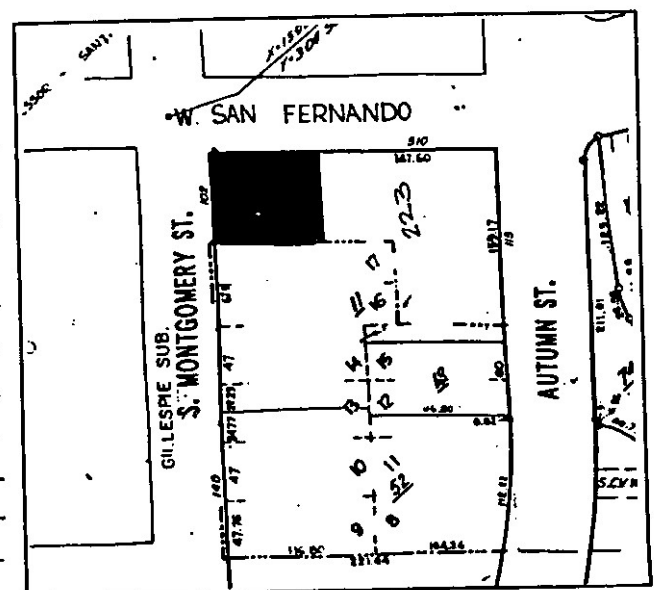
18. Context for evaluation: Theme Commerce Area San Jose
 Period Horticulture 1870-1918 Property Type retail Context developed? yes
- *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

20. Sources:

Visual Survey, 6/10/92; McAlester & McAlester, A Field Guide to American Houses, 1986; City Directories 1923-1949.

21. Applicable National Register criteria

22. Other recognition _____
 State Landmark No. (if applicable) _____
23. Evaluator Glory Anne Laffey
 Date of evaluation 7/2/92
24. Survey type Project Related
25. Survey name Inventory Update Phase II
26. Year form prepared 1992
 By (name) Glory Anne Laffey
 Organization Archives & Architecture
 Address 353 Surber Drive
 City & Zip San Jose, CA 95123
 Phone (408) 227-2657



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 224

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*3. Number & street 102 S. Montgomery Cross-corridor _____

City San Jose Vicinity only _____ Zip 95110 County Santa Clara

4. UTM Zone _____ A _____ B _____ C _____ D _____

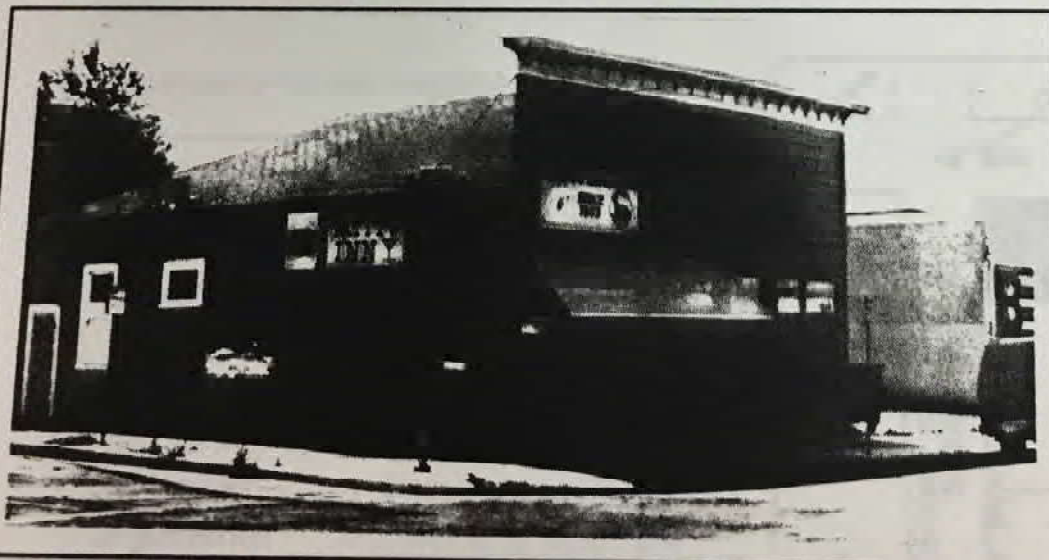
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Significance and Evaluation

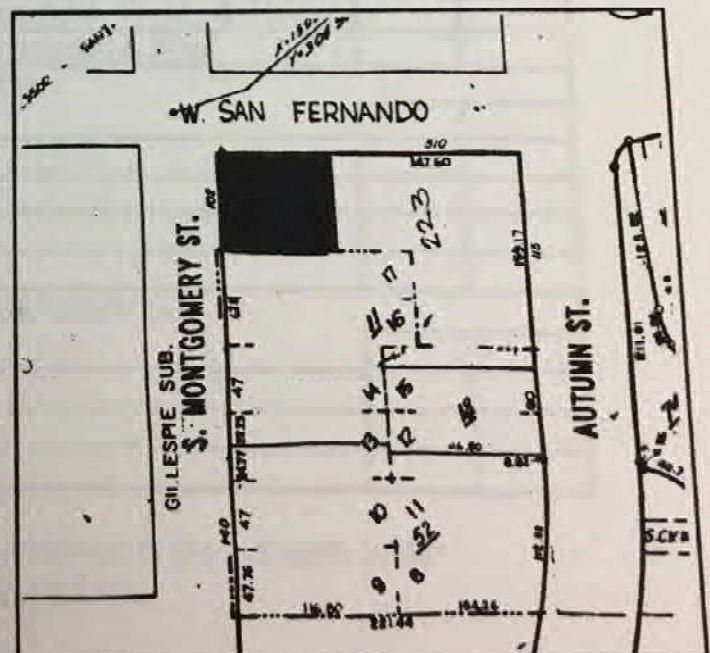
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22. Other recognition _____
 State Landmark No. (if applicable) _____
 23. Evaluator Glory Anne Laffey
 Date of evaluation 7/2/92
 24. Survey type Project Related
 25. Survey name Inventory Update Phase II
 26. Year form prepared 1992
 By (name) Glory Anne Laffey
 Organization Archives & Architecture
 Address 353 Surber Drive
 City & Zip San Jose, CA 95123
 Phone (408) 227-2657



HISTORIC INVENTORY CHECK LIST

Address: 102 S. Montgomery

Survey Ref. #: 224
221

Parcel Number (APN): 259-48-012
Subdivision Survey/Date: ~~Phoenix Historic~~
Block/Range/Lot: _____
Cross Streets: _____
Other Addresses: _____

Field Survey Form completed: ☒

Archival Research:	Ck'd	Data?	Secondary Sources:	Ck'd	Data?
Inventories:			Arbuckle		
San Jose			Bancroft Pioneer Index		
County			Bielharz & De Mers		
Butler			Davis		
King Inventory			Foote		
Downtown EIR			Guinn		
Other			Hall		
Historic Maps:			Hendry & Bowman		
Thomas Block Books			James & McMurtry		
Sanborn Maps			Loomis I		
Thompson & West Atlas			Loomis II		
Surveyor's			McNamee		
Court House			Munro-Fraser		
Recorded			Older		
SJH Museum			Payne		
Other			Peyton		
City Directories*	✓	✓	Pierce		
Tax Assessment Records*			Sawyer		
Great Registers*			Sunshine, Fruit, & Flowers		
Census*			Thompson & West		
Population			Other:		
Products of Industry					
Agricultural					
Probate Records					
Newspaper Obituary					
Architects File					
Other Sources:			Oral Interviews:		

* Use appropriate form to record data

All other information should be copied, identified, and inserted in the research folder or information should be recorded on a Data Source Record form.

W SAN FERNANDO
14,592 SACS
1,304 SACS

261

MONTGOMERY

GILLESPIE SUB.
ST.

AUTUMN

ST. SAN FERNANDO

ST.

53
47

21

26

S. C. V. W. D.

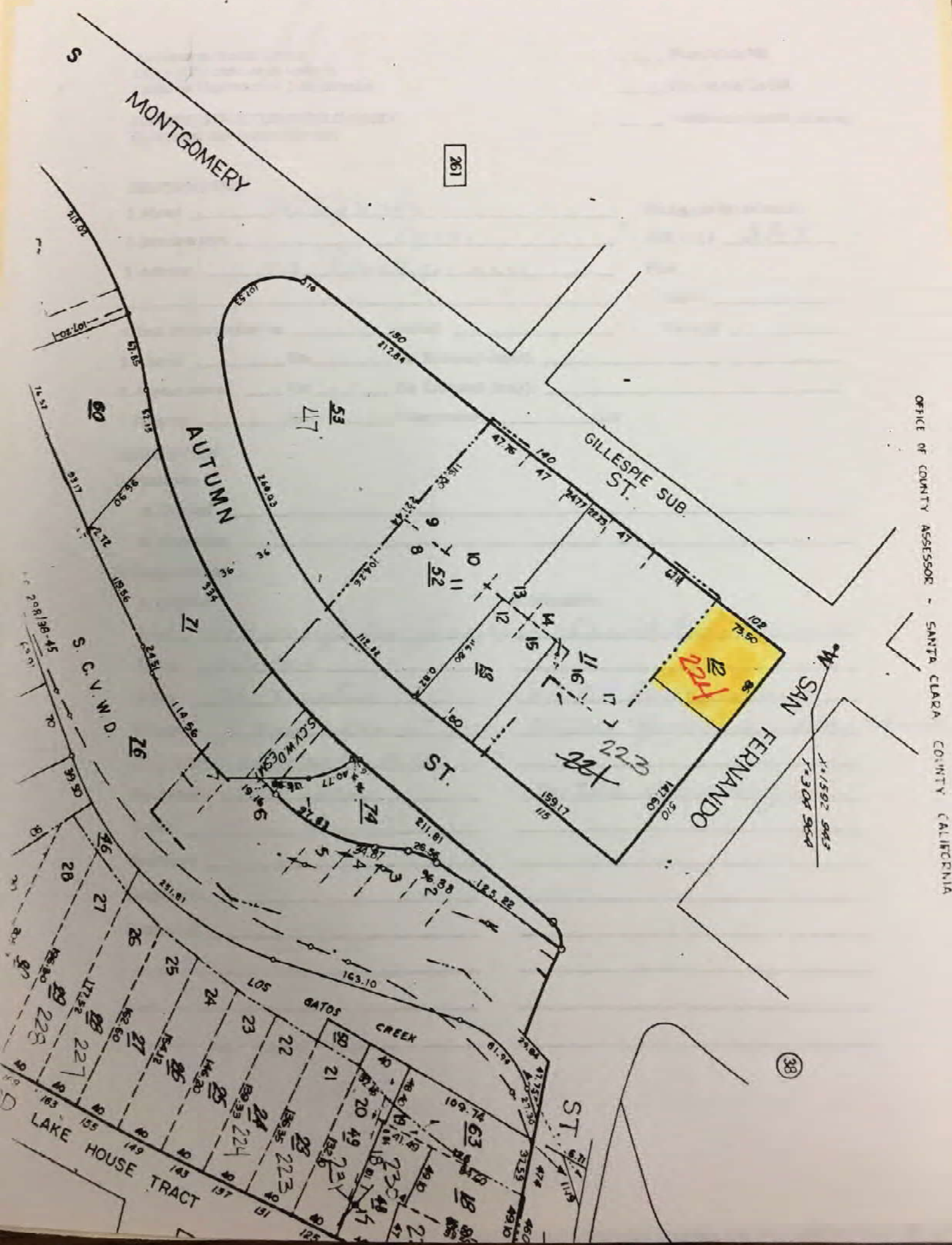
SCVWOC

GATOS CREEK

LAKE HOUSE TRACT

38

ST.



HISTORIC STRUCTURES FIELD NOTES
(for Historic Architectural Survey)

____ Potential for NR
____ No potential for NR
____ Additional research necessary

IDENTIFICATION

1. Name: Pattley's Inn Photograph identification: _____
2. Structure type: Com. APE map # 224
3. Address: 102 Montgomery Film: _____
Roll #: _____
Frame(s) _____
4. Date of construction: ca. _____ records _____
5. Altered: _____ Yes _____ No Estimated date(s): _____
6. Appears moved: _____ Yes _____ No Estimated date(s): _____
7. Integrity: _____ Intact _____ Compromised _____ Lost

DESCRIPTION

8. Materials:

- A. Original _____
B. Alterations: _____

9. Design features:

A. Original:

Roof: Ripped false facade, bracketed cornice

Eaves: closed

Siding: Ch. vertical

Windows: 1/2 sash, plain

surround, mold. sill

Porch/entry: recessed

Tower: -

Basement: -

Foundation: -

Decorative: _____

B. Alterations:

V-ch. - lower slope
metal frame display/dark

metal awning

